

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

306B



REVIEWED BY EXECUTIVE OFFICE

DATE

6/19/12 mg

Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:

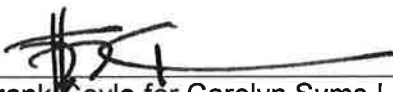
June 7, 2012

CHANGE OF ZONE NO. 7770 / SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2 / TENTATIVE TRACT MAP NO. 36376 – Applicant: Lennar Homes of California – Third/Third Supervisorial District – Location: Southerly of Auld Road and westerly of Pourroy Road – 143.1 Gross Acres – **REQUEST:** The Change of Zone proposes a Zoning Ordinance text amendment for SP00184A2 to establish additional unpermitted uses and modify development standards, as well as to create a final Zoning Map establishing a legal description boundary of the SP and each of the planning areas. The Substantial Conformance proposes to update data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise P.A. 8 from a previous 28.3 acre Passive and Active Park to a 24.8 acre Biological Preserve (P.A. 8B) and a 3.5 acre Active Park (P.A. 8A), change lot sizes and percentages of lot sizes, update lot counts and project density, and update and add Figures. The Tentative Tract Map is a Schedule 'A' subdivision of 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet and a 6.1 acre park all within Phase III of the adopted SP's P.A.'s 1, 2, 4, 5, 6A, 6B and 6C.

RECOMMENDED MOTION:

THE PLANNING COMMISSION RECOMMENDS:

CONSIDER the **ADDENDUM WITH SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 401**, which has been completed in compliance with the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementation procedures


Frank Coyle for Carolyn Syms Luna
TLMA Deputy Director

Initials:
CSL:ch/dm

(continued on next page)

☒ Policy
☒ Policy

☐ Consent
☐ Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 3/3

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7770, SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC
PLAN NO. 184, AMENDMENT NO. 2 and TENTATIVE TRACT MAP NO. 36376

Page 2 of 2

prior to making a decision on the project; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7770**, to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of an **EXCEPTION** to the **LOT DEPTH TO WIDTH RATIO** set forth in Section 3.8.C of Ordinance No. 460 for Lot Nos. 49, 64, 66, 72, 229, 236, 237, 287, 390, 391, 408-410, 413-416 and 424, pursuant to Section 3.1.C. of Ordinance No. 460 and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 36376**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



PLANNING COMMISSION MINUTE ORDER JUNE 6, 2012

I. AGENDA ITEM 3.1

CHANGE OF ZONE NO. 7770 / SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2 / TENTATIVE TRACT MAP NO. 36376 – Intent to Consider Addendum No. 1 to Subsequent Environmental Impact Report No. 401 – Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering Company – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC), Community Development: Medium High Density Residential (CD: MHDR) (5-8 DU/AC), Open Space: Conservation (OS: C), Open Space: Recreation (OS: R), Highway 79 Policy Area – Location: Southerly of Auld Road and westerly of Pourroy Road – 143.1 Gross Acres – Zoning: Specific Plan No. 184 (SP00184).

II. PROJECT DESCRIPTION:

The Change of Zone proposes a Zoning Ordinance text amendment for Specific Plan No. 184, Amendment No. 2 to establish additional unpermitted uses and modify development standards, as well as to create a final Zoning Map establishing a legal description boundary of the Specific Plan and each of the planning areas. This, the 4th Substantial Conformance to the approved Specific Plan proposes to update data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise Planning Area 8 from a previous 28.3 acre Passive and Active Park to a 24.8 acre Biological Preserve (P.A. 8B) and a 3.5 acre Active Park (P.A. 8A), change lot sizes and percentages of lot sizes, update lot counts and project density, and update and add Figures. The Tentative Tract Map is a Schedule 'A' subdivision of 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet for open space, detention basin, sewer and drainage purposes and a 6.1 acre park all within Phase III of the adopted Specific Plan's Planning Areas 1, 2, 4, 5, 6A, 6B and 6C. The proposed subdivision also includes a 12 foot wide multi-purpose trail easement that will run along the west side of Butterfield Stage Road. This, the 1st Addendum to the certified Subsequent Environmental Impact Report has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed project, and would not result in significant effects on the environment with additional and/or revised mitigation measures. (Legislative)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Project Planner: Christian Hinojosa at (951) 955-0972 or email chinojos@rctlma.org.

There was 1 speaker in favor of the subject proposal:

- Jarnne Valdez, applicant's representative from Lennar Homes

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

IV. CONTROVERSIAL ISSUES:

None



PLANNING COMMISSION MINUTE ORDER JUNE 6, 2012

V. PLANNING COMMISSION ACTION:

CONSIDERED the **ADDENDUM WITH SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 401**, which has been completed in compliance with the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementation procedures prior to making a decision on the project; and,

TENTATIVELY APPROVED of **CHANGE OF ZONE NO. 7770**, to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED of **SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED of an **EXCEPTION** to the **LOT DEPTH TO WIDTH RATIO** set forth in Section 3.8.C of Ordinance No. 460 for Lot Nos. 49, 64, 66, 72, 229, 236, 237, 287, 390, 391, 408-410, 413-416 and 424, pursuant to Section 3.1.C. of Ordinance No. 460 and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED of **TENTATIVE TRACT MAP NO. 36376**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

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

Agenda Item No.: 3.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Christian Hinojosa
Planning Commission: June 6, 2012

CHANGE OF ZONE NO. 7770
SUBSTANTIAL CONFORMANCE NO. 4 TO
SPECIFIC PLAN NO. 184, AMENDMENT NO. 2
TENTATIVE TRACT MAP NO. 36376
Addendum No. 1 to Subsequent Environmental
Impact Report No. 401
Applicant: Lennar Homes of California
Engineer/Representative: Rick Engineering
Company

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes a Zoning Ordinance text amendment for Specific Plan No. 184, Amendment No. 2 to establish additional unpermitted uses and modify development standards, as well as to create a final Zoning Map establishing a legal description boundary of the Specific Plan and each of the Planning Areas.

This, the 4th Substantial Conformance to the approved Specific Plan proposes to update data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise Planning Area 8 from a previous 28.3 acre Passive and Active Park to a 24.8 acre Biological Preserve (P.A. 8B) and a 3.5 acre Active Park (P.A. 8A), change lot sizes and percentages of lot sizes, update lot counts and project density, and update and add Figures.

The Tentative Tract Map is a Schedule 'A' subdivision of 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet for open space, detention basin, sewer and drainage purposes and a 6.1 acre park all within Phase III of the adopted Specific Plan's Planning Areas 1, 2, 4, 5, 6A, 6B and 6C. The proposed subdivision also includes a 12 foot wide multi-purpose trail easement that will run along the west side of Butterfield Stage Road.

This, the 1st Addendum to the certified Subsequent Environmental Impact Report has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed project, and would not result in significant effects on the environment with additional and/or revised mitigation measures.

The project site is located southerly of Auld Road and westerly of Pourroy Road.

BACKGROUND:

Specific Plan No. 184 (Rancho Bella Vista) proposed 2,580 residential units on 583 acres with a mixture of residential units having densities ranging from less than 1 dwelling unit per acre (D.U./Ac.) to 10 D.U./Ac. The remaining acreage included a 13 acre neighborhood commercial center, a 2 acre lake-oriented commercial area, a 15 acre school/park complex, a 34 acre lake, and 151 acres of natural open space. Environmental Impact Report No. 401 was prepared in association with the Specific Plan and was certified by the Riverside County Board of Supervisors in conjunction with Project approvals on February 4, 1986.

Specific Plan No. 184, Amendment No. 1 proposed to reduce the number of approved dwelling units from 2,580 to 2,571 and increase the amount of designated open space from 151 to 210 acres. In addition, the amendment realigned certain interior roadways to closely conform to the site's topography

D.M.

and to create more useable land use Planning Areas. Since the changes did not significantly alter the identified Project effects, a Negative Declaration was prepared for the amendment approved by the Riverside County Board of Supervisors on October 6, 1988.

Specific Plan No. 184, Amendment No. 2 proposed to reduce the number of dwelling units from 2,571 to 1,998 on 583 acres and increase the amount of designated open space from 210 to 304.7 acres. In addition, the combined total acreage of school and park uses increased from 40 to 75 acres. The commercial and high density (multi-family) residential uses were eliminated. Subsequent Environmental Impact Report No. 401 was prepared to evaluate potential impacts associated with the amendment and was certified by the Riverside County Board of Supervisors in conjunction with the Project approval on June 17, 1997.

Substantial Conformance No. 1 to Specific Plan No. 184, Amendment No. 2 created an open space linkage between the two biological preserves in Planning Areas 14 and 15, and realigned the eastern portion of Murrieta Hot Springs Road. This necessitated boundary adjustments in residential Planning Areas 11, 16 and 17, thereby increasing the total developable residential area by 5 acres. The total open space acreage was increased by 8.7 acres while the total school and park acreage was also increased by approximately 1 acre approved by the Riverside County Board of Supervisors on November 16, 1999.

Substantial Conformance No. 2 to Specific Plan No. 184, Amendment No. 2 modified the Land Use Plan by reconfiguring the northern realignment of Pourroy Road and the new connection to Butterfield Stage Road. The modification rearranged the location of Planning Areas 4 and 5, and the new alignment of Pourroy Road eliminated the road crossing between Planning Areas 2 and 5. Open Space Planning Areas 6B and 6C were combined to form Planning Area 6B and the former Planning Area 6D become Planning Area 6C. An additional phase was added to the Specific Plan Phasing Plan, which included the development of Planning Areas 7 and 8. The County determined that this modification to the project was within the scope of Final Subsequent Environmental Impact Report No. 401, and a Notice of Exemption was approved by the Riverside County Board of Supervisors on October 7, 2003.

Substantial Conformance No. 3 to Specific Plan No. 184, Amendment No. 2 was withdrawn by the Applicant on August 31, 2010.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Land Use (Ex. #1): | Vacant land, bisected by Tualota Creek |
| 2. Surrounding Land Use (Ex. #1): | Single family residences to the north and south,
Single family residences and vacant land to the east and vacant land to the west. |
| 3. Existing Zoning (Ex. #3): | Specific Plan (SP00184) |
| 4. Surrounding Zoning (Ex. #3): | Specific Plan (SP) to the north and south, Light Agricultural – 5 Acre Minimum (A-1-5) and Specific Plan (SP) to the east and Light Agricultural – 10 Acre Minimum (A-1-10) to the west. |
| 5. Existing General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community |

- Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.), Open Space: Conservation (OS: C) and Open Space: Recreation (OS: R).
6. Surrounding General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum), Open Space: Conservation (OS: C) and Open Space: Recreation (OS: R) to the north, Community Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.) to the south, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Conservation Habitat (OS: CH) to the east and Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to the west.
7. Project Data: Total Acreage: 143.1 Gross
Total Proposed Lots: 446 Residential / 28 Lettered
Proposed Residential Lot Size Range: 4,500 to 6,000 square feet
Proposed Letter Lot Size Range: 1,427 to 1,067,220 square feet
Schedule: "A"
8. Environmental Concerns: See attached Addendum No. 1 to Subsequent Environmental Impact Report No. 401

RECOMMENDATIONS:

CONSIDER the **ADDENDUM WITH SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 401**, which has been completed in compliance with the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementation procedures prior to making a decision on the project; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7770**, to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of an **EXCEPTION** to the **LOT DEPTH TO WIDTH RATIO** set forth in Section 3.8.C of Ordinance No. 460 for Lot Nos. 49, 64, 66, 72, 229, 236, 237, 287, 390, 391, 408-410, 413-416 and 424, pursuant to Section 3.1.C. of Ordinance No. 460 and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 36376**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. Upon approval of the 4th Substantial Conformance to the approved Specific Plan, the proposed project will be in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan including the applicable Policy Area.
2. The proposed project is consistent with the applicable policies of the Highway 79 Policy Area.
3. Upon adoption of the proposed Specific Plan Zoning Ordinance amendment, the proposed project will be consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The proposed project is consistent with the provisions of the 2007 French Valley Airport Land Use Compatibility Plan.
6. The public's health, safety and general welfare are protected through project design.
7. The proposed project is clearly compatible with the present and future logical development of the area.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. The proposed project will not have a significant effect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in attached Addendum No. 1 to Subsequent Environmental Impact Report No. 401, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.), Open Space: Conservation (OS: C) and Open Space: Recreation (OS: R) on the Southwest Area Plan. Upon approval of the 4th Substantial Conformance to the approved Specific Plan, the project will be consistent with the Land Use Designations as illustrated in the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated Community Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.), Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum), Rural: Rural Residential (R: RR) (5 Acre Minimum), Open Space:

Conservation (OS: C), Open Space: Recreation (OS: R) and Open Space: Conservation Habitat (OS: CH).

3. The project is located within the Highway 79 Policy Area, which requires a nine percent (9%) reduction in trip generation. The proposed subdivision is consistent with the applicable policies of the Highway 79 Policy Area.
4. The project, as modified, meets the intent and purpose of the adopted specific plan; and the project, as modified, is consistent with the findings and conclusions contained in the resolution adopting the specific plan.
5. The zoning for the subject site is Specific Plan (SP00184).
6. The proposed uses are consistent with the development standards set forth in the Specific Plan, the 4th Substantial Conformance to the approved Specific Plan and the Specific Plan Zoning Ordinance amendment.
7. The project site is surrounded by properties which are zoned Specific Plan (SP), Light Agricultural – 5 Acre Minimum (A-1-5) and Light Agricultural – 10 Acre Minimum (A-1-10).
8. Residential uses have been constructed and are operating in the project vicinity.
9. The improvements proposed for the subdivision are consistent with the Schedule 'A' map requirements of Ordinance No. 460.
10. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance (copy of which is attached) from the owner of the property underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner or their successor-in-interest does not provide to the Transportation Department and/or Flood Control District the necessary dedication, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
11. The proposed subdivision is compliant with the provisions of Ordinance No. 460 except for Section 3.8.C, which explains that lots less than 18,000 square feet shall not exceed 2½ times the width. The length of the 18 proposed lots are about 2¾ times the width, in excess of the requirement.
12. The applicant requested an exception as per Section 3.1.C. of Ordinance No. 460 to Section 3.8.C. which regulates such exceptions. Staff found the exception to be consistent with the requirements of Section 3.1.C based on the following facts:

There are special circumstances applicable to the property including:

- a) The realignment of Butterfield Stage Road to be full right-of-way (ROW) width onsite, rather than half on and half off site was based on existing topographic conditions. Butterfield Stage Road would be fully onsite for the majority of its length and would span Tualota Creek with an

approximately 250 to 400-foot-long bridge. Creating lots that do not exceed the lot to width requirements would require offsite right-of-way (ROW).

- b) The project is impacted by biological features that are preserved based on the design of the lots and the location of the pads.
- 13. The project site is located within Airport Compatibility Zones D and E of the French Valley Airport Influence Area. On October 5, 2011, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) staff and was found to be consistent with the 2007 French Valley Airport Land Use Compatibility Plan.
- 14. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
- 15. Pursuant to CEQA Guidelines section 15164 (Addendum to an EIR or Negative Declaration), the Riverside County Planning Department has determined that all potentially significant effects have been adequately analyzed in an earlier EIR (SEIR00401 certified 1997). Potentially significant effects have been adequately analyzed in Subsequent Environmental Impact Report No. 401 pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. An addendum has been prepared because some changes or additions are necessary to the previously certified EIR but none of the conditions described in CEQA Guidelines section 15162 (Subsequent EIRs and Negative Declarations) have occurred. Impacts to Cultural Resources, Geology / Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology / Water Quality, Noise and Transportation / Traffic were further analyzed in the addendum with additional and/or revised mitigation measures to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in attached Addendum No. 1 to Subsequent Environmental Impact Report No. 401.

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 Agriculture Preserve;
 - b. A Redevelopment Area;
 - c. A WRCMSHCP Criteria Cell;
 - d. A High Fire area;
 - e. A County Fault Zone; or,
 - f. A Dam Inundation Area.
- 3. The project site is located within:
 - a. The City of Temecula Sphere of Influence;
 - b. The Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - c. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
 - d. An WRCMSHCP Fee Area (Ordinance No. 810);

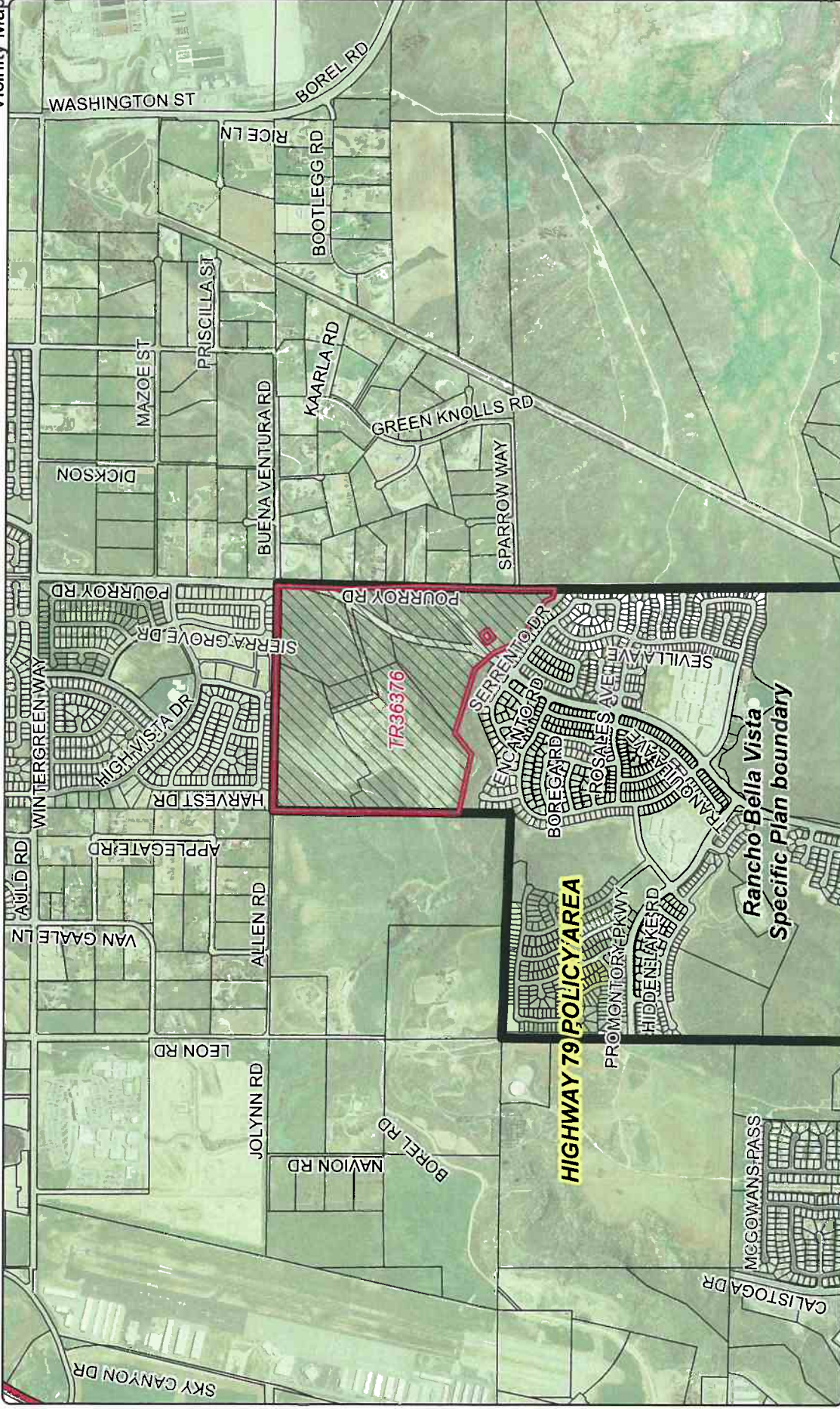
- e. A Development Impact Fee Area (Ordinance No. 659);
 - f. The Eastern Municipal Water District;
 - g. The Murrieta-Temecula #103 County Service Area;
 - h. The French Valley Airport Influence Area (Zones D and E);
 - i. The Highway 79 Policy Area;
 - j. A Circulation Element Right-Of-Way (Secondary 100' ROW and Arterial 128' ROW);
 - k. A Low and High A Paleontological Potential;
 - l. An Area Low and Moderate Liquefaction Potential;
 - m. An Area Susceptible to Subsidence;
 - n. A Flood Zone; and,
 - o. The boundaries of the Temecula Valley Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 964-080-004, 964-080-005, 964-080-006, 964-080-007, 964-080-008, 964-080-009, 964-080-010, 964-080-012 and 964-080-013.

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07770 SP00184S4 TR36376

Supervisor Stone
District 3

Date Drawn: 04/04/2012
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 8

Assessors Bk. Pg. 964-08
Thomas Bros. Pg. 929 D3
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 965-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.fdmr.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07770 SP00184S4 TR36376

Supervisor Stone
District 3

LAND USE

Date Drawn: 04/04/2012
Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 8



Assessors Bk. Pg. 964-08
Thomas Bros. Pg. 929 D3
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

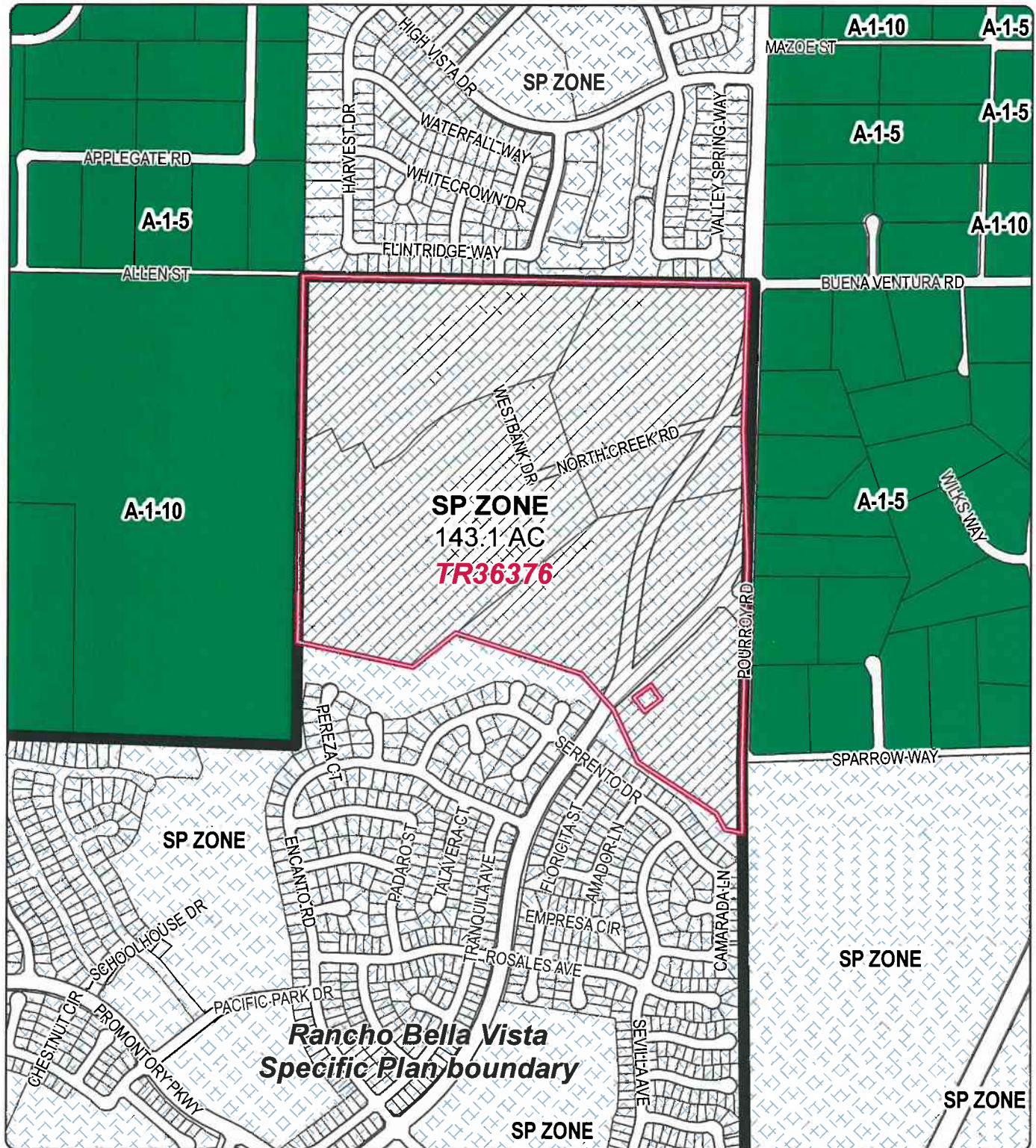
CZ07770 SP00184S4 TR36376

Supervisor Stone
District 3

Date Drawn: 04/04/2012

Exhibit 3

EXISTING ZONING



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 8



Assessors Bk. Pg. 964-08
Thomas Bros. Pg. 929 D3
Edition 2011

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07770 SP00184S4 TR36376

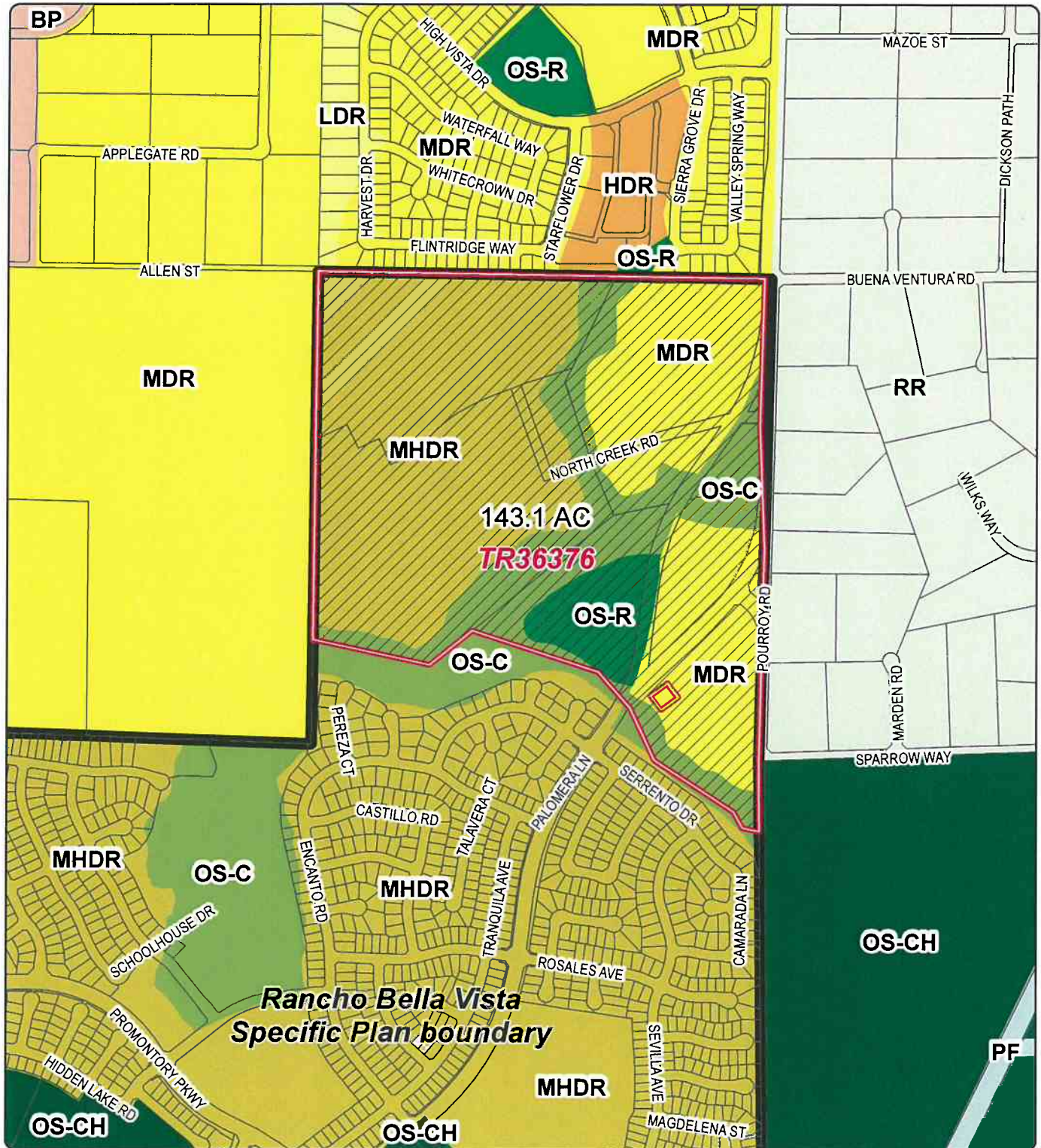
EXISTING GENERAL PLAN

Supervisor Stone

District: 3

Date Drawn: 04/04/2012

Exhibit 5



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 8

Assessors Bk. Pg. 964-08
Thomas Bros. Pg. 929 D3
Edition 2011



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1 C. The minimum frontage of a lot shall be forty feet (40'), except that
2 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five
3 feet (35'). Lot frontage along curvilinear streets may be measured at the building
4 setback in accordance with zone development standards.

5 D. Side yards on interior and through lots shall be not less than five feet
6 (5') in width. Side yards on corner and reversed corner lots shall be not less than ten
7 feet (10') from the existing street line or from any future street line as shown on any
8 Specific Plan of Highways, whichever is nearer the proposed structure, upon which
9 the main building sides, except where the lot is less than fifty feet (50') wide, the
10 yard need not exceed twenty percent (20%) of the width of the lot.

11 E. The rear yard shall not be less than ten feet (10') if adjacent to
12 Tualota Creek, a park, a school site, or open space area designated in Specific Plan
13 No. 184. Otherwise, the rear yard shall not be less than fifteen feet (15').

14 F. Chimneys and fireplaces shall be allowed to encroach into side yards
15 a maximum of two feet (2'). No other structural encroachments shall be permitted
16 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
17 No. 348.

18 G. Lot coverage shall not exceed sixty percent (60%).

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

21 b. Planning Area 2

22 (1) The uses permitted in Planning Area 2 of Specific Plan No. 184 shall be the
23 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
24 uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9); Section 6.1.b.(1), (3),
25 (5) and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.

26 (2) The development standards for Planning Area 2 of Specific Plan No. 184
27 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
28 348, except that the development standards set forth in Article VI, Section 6.2.b.,c.,d., e.(2),
29 (3), (4) and g. shall be deleted and replaced by the following:

1 A. Lot area shall be not less than six thousand (6,000) square feet. The
2 minimum lot area shall be determined by excluding that portion of a lot that is used
3 solely for access to the portion of a lot used as a building site.

4 B. The minimum average width of that portion of a lot to be used as a
5 building site shall be sixty feet (60') with a minimum average depth of one hundred
6 feet (100'). That portion of a lot used for access on "flag" lots shall have a
7 minimum width of twenty feet (20').

8 C. The minimum frontage of a lot shall be sixty feet (60'), except that
9 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five
10 feet (35'). Lot frontage along curvilinear streets may be measured at the building
11 setback in accordance with zone development standards.

12 D. Side yards on interior and through lots shall be not less than five feet
13 (5') in width. Side yards on corner and reversed corner lots shall be not less than ten
14 feet (10') from the existing street line or from any future street line as shown on any
15 Specific Plan of Highways, whichever is nearer the proposed structure, upon which
16 the main building sides, except where the lots is less than fifty feet (50') wide, the
17 yard need not exceed twenty percent (20%) of the width of the lot.

18 E. The rear yard shall be not less than twenty feet (20').

19 F. Chimneys and fireplaces shall be allowed to encroach into side yards
20 a maximum of two feet (2'). No other structural encroachments shall be permitted
21 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
22 No. 348.

23 G. Lot coverage shall not exceed sixty percent (60%).

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

26 c. Planning Areas 3, 9, 10, 11, 12 and 16

27 (1) The uses permitted in Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan
28 No. 184 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
29 No. 348, except that uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9);

1 Section 6.1.b.(1), (3), (5) and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be
2 permitted.

3 (2) The development standards for Planning Areas 3, 9, 10, 11, 12 and 16 of
4 Specific Plan No. 184 shall be the same as those standards identified in Article VI, Section
5 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI,
6 Section 6.2.b., c., d., e.(2), (4), and g. shall be deleted and replaced by the following:

7 A. Lot area shall be not less than four thousand (4,000) square feet. The
8 minimum lot area shall be determined by excluding that portion of a lot that is used
9 solely for access to the portion of a lot used as a building site.

10 B. The minimum average width of that portion of a lot to be used as a
11 building site shall be forty feet (40') with a minimum average depth of seventy-five
12 feet (75'). That portion of a lot used for access on "flag" lots shall have a minimum
13 width of twenty feet (20').

14 C. The minimum frontage of a lot shall be forty feet (40'), except that
15 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five
16 feet (35'). Lot frontage along curvilinear streets may be measured at the building
17 setback in accordance with zone development standards.

18 D. Side yards on interior and through lots shall be not less than five feet
19 (5') in width. Side yards on corner and reversed corner lots shall be not less than ten
20 feet (10') from the existing street line or from any future street line as shown on any
21 Specific Plan of Highways, whichever is nearer the proposed structure, upon which
22 the main building sides, except where the lot is less than fifty feet (50') wide, the
23 yard need not exceed twenty percent (20%) of the width of the lot.

24 E. Chimneys and fireplaces shall be allowed to encroach into side yards
25 a maximum of two feet (2'). No other structural encroachments shall be permitted
26 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
27 No. 348.

28 F. Lot coverage shall not exceed sixty-five percent (65%).

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

d. Planning Areas 4, 8A and 13

(1) The uses permitted in Planning Areas 4, 8A and 13 of Specific Plan No. 184 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that uses permitted pursuant to Section 8.100.a.(1) and (8); Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include parks, playgrounds and trails.

(2) The development standards for Planning Area 4, 8A and 13 of Specific Plan No. 184 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

e. Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18

(1) The uses permitted in Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of Specific Plan 184 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses pursuant to Section 8.100.a.(1), (2), (4), (5), (6), (7), (8) and (9); Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, in Planning Areas 6A, 6B and 6C the permitted uses identified under Section 8.100.a shall include trails.

(2) The development standards for Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of Specific Plan No. 184 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

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

By _____
Chairman

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By _____
Deputy

(SEAL)

APPROVED AS TO FORM
June ____, 2012

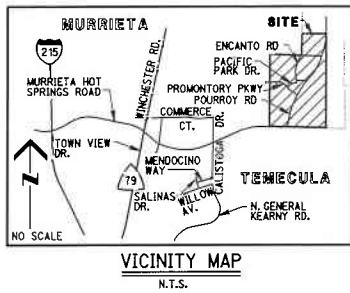
By: MICHELLE CLACK
Deputy County Counsel

MPC:md
05/22/12

G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 184 REVISED_REDLINE_ORDINANCE NO 348 3788 WITH COCO REVISIONS 5-10 (4).DOC

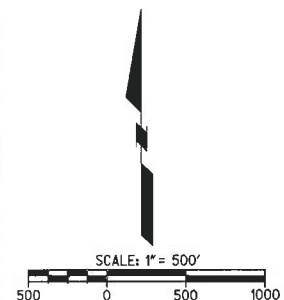
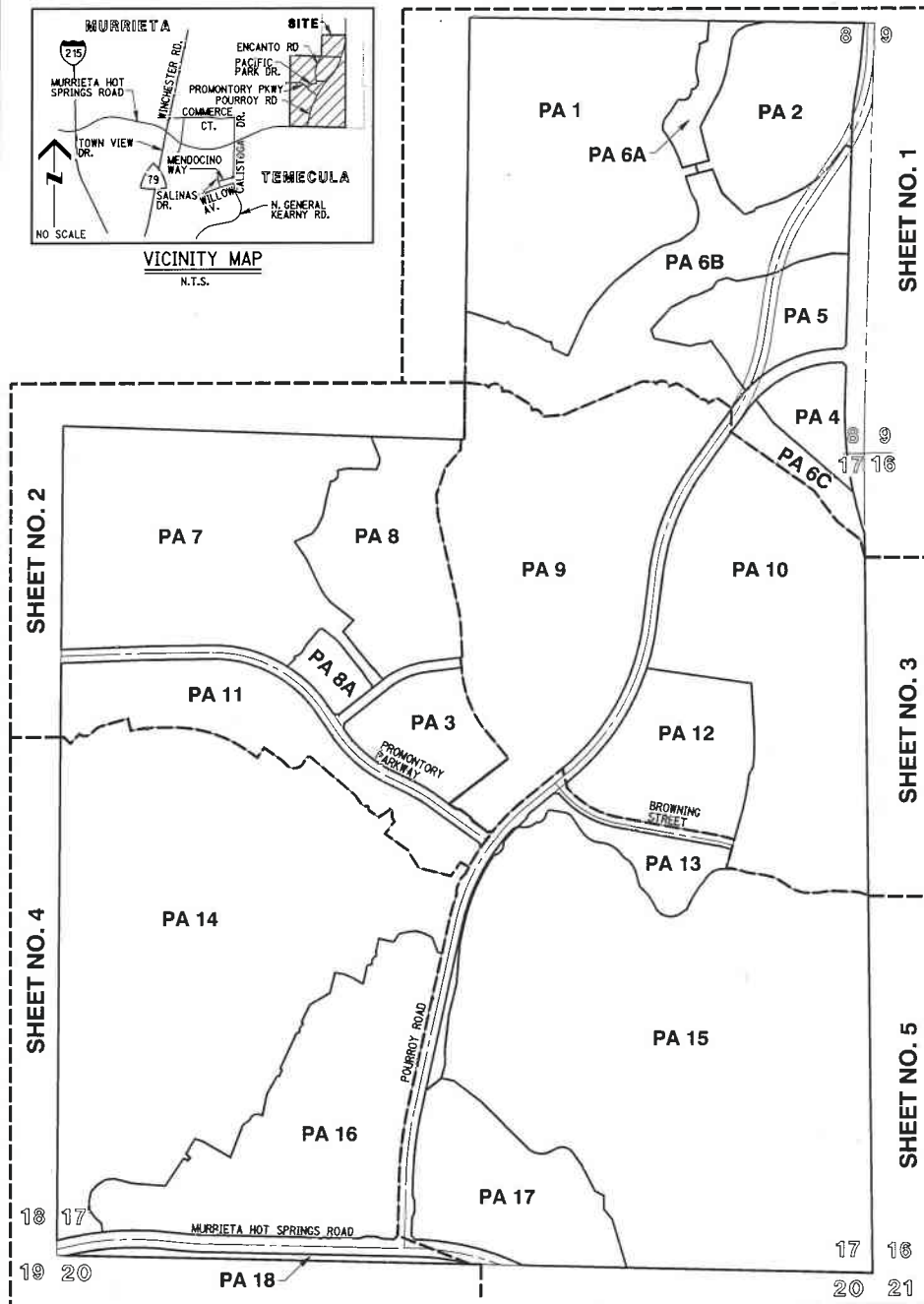
CHANGE OF ZONE PRIMARY EXHIBIT RANCHO CALIFORNIA AREA POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

SHEET 1 OF 6 SHEETS



PLANNING AREA TABLE

PA	GROSS AC.	USE
1	25.6	SINGLE FAMILY RESIDENTIAL
2	21.9	SINGLE FAMILY RESIDENTIAL
3	6.1	PARK
4	12.0	SCHOOLS
5	14.2	SINGLE FAMILY RESIDENTIAL
6A	4.4	OPEN SPACE/DRAINAGE
6B	36.4	OPEN SPACE/DRAINAGE
6C	4.5	OPEN SPACE/DRAINAGE
7	56.4	SINGLE FAMILY RESIDENTIAL
8	24.8	BIOLOGICAL PRESERVE
9	3.8	PARK
10	62.5	SINGLE FAMILY RESIDENTIAL
11	24.3	SINGLE FAMILY RESIDENTIAL
12	20.0	SCHOOLS
13	5.1	PARK
14	171.5	BIOLOGICAL PRESERVE
15	140.3	BIOLOGICAL PRESERVE
16	46.5	SINGLE FAMILY RESIDENTIAL
17	25.8	SINGLE FAMILY RESIDENTIAL
18	2.4	OPEN SPACE



OWNER/APPLICANT

LENNAR HOMES OF CALIFORNIA
391 NORTH MAIN STREET, STE 301
CORONA, CA 92880
CONTACT: JARNE VALDEZ
PHONE: (951) 817-3600
FAX: (951) 817-3650
EMAIL: jarne.valdez@lennar.com

ENGINEER

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, STE 100
RIVERSIDE, CA 92507
CONTACT: RICHARD O'NEILL
PHONE: (951) 782-0707
FAX: (951) 782-0723
EMAIL: roneill@rickengineering.com

ASSESSOR'S PARCEL NUMBERS

(TENTATIVE TRACT - 964-080-004, 964-080-005, 964-080-006, 964-080-009,
MAP NO. 36376) 964-080-010, 964-080-012, 964-080-013
TRACT MAP 30384, MB 341/88-104 - 964-080-007
TRACT MAP 30009, MB 342/1-14 - 964-080-008

THOMAS BROTHERS LOCATION

2004 SAN BERNARDINO/RIVERSIDE COUNTIES,
PAGE 929-D-4, D-5

DATE EXHIBIT PREPARED: APRIL 6, 2012

FLOODPLAIN (TENTATIVE TRACT MAP NO. 36376)

FEMA FLOOD ZONE C-1 NO AREAS OF FLOOD HAZARD, INUNDATION OR OVERFLOW
WITHIN THE RESIDENTIAL LOTS OF THIS TENTATIVE TRACT MAP BOUNDARY.

UTILITY PURVEYORS

WATER: EMWD
SEWER: EMWD
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
CABLE TV: TIME WARNER
STORM DRAIN: RIVERSIDE COUNTY TRANSPORTATION
DEPARTMENT, RCFCO
SCHOOL DISTRICT: TEMECULA VALLEY UNIFIED

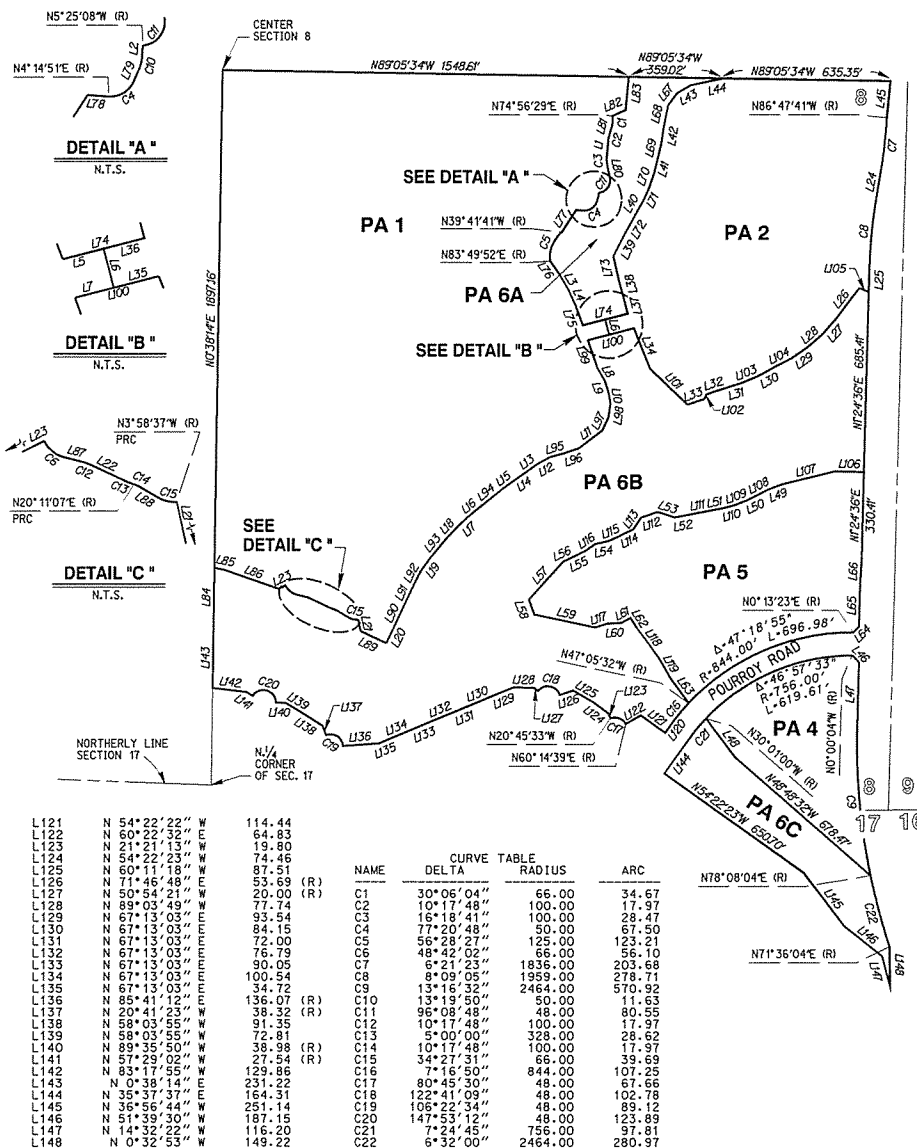
ZONING AND LAND USE (TENTATIVE TRACT MAP NO. 36376)

PLANNING AREA	EXIST. LAND USE	EXIST. ZONING	PROP. LAND USE	PROP. ZONING
1	MHDR	SP 184	MHDR	SP 184
2	MOR	SP 184	MOR	SP 184
4	OS/ACTIVE PARK	SP 184	OS/ACTIVE PARK	SP 184
5	MOR	SP 184		
6A	OS/DRAINAGE	SP 184		
6B	OS/DRAINAGE	SP 184		
6C	OS/DRAINAGE	SP 184		

CASE #: CZ07770
EXHIBIT: A (Sheets 1-6)
DATED: 3/26/12
PLANNER: C. HINOJOSA

CHANGE OF ZONE PRIMARY EXHIBIT RANCHO CALIFORNIA AREA POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

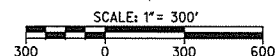
SHEET 2 OF 6 SHEETS



NAME	DIRECTION	LENGTH
L1	N 4°44'45\"	67.23
L2	N 3°34'13\"	7.26
L3	N 30°01'00\"	65.94
L4	N 24°36'59\"	69.24
L5	N 25°23'26\"	88.36
L6	N 14°56'34\"	66.00
L7	N 75°23'26\"	84.10
L8	N 30°28'48\"	57.21
L9	N 17°41'57\"	46.32
L10	N 8°39'36\"	42.95
L11	N 53°24'31\"	115.26
L12	N 61°35'24\"	53.44
L13	N 53°33'36\"	74.87
L14	N 55°53'19\"	54.98
L15	N 53°02'16\"	54.62
L16	N 50°07'52\"	54.56
L17	N 46°20'43\"	59.01
L18	N 42°27'28\"	54.08
L19	N 35°18'48\"	52.23
L20	N 25°11'07\"	83.07
L21	N 12°41'30\"	115.72
L22	N 64°48'53\"	70.56
L23	N 63°35'21\"	28.36 (R)
L24	N 9°24'36\"	96.32
L25	N 1°24'36\"	86.45
L26	N 36°52'23\"	151.59 (R)
L27	N 41°12'17\"	74.06 (R)
L28	N 48°19'43\"	74.31
L29	N 55°27'09\"	74.31
L30	N 61°01'26\"	72.96
L31	N 71°59'25\"	63.34
L32	N 71°59'25\"	74.45
L33	N 70°09'21\"	67.18
L34	N 21°36'30\"	165.33
L35	N 75°23'26\"	97.93
L36	N 75°23'26\"	89.33 (R)
L37	N 14°20'41\"	69.93 (R)
L38	N 15°23'49\"	58.49
L39	N 26°53'32\"	99.41
L40	N 29°21'51\"	69.42 (R)
L41	N 13°57'21\"	59.01 (R)
L42	N 8°32'25\"	61.06
L43	N 6°35'14\"	58.16
L44	N 77°38'51\"	123.31
L45	N 5°25'15\"	141.55
L46	N 44°17'44\"	35.79
L47	N 1°24'36\"	284.41
L48	N 36°53'18\"	188.01
L49	N 68°27'14\"	57.90
L50	N 64°00'26\"	43.70
L51	N 78°52'14\"	46.01
L52	N 78°56'45\"	46.48
L53	N 72°34'48\"	68.96
L54	N 77°35'26\"	48.89
L55	N 63°49'32\"	76.40
L56	N 65°34'44\"	14.81
L57	N 42°10'25\"	195.18
L58	N 20°15'24\"	61.35
L59	N 78°00'53\"	219.35
L60	N 86°42'53\"	53.61
L61	N 62°04'53\"	38.56
L62	N 33°04'02\"	44.09
L63	N 36°18'10\"	116.49
L64	N 44°18'10\"	31.56
L65	N 1°24'36\"	158.39
L66	N 3°07'42\"	100.04
L67	N 35°07'43\"	56.11
L68	N 11°24'53\"	83.14
L69	N 12°08'59\"	60.56
L70	N 18°53'41\"	58.16
L71	N 20°20'21\"	50.15
L72	N 29°07'38\"	77.10
L73	N 13°25'35\"	96.72
L74	N 75°23'26\"	176.72
L75	N 20°27'04\"	176.27
L76	N 35°15'07\"	65.24
L77	N 32°24'54\"	100.35
L78	N 85°46'18\"	29.82
L79	N 16°54'03\"	14.24
L80	N 11°33'56\"	50.00
L81	N 15°02'33\"	40.99
L82	N 66°13'56\"	56.71
L83	N 4°44'45\"	127.00
L84	N 0°38'14\"	226.33
L85	N 78°35'33\"	38.83
L86	N 70°47'32\"	219.03
L87	N 75°06'41\"	40.99
L88	N 59°31'05\"	40.99
L89	N 64°48'53\"	106.89
L90	N 24°23'45\"	59.03
L91	N 25°01'35\"	111.71
L92	N 27°21'45\"	53.14
L93	N 39°18'44\"	110.38
L94	N 51°16'14\"	111.62
L95	N 74°26'40\"	56.96
L96	N 71°35'53\"	56.67
L97	N 25°05'06\"	54.48
L98	N 7°17'19\"	54.32
L99	N 19°23'26\"	116.14
L100	N 75°23'26\"	182.03
L101	N 46°14'09\"	199.62
L102	N 25°30'19\"	20.29
L103	N 68°06'26\"	64.10
L104	N 62°34'35\"	73.55
L105	N 66°36'18\"	39.83
L106	N 88°35'24\"	109.98
L107	N 76°02'59\"	208.48
L108	N 62°20'46\"	50.53
L109	N 69°21'57\"	43.24
L110	N 74°43'50\"	43.35
L111	N 79°08'09\"	93.99
L112	N 71°15'51\"	56.24
L113	N 33°27'50\"	52.86
L114	N 63°51'15\"	60.03
L115	N 65°34'44\"	45.95
L116	N 56°13'57\"	47.87
L117	N 71°52'24\"	49.31
L118	N 36°18'10\"	139.25
L119	N 30°09'55\"	93.54
L120	N 35°37'37\"	37.69

L121	N 54°22'22\"	114.44
L122	N 60°22'32\"	64.83
L123	N 21°21'13\"	19.80
L124	N 54°22'23\"	74.46
L125	N 60°11'18\"	87.51
L126	N 71°46'48\"	53.69 (R)
L127	N 50°54'21\"	20.00 (R)
L128	N 89°03'49\"	77.74
L129	N 67°13'03\"	93.54
L130	N 67°13'03\"	84.15
L131	N 67°13'03\"	72.00
L132	N 67°13'03\"	76.79
L133	N 67°13'03\"	90.05
L134	N 67°13'03\"	100.54
L135	N 67°13'03\"	34.72
L136	N 85°41'12\"	136.07 (R)
L137	N 20°41'23\"	38.32 (R)
L138	N 58°03'55\"	91.35
L139	N 58°03'55\"	72.81
L140	N 89°35'50\"	38.98 (R)
L141	N 57°29'02\"	27.54 (R)
L142	N 0°38'14\"	129.86
L143	N 35°37'37\"	231.22
L144	N 35°37'37\"	164.31
L145	N 36°56'44\"	251.14
L146	N 51°39'30\"	187.15
L147	N 14°32'22\"	116.20
L148	N 0°32'53\"	149.22

NAME	CURVE DELTA	TABLE RADIUS	ARC
C1	30°06'04\"	66.00	34.67
C2	10°17'48\"	100.00	17.97
C3	16°18'41\"	100.00	28.47
C4	77°20'48\"	50.00	67.50
C5	56°28'21\"	125.00	123.21
C6	48°42'02\"	66.00	56.10
C7	6°21'23\"	1836.00	203.68
C8	8°09'05\"	1959.00	278.71
C9	13°16'32\"	2464.00	570.92
C10	13°19'50\"	50.00	11.63
C11	96°08'48\"	48.00	80.55
C12	10°17'48\"	100.00	17.97
C13	9°00'00\"	328.00	28.62
C14	10°17'48\"	100.00	17.97
C15	34°27'31\"	66.00	39.69
C16	7°16'50\"	844.00	107.25
C17	80°45'30\"	48.00	67.66
C18	122°41'09\"	48.00	102.78
C19	106°22'34\"	48.00	89.12
C20	147°53'12\"	48.00	123.89
C21	7°24'45\"	756.00	97.81
C22	6°32'00\"	2464.00	280.97

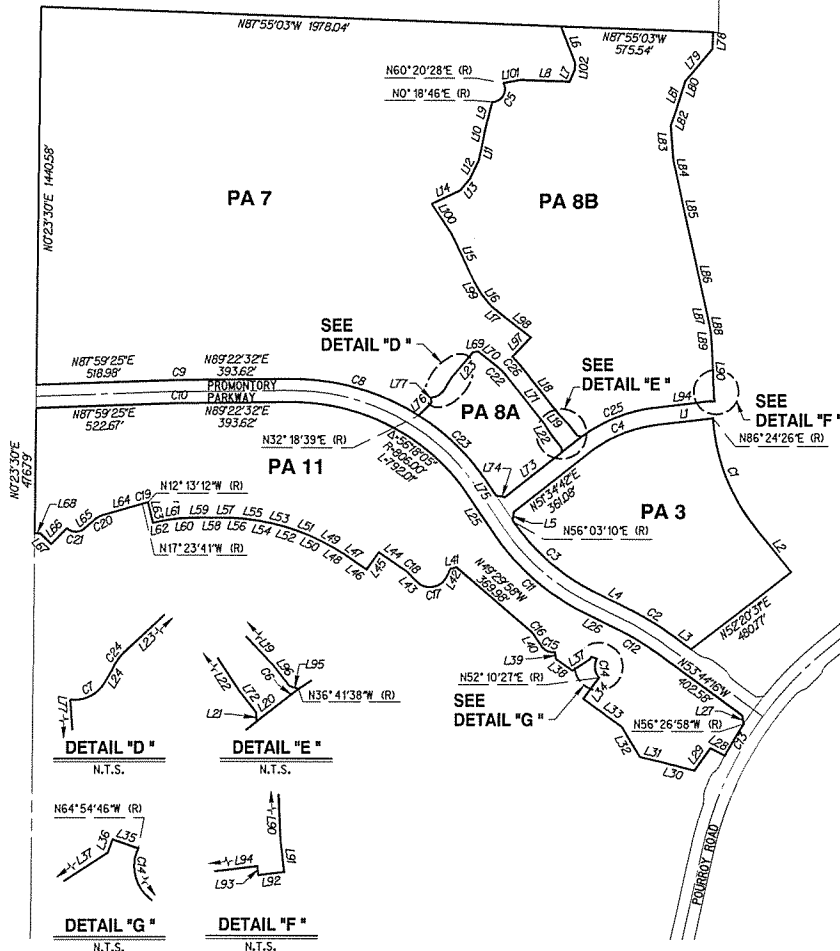


CHANGE OF ZONE PRIMARY EXHIBIT RANCHO CALIFORNIA AREA POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

SHEET 3 OF 6 SHEETS

NAME	CURVE DELTA	TABLE RADIUS	ARC
C1	35°43'55"	736.50	459.31
C2	9°51'53"	1044.00	179.75
C3	29°39'19"	806.00	417.17
C4	31°27'13"	517.00	283.82
C5	119°58'18"	48.00	100.51
C6	1°43'40"	583.00	17.58
C7	55°39'52"	66.00	64.12
C8	32°56'07"	894.00	513.90
C9	1°23'07"	2044.00	49.42
C10	1°23'07"	1956.00	47.29
C11	29°16'46"	894.00	456.85
C12	9°51'53"	956.00	164.60
C13	5°48'10"	1394.00	141.18
C14	62°54'47"	70.00	76.86
C15	65°58'51"	48.00	55.28
C16	15°00'38"	100.00	26.20
C17	108°51'18"	70.00	132.99
C18	10°14'14"	100.00	17.87
C19	5°10'29"	242.12	21.87
C20	25°31'47"	100.00	44.56
C21	85°42'27"	48.00	71.80
C22	13°40'49"	267.00	63.75
C23	23°21'58"	894.00	364.59
C24	10°17'48"	100.00	17.97
C25	29°43'33"	583.00	302.47
C26	8°24'55"	333.00	48.91

NAME	LINE TABLE DIRECTION	LENGTH
L1	N 83°01'55"E	212.06
L2	N 39°19'29"W	212.62
L3	N 53°44'16"W	96.02
L4	N 63°36'09"W	150.00
L5	N 7°19'06"E	32.01
L6	N 21°16'51"E	149.94
L7	N 23°03'30"E	48.75
L8	N 88°04'41"W	186.79
L9	N 14°06'53"E	100.94
L10	N 11°39'06"E	62.19
L11	N 11°39'06"E	66.04
L12	N 26°14'01"E	77.51
L13	N 39°18'45"E	56.92
L14	N 64°49'24"E	121.49
L15	N 25°39'02"W	201.67
L16	N 39°33'24"W	57.88
L17	N 51°30'35"W	63.28
L18	N 38°25'18"E	228.28
L19	N 43°21'50"E	58.04
L20	N 51°34'42"E	78.00
L21	N 2°53'02"W	17.20
L22	N 33°28'46"E	58.04
L23	N 40°26'11"E	119.35
L24	N 30°08'53"E	40.99
L25	N 34°19'23"E	183.16
L26	N 63°36'09"W	150.00
L27	N 10°05'34"E	31.76
L28	N 62°15'06"E	62.31
L29	N 35°17'48"E	103.99 (R)
L30	N 76°03'21"E	124.39
L31	N 76°19'51"E	86.55
L32	N 30°58'41"E	132.23
L33	N 53°39'53"E	182.00
L34	N 36°20'07"E	99.22
L35	N 70°50'15"E	21.63
L36	N 20°02'26"E	8.14
L37	N 56°59'53"E	81.91
L38	N 55°10'32"E	75.92
L39	N 10°28'10"E	27.44 (R)
L40	N 34°29'19"W	50.00
L41	N 78°25'24"E	23.67
L42	N 26°20'45"E	34.88
L43	N 44°47'57"E	41.04
L44	N 55°02'11"E	182.38
L45	N 34°52'49"E	80.00
L46	N 55°02'11"E	52.00
L47	N 55°25'20"E	49.73
L48	N 58°23'29"E	50.92
L49	N 61°48'51"E	49.43
L50	N 65°14'14"E	50.92
L51	N 68°39'36"E	49.43
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L53	N 75°30'21"E	49.43
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L56	N 85°46'29"E	50.92
L57	N 89°09'44"E	49.43
L58	N 89°37'03"E	50.00
L59	N 89°36'29"E	51.95
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L71	N 38°25'18"E	228.28
L72	N 38°25'18"E	53.18
L73	N 51°34'42"E	274.91
L74	N 80°14'16"E	34.41
L75	N 34°19'23"E	63.60
L76	N 44°23'18"E	67.85
L77	N 4°11'15"E	19.89 (R)
L78	N 2°04'57"E	63.87
L79	N 39°26'02"E	160.64
L80	N 17°42'53"E	12.74
L81	N 17°42'53"E	104.86
L82	N 17°42'53"E	59.52
L83	N 4°06'36"E	133.21
L84	N 12°17'41"E	68.18
L85	N 12°28'33"E	255.80
L86	N 12°28'33"E	251.40
L87	N 12°28'33"E	51.00
L88	N 10°27'30"E	48.36
L89	N 4°39'06"E	49.23
L90	N 2°24'48"E	191.00
L91	N 6°58'05"E	18.36
L92	N 83°01'56"E	12.84
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L98	N 52°06'07"E	128.50
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L102	N 2°04'57"E	25.63

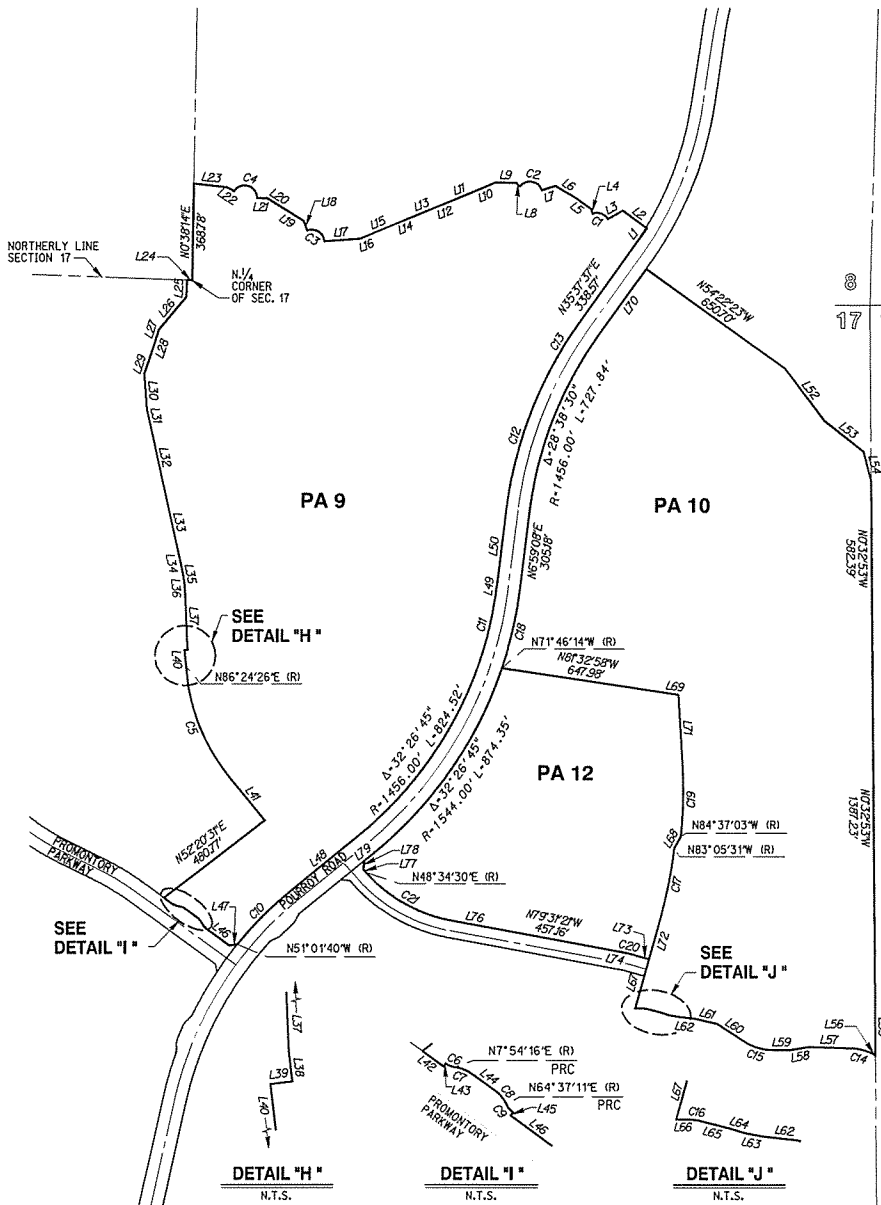


CHANGE OF ZONE PRIMARY EXHIBIT

RANCHO CALIFORNIA AREA

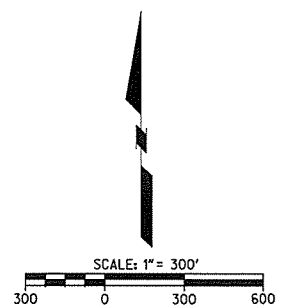
POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

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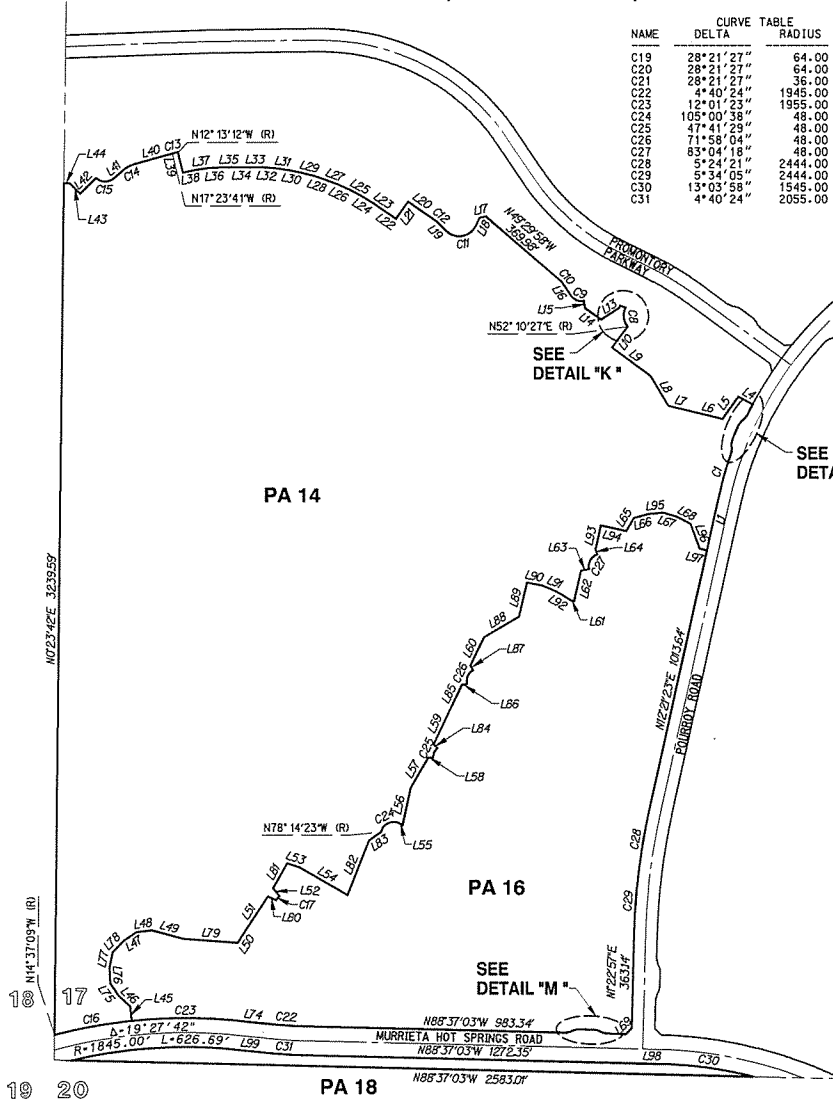
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L4	N 21°21'13" W	19.80 (R)
L5	N 54°22'23" W	14.46
L6	N 60°11'18" W	87.51
L7	N 71°46'48" E	53.69 (R)
L8	N 50°54'21" W	20.00 (R)
L9	N 89°03'49" W	27.74
L10	N 67°13'03" W	93.54
L11	N 67°13'03" W	84.15
L12	N 67°13'03" W	72.00
L13	N 67°13'03" W	16.79
L14	N 67°13'03" W	90.05
L15	N 67°13'03" W	100.54
L16	N 67°13'03" W	34.72
L17	N 85°41'12" W	136.07 (R)
L18	N 20°41'23" W	38.32 (R)
L19	N 58°03'55" W	91.35
L20	N 58°03'55" W	72.81
L21	N 89°35'50" W	38.98 (R)
L22	N 57°29'02" W	27.54 (R)
L23	N 83°17'55" W	129.86
L24	N 87°55'04" W	20.00
L25	N 2°04'57" W	63.87
L26	N 39°26'02" W	160.64
L27	N 17°42'53" W	12.74
L28	N 17°42'53" W	102.86
L29	N 17°42'53" W	59.52
L30	N 4°06'36" W	133.21
L31	N 12°17'41" W	68.18
L32	N 12°28'33" W	255.80
L33	N 12°28'33" W	251.40
L34	N 12°28'33" W	51.00
L35	N 10°27'30" W	48.36
L36	N 4°49'06" W	49.23
L37	N 2°24'48" W	191.00
L38	N 6°58'05" W	18.36
L39	N 83°01'56" W	12.84
L40	N 6°58'05" W	63.00
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L43	N 36°15'43" E	2.00 (R)
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L47	N 82°37'02" W	31.75
L48	N 50°40'31" W	323.46
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L50	N 6°59'09" W	299.20
L51	N 36°56'44" W	25.14
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L56	N 88°16'35" W	159.80
L57	N 80°05'54" W	68.75
L58	N 89°56'14" W	55.08
L59	N 57°11'48" W	124.53
L60	N 76°56'18" W	85.87
L61	N 83°28'35" W	64.74
L62	N 79°11'41" W	35.29
L63	N 73°05'46" W	51.34
L64	N 75°27'45" W	51.87
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L67	N 28°47'36" W	51.93
L68	N 81°32'58" W	32.40
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L71	N 15°20'28" E	169.71
L72	N 74°10'52" W	50.08
L73	N 79°31'21" W	29.57
L74	N 79°31'21" W	167.20
L75	N 41°25'29" W	14.80
L76	N 5°48'01" E	33.84
L77	N 50°40'31" E	32.93

NAME	CURVE TABLE	ARC
DELTA	RADIUS	
C1	80°45'30"	67.66
C2	122°41'09"	102.78
C3	106°22'34"	89.12
C4	147°53'12"	123.89
C5	35°43'55"	459.31
C6	28°21'27"	17.82
C7	28°21'28"	31.68
C8	28°21'27"	31.68
C9	28°21'27"	17.82
C10	11°42'14"	284.76
C11	11°14'38"	285.73
C12	20°24'25"	549.92
C13	8°14'05"	221.91
C14	24°29'28"	85.49
C15	32°44'26"	114.29
C16	14°28'30"	25.26
C17	8°25'59"	263.46
C18	11°14'01"	302.72
C19	8°54'13"	281.27
C20	5°20'30"	59.01
C21	38°05'52"	377.02



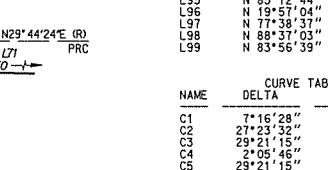
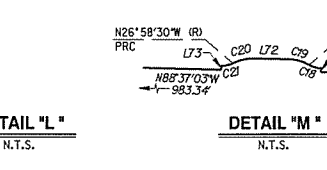
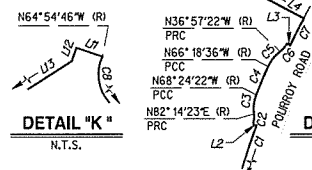
CHANGE OF ZONE PRIMARY EXHIBIT RANCHO CALIFORNIA AREA POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

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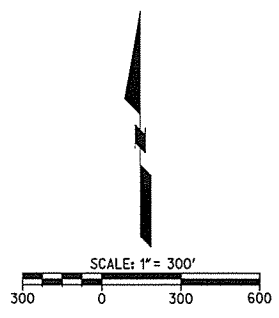


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C19	28°21'27"	64.00	31.68
C20	28°21'27"	64.00	31.68
C21	28°21'27"	36.00	17.82
C22	4°40'24"	1945.00	158.64
C23	12°01'23"	1955.00	410.24
C24	105°00'38"	48.00	87.37
C25	47°41'29"	48.00	39.95
C26	71°58'04"	48.00	60.29
C27	83°04'18"	48.00	69.59
C28	5°24'21"	2444.00	230.59
C29	5°34'05"	2444.00	237.51
C30	13°03'58"	1548.00	352.33
C31	4°40'24"	2055.00	167.61

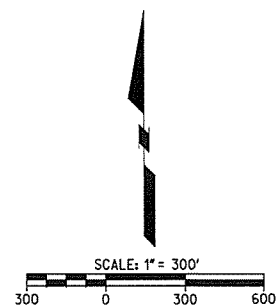
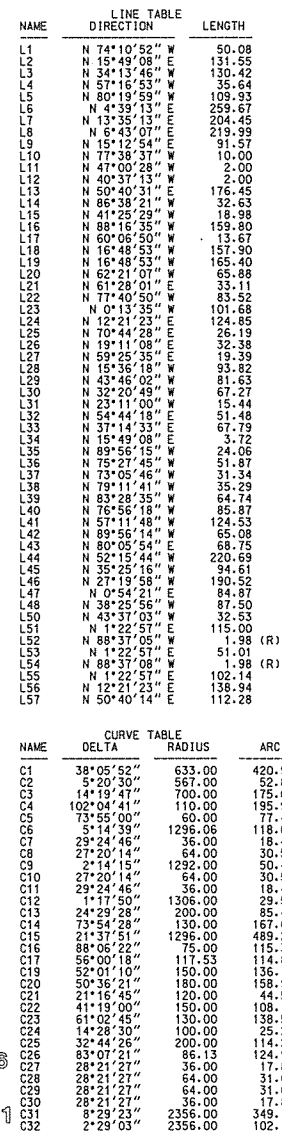
NAME	DIRECTION	LENGTH
L1	N 12°21'23" E	209.60
L2	N 70°21'59" W	2.01 (R)
L3	N 64°20'54" W	1.01 (R)
L4	N 62°15'06" W	62.31 (R)
L5	N 35°17'48" E	103.99
L6	N 76°03'21" W	124.39
L7	N 76°19'51" W	86.55
L8	N 30°58'41" W	132.23
L9	N 53°39'55" W	182.00
L10	N 36°20'07" E	39.22
L11	N 70°50'15" W	21.63
L12	N 20°02'26" E	8.14
L13	N 56°59'53" W	81.31
L14	N 55°10'33" W	75.92
L15	N 10°28'10" W	27.44 (R)
L16	N 34°29'19" W	50.00
L17	N 78°25'24" E	23.67
L18	N 26°20'45" E	34.88
L19	N 44°47'57" W	41.04
L20	N 55°02'11" W	123.38
L21	N 34°57'49" E	80.00
L22	N 55°02'11" W	52.00
L23	N 55°25'20" W	49.73
L24	N 58°23'29" W	50.92
L25	N 61°48'51" W	49.43
L26	N 65°14'14" W	50.92
L27	N 68°39'36" W	49.43
L28	N 72°04'55" W	50.92
L29	N 75°30'21" W	49.43
L30	N 78°55'44" W	50.92
L31	N 82°21'06" W	49.43
L32	N 85°46'29" W	50.92
L33	N 89°09'44" W	49.43
L34	N 89°37'03" E	50.00
L35	N 89°36'29" W	51.95
L36	N 87°06'08" W	50.76
L37	N 82°39'02" E	51.00
L38	N 78°13'55" E	50.00
L39	N 13°57'13" W	80.00
L40	N 14°20'26" W	150.57
L41	N 48°48'38" W	50.00
L42	N 44°31'08" E	85.00 (R)
L43	N 45°28'52" W	58.29
L44	N 89°36'24" W	19.98
L45	N 5°58'02" W	55.29 (R)
L46	N 47°02'44" W	58.85
L47	N 55°49'40" E	58.93
L48	N 83°06'09" E	59.70
L49	N 74°53'22" W	123.16
L50	N 32°57'42" E	33.00
L51	N 32°57'42" E	177.70
L52	N 39°28'25" W	50.92 (R)
L53	N 71°08'56" W	50.89
L54	N 60°04'16" W	208.36
L55	N 63°13'45" W	14.11
L56	N 11°45'37" E	144.00
L57	N 29°59'16" W	132.87
L58	N 89°38'10" W	17.76
L59	N 24°44'05" W	148.08
L60	N 25°22'13" W	120.35
L61	N 79°20'13" W	10.35
L62	N 12°21'23" E	118.13
L63	N 77°19'09" W	132.87 (R)
L64	N 19°36'34" W	20.00 (R)
L65	N 31°45'26" E	57.95
L66	N 74°31'16" E	57.95
L67	N 73°24'21" W	54.91
L68	N 62°42'54" W	57.95
L69	N 46°22'57" E	32.53
L70	N 88°37'03" W	76.01
L71	N 1°23'02" E	2.00 (R)
L72	N 88°37'03" W	51.00
L73	N 1°23'02" E	2.00 (R)
L74	N 83°56'39" W	100.03
L75	N 34°08'14" W	58.85
L76	N 2°06'25" W	58.85
L77	N 10°49'29" W	58.93
L78	N 42°52'23" E	58.93
L79	N 85°39'10" W	208.00
L80	N 63°31'25" W	33.45 (R)
L81	N 29°34'15" W	110.00
L82	N 21°09'25" W	222.25
L83	N 55°32'36" W	56.10
L84	N 41°56'42" W	20.00 (R)
L85	N 25°22'27" E	101.74
L86	N 77°16'52" E	20.00
L87	N 30°45'04" W	20.00 (R)
L88	N 59°32'58" E	153.95
L89	N 13°15'32" E	133.12
L90	N 79°20'16" W	60.00
L91	N 66°48'08" W	61.47
L92	N 58°38'56" W	64.14
L93	N 12°21'23" E	93.47
L94	N 77°38'31" W	38.40
L95	N 85°12'44" E	54.91
L96	N 19°57'04" W	100.82
L97	N 77°38'31" W	28.02
L98	N 88°37'03" W	73.00
L99	N 83°56'39" W	100.03



NAME	CURVE DELTA	TABLE RADIUS	ARC
C1	7°16'28"	1394.00	176.99
C2	27°23'32"	36.00	17.21
C3	29°21'15"	64.00	32.79
C4	2°05'46"	1408.00	51.51
C5	29°21'15"	64.00	32.79
C6	27°23'32"	36.00	17.21
C7	2°05'49"	1394.00	51.02
C8	62°54'47"	70.00	76.86
C9	65°58'51"	48.00	55.28
C10	19°00'38"	100.00	26.20
C11	108°51'18"	70.00	132.99
C12	10°14'14"	100.00	17.87
C13	5°10'29"	242.12	21.87
C14	25°31'47"	100.00	44.56
C15	85°42'27"	48.00	71.80
C16	8°39'07"	1955.00	295.21
C17	24°02'58"	48.00	20.15
C18	28°21'27"	36.00	17.82



SHEET 6 OF 6 SHEETS



I. INTRODUCTION

Subsequent to adoption of Specific Plan No. 184 (Rancho Bella Vista), Amendment No. 2 and Substantial Conformance No. 2, more detailed analysis has resulted in the realignment of Butterfield Stage Road, and changes to the lot sizes in Phase III, Planning Areas 1, 2 and 5.

Substantial Conformance No. 4 proposes several changes to the Phase III area of the Rancho Bella Vista Specific Plan. Butterfield Stage Road is now proposed for full width right-of-way on the Rancho Bella Vista property through Phase III. This road alignment shift has reduced the Planning Area 4 park site acreage and subsequently the Specific Plan park acreage. Acreages of residential Planning Areas 2 and 5 have also been reduced due to the Butterfield Stage Road alignment shift. Total proposed residential units in Phase III have been reduced due to the loss of residential acreage as well as the inclusion of 4 water quality basins to address new State Water Quality Requirements.

In order to partially mitigate the lost residential, some proposed lot sizes in Phase III have been reduced. Planning Area 1 continues to propose a mixture of 4,500 S.F. and 5,000 S.F. lots, however the previous 6,000 S.F. minimum lots have been replaced with 5,500 S.F. lots. Planning Area 2 proposed lot sizes have been revised from 7,200 SF to 6,000 S.F. minimum. The lots in planning Area 5 are now proposed as 4,500 S.F. minimum versus the previous 7,200 S.F. minimum. Total residential lot count has been reduced to 1,829 lots. The Planning Area 4 acreage is reduced to a net 6.1 acres.

The following pages are those of the Specific Plan document that would be modified by this Substantial Conformance. The text changes are depicted in a ~~strikeout~~/underline format.

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Proposed Text Changes for Rancho Bella Vista
Request for Determination of Substantial Conformance with a Specific Plan
Case Number: SP00184S4

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(see attached revised List of Figures for additional Figures)

From Page I-1, para. 1

This document is a Specific Plan ~~Amendment~~ Substantial Conformance and addendum to the certified Subsequent Environmental Impact Report (SEIR) which has been prepared for the purpose of establishing guidelines for a mixed-use land development plan for RANCHO BELLA VISTA and evaluating potential environmental impacts resulting from the implementation of the RANCHO BELLA VISTA Specific Plan project.

From Page I-1, para. 3

A Subsequent EIR (SEIR) accompanies this Specific Plan Amendment document which discusses potential environmental impacts resulting from development of the ~~proposed~~ Specific Plan Amendment No. 2, approved by the Riverside County Board of Supervisors October 7, 2003. As such, it is an informational document intended for use by the County of Riverside, decision makers and members of the general public in evaluating the potential environmental effects of the proposed RANCHO BELLA VISTA project. The SEIR provides a comparison of the approved project, Amendment No. 1, and the current project proposal, Amendment No. 2, and contains new information where it is necessary for the analysis in the previous environmental document to be adequate. An addendum to the SEIR to evaluate the impacts to Tucolata Creek will be prepared to coincide with the Substantial Conformance No. 4.

From Page 1-2, para. 4

The addendum to the certified Subsequent Environmental Impact Report (SEIR) portion of this document has been prepared in accordance with current California Environmental Quality Act (CEQA) guidelines the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 15000, et seq.), and County of Riverside requirements for preparing environmental impact reports. ~~This SEIR is a~~ This addendum is Addendum No. 1 to the Final Subsequent EIR (SEIR00401) ~~to the Final RANCHO BELLA VISTA EIR~~ that was certified by the Riverside County Board of Supervisors on ~~February 4, 1986~~ June 17, 1997, and the Negative Declaration prepared for the Specific Plan Amendment No. 1 to Specific Plan No. 184, approved by the Board of Supervisors in 1988.

From Page I-2 – I-3 , para. 5

~~In cases where an EIR has been prepared and certified for a project which has been revised, CEQA addresses two options for treating the review of the revised project. CEQA Section 15162 addresses preparation of a "Subsequent EIR." According to Section 15162:~~

~~§15162(a) — ...no subsequent EIR shall be rpeaped...unless the leag agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following...~~

- ~~(1) Substantial changes are proposed in the project which will required major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or~~

- (3) ~~New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete...shows any of the following:~~
- ~~(A) The project will have one or more significant effects not discussed in the previous EIR...;~~
 - ~~(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;~~
 - ~~(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or~~
 - ~~(D) Mitigation measures or alternatives with are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.~~

The CEQA Guidelines environmental review procedures allow for the updating and use of an existing, previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed. Section 15164 of the CEQA Guidelines state the following with respect to an Addendum to an EIR:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Under CEQA, once an EIR has been prepared for a project, there is a strong presumption against requiring further environmental review. The CEQA Guidelines identify criteria for determining whether a subsequent EIR would be required for a project with a previously approved EIR. Further environmental review is required only if proposed changes to the project would require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (CEQA Guidelines Section 15162). Therefore, once an EIR has been approved, no SEIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- a) The project will have one or more significant effects not discussed in the previous EIR;
- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, none of the above circumstances are present, and an Addendum is determined to be the appropriate type of CEQA document required.

From Page I-3. para 5-7, I-4, para. 1-3

The Riverside County Planning Department has conducted an Environmental Assessment (EA No. 36917 42440) for the proposed Tentative Tract Map and Specific Plan Substantial Conformance Specific Plan Amendment No. 2, and determined that preparation of a Subsequent EIR (SEIR) is required. Although the project encompasses an area where an EIR has been prepared and certified and a Negative Declaration has been approved, major changes to the project description contained in these previous environmental documents would be required to reflect the current proposal. Additionally, the project proposes mitigation measures which have not been evaluated in the previous environmental documentation. In most cases, areas of impact associated with the proposed amendment would be similar in nature to those evaluated in the previous document. The County has determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, because the changes included as part of the project would involve minor changes to Specific Plan No. 184, Amendment 2. The limits of ground disturbance and construction characteristics would be similar, and the land use after construction would remain the same. The revisions proposed would not result in any changes to allowable land uses and the environmental effects associated with development of the property as a residential development were previously subjected to evaluation under CEQA as part of SEIR No. 401. The changes proposed as part of the Tentative Tract Map and Specific Plan Substantial Conformance would not substantially increase the significance of impacts to the environment as compared to impacts that were evaluated and disclosed as part of SEIR No. 401.

- a. Subsequent to the certification of SEIR No. 401, no new information of substantial importance that was not known at the time that SEIR No. 401 was prepared has become available, which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- b. As proposed, the Tentative Tract Map would not involve any land uses or construction or operational characteristics that were not included in the analysis contained in SEIR No. 401, and would therefore not result in any new significant effects that were not previously identified.
- c. The Tentative Tract Map would result in a comparable level of development as approved by Specific Plan No. 184, Amendment 2, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous SEIR No. 401.
- d. Updated technical studies were prepared for biology (including focused surveys for least Bell's vireo and southwestern willow flycatcher and a jurisdictional delineation), fire hazards, air quality, greenhouse gases, noise, and traffic (copies are contained as appendices to the Addendum). These technical studies did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in SEIR No. 401.

Mitigation measures identified in SEIR No. 401, other than those that have changed as a result of updated conditions (e.g., specific noise abatement requirements) remain appropriate and feasible for the Tentative Tract Map. This SEIR provides a comparison of Amendment No. 1 to Amendment No. 2, and contains new information where it is necessary for the analysis in the previous environmental documents to be adequate. This is particularly true of environmental issue areas associated with Land Use, Traffic Circulations, Air Quality, Noise, and Schools. Where previously analyzed environmental issue areas would remain essentially the same as those addressed in the previous environmental documentation, such as Cultural Resources, Geology, Soils, Hydrology/Water Quality, and Public Safety, this is so stated in the SEIR, and the previously approved mitigation measures, as necessary, are presented. The reader is referred to the previous environmental documents for a more detailed

discussion of these issue areas. An update of one environmental issue area is also provided in this SEIR. The regional importance of on-site biological resources has changes since the time of the original project approvals. This change in environmental conditions is evaluated in the SEIR and a Comprehensive Environmental Management Plan has been proposed to mitigate potential impacts.

A Notice of Preparation (NOP) for a Draft EIR and a description of potential adverse impacts was distributed to the state Clearinghouse, responsible agencies and other interested parties on November 21, 1995. The objective of distributing the NOP was to identify and determine the full range and scope of environmental issues of concern so that these issues could be fully examined in the EIR. The Environmental Assessment (EA), prepared by the County, determined that certain environmental effects will not be significant and, therefore, are not discussed in an SEIR level of detail. The effects found not to be significant as recognized by the County EA are bike trails, airports, liquefactions, landslide risk, Alquist-Priolo Special Studies or County Fault Hazard Zones, wind erosion and blowsand, ground subsidence, hazardous materials, mineral resources, water resources, scenic resources, historic resources, paleontological resources, and resource use. A brief discussion of these issues and why the effects are not considered to be significant is contained in Section V, GENERAL PLAN/ENVIRONMENTAL ANALYSIS, under the respective issues. Comments received during the NOP process are addressed in Section V.C., ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT; Section V.D., PUBLIC FACILITIES AND SERVICES ELEMENT; and Section V.H., MANDATORY CEQA TOPICS. The EA and NOP distribution list and comments resulting from distribution are contained in Technical Appendix A.

From Page 1-4, para. 2

The Riverside County Planning Department is the Lead Agency for the RANCHO BELLA VISTA Specific Plan Amendment No. 2 Substantial Conformance No. 4 project, under whose authority this Specific Plan Amendment and accompanying addendum to the Certified SEIR has been prepared. This combined document will be used by the following public agencies in connection with the following recommendations and decisions:

a. RIVERSIDE COUNTY PLANNING COMMISSION

- Recommend consideration of Recommendation to the Riverside County Board of Supervisors (the Board) as to Addendum No. 1 to Certified SEIR No. 401 Certification.
- Recommendation to the Board regarding adoption of the Specific Plan Amendment No. 2 by resolution. Recommend tentative approval of Change of Zone No. 7770
- Recommendation to the Board regarding approval of the Change of Zone (Adoption of Zoning Ordinance) to Specific Plan (SP) No. 184, Amendment No. 1. Recommend approval of Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4
- Recommend approval of an exception to the lot depth to width ratio set forth in Ordinance No. 460
- Recommend approval of Tentative Tract Map No. 36376

b. RIVERSIDE COUNTY BOARD OF SUPERVISORS

- Certification of SEIR No. 401-Consideration of Addendum No. 1 to Certified SEIR No. 401
- ~~Adoption by resolution of the Specific Plan Amendment No. 2.~~
- Tentative aApproval by Ordinance of the Change of Zone No. 7770 to Specific Plan (SP) No. 184, Amendment No. 12.
- Approval of Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4
- Approval of an exception to the lot to width ratio set forth in Ordinance No. 460
- Approval of Tentative Map No. 36376

From Page II-1, para. 1

Access to the project site is not currently available from any improved roadways. Presently, a series of unimproved public roads, including Nicolas Road and Pourroy Roads, provides limited access to the Rancho Bella Vista Specific Plan area. The site is accessible via improved public streets. Murrieta Hot Springs Road provides access from the Southern project boundary. Secondary access will be provided at the project's Northeastern boundary on Butterfield Stage Road.

From Page II-1, para. 4

Specific Plan Amendment No. 2 is substantially different from Specific Plan Amendment No. 1. The number of dwelling units was reduced from 2,571 units to 1,998 units (a reduction of 573 units, and the amount of acreage devoted to residential uses decreased from 535.0 acres to 389.8 acres (a difference of 145.2 acres). The amount of open space has increased from 210.0 acres to 304.7 acres, an increase of 94.7 acres. The acreage associated with schools and parks has increased significantly from 40.0 acres to 72.9 acres (an increase of 32.9 acres). Substantial Conformance No. 4 has an additional reduction to the residential units since the Specific Plan Amendment No. 2 was approved. The number of residential units has declined from 1,998 in Specific Plan Amendment No. 2 to 1,829 (a reduction of 169 units). The amount of acreage devoted to residential units decreased from 389 acres in Specific Plan No. 2 to 384.2 acres (a decrease of 4.8 acres). The amount of open space in Substantial Conformance No. 4 increased from 304.7 acres in Specific Plan Amendment No. 2 to 328.8 acres (an increase of 24.1 acres). This is primarily due to the reclassification of the Passive Park in Planning Area 8B to a Biological Preserve. The acreage associated with schools and parks decreased from 72.9 acres in Specific Plan Amendment No. 2 to 47.7 acres in Substantial Conformance No. 4 (a decrease of 25.3 acres). This decrease is primarily due to the reclassification of the Passive Park to Biological Preserve.

From Page II-2, para. 1

Substantial Conformance No. 2 eliminates-eliminated the northern portion of Pourroy Road, which will-was realigned through Planning Area 5 and connects with the new Butterfield Stage Road alignment, on the project's eastern boundary. Substantial Conformance No. 4 shifts the right-of-way for Butterfield Stage Road to the West, almost entirely onto Planning Areas 2, 4 and 5. This reduces the acreage available for residential units in Planning Areas 2 and 5, and the park acreage in Planning Area 4. Tualota Creek impacts with the inclusion of a bridge at its Butterfield Stage Road crossing, is detailed in the EIR Addendum.

From Page II-6, Table II-1

PROPOSED PROJECT SUMMARY

LAND USE	Acreage	Density	Total Dwellings	Percentage of Acreage
RESIDENTIAL				
Single Family Residential	389.8 383.6	4.775 4 DU/AC	1,998 1,829 DU	49 48.0%
PARKS AND OPEN SPACE				
Active Parks	13.4 15.7			2%
Passive Park	27.5			30 %
SUBTOTAL	40.9 15.7			52 %
OPEN SPACE				
Biological Preserve ²	257.6 282.4			32 35.4%
Open Space	2.4			40 .3%
Open Space/Drainage	44.7 45.3			55 .7%

SUBTOTAL	304.7 <u>330.1</u>			3841.4 <u>3841.4</u> %
Schools ³	32.00			4%
Primary Roadways	30.6 <u>336.6</u>			54.6 <u>54.6</u> %
TOTAL	798.0 AC		1,998 <u>1,829</u> DU	100%

¹ Includes ~~3.2~~ acres of active recreation uses.

² Includes the 34-acre vernal pool referred to as "Skunk Hollow".

³ The project includes a 12.0-acre elementary school site (grades K-6) and a 20.0-acre middle school site (grades 7-8).

From Page II-27, Section V.C.6 – Parks and Recreation

The proposed project would require ~~15.5~~14.2 acres of parkland to meet County and State park requirements.

From Page III.A-2, para. 5

When fully developed, a maximum of ~~1,998~~1,829 dwelling units will be built in Rancho Bella Vista.

From Page III.A-2, para. 6

Specific information on each of the planning areas within Rancho Bella Vista is provided in the Detailed Land Use Summary (Table III-1), within Section III.B, Planning Area Development Standards, and on Planning Area Figures III-~~12-13~~ through III-~~2728~~

From Page III.A-2, para. 8

Residential. Residential densities within the project will average ~~5.4~~4.77 dwelling units per acre overall. In conformance with project goals, a variety of housing styles, sizes and values are proposed, appealing to a wide range of future Rancho Bella Vista residents. Residential planning areas account for ~~389.8~~383.6 acres of the project site, containing ~~1,998~~1,829 dwelling units.

From Page III.A-2, para. 9

Medium Density Residential (2-5 du/ac) - will consist of ~~158~~148 dwelling units on ~~39.8~~36.3 acres of land. These units are proposed for Planning Areas 2 and 5.

From Page III.A-2, para. 10

Medium High Density Residential (5-8 du/ac) - will consist of ~~1,840~~1,681 dwelling units on ~~350.0~~347.3 acres of land. These units are proposed for Planning Areas 1, 7, 9, 10, 11, 16 and 17.

From Page III.A-5, Table III-1

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	DWELLING DENSITY	MAXIMUM DUS
RESIDENTIAL					
Medium	2	22.9 21.9	2-5	4.0 3.5	92 77
	5	16.9 14.4	2-5	3.9 4.9	66 71
Medium High	1	61.1 59.6	5-8	5.0	318 298
	7	57.3 56.4	5-8	5.0 4.4	286 249
	9	72.5 72.9	5-8	5.2 4.8	379 352
	10	64.2 63.5	5-8	5.8 5.2	370 331
	11	24.3	5-8	5.3 4.4	130 108
	16	46.8	5-8	5.0 4.9	236 229
	17	23.8	5-8	5.1 4.8	121 114
SUBTOTAL		389.8 383.6		5.1 4.77	1,998 1,829
NON-RESIDENTIAL					
Schools	3	12.0			
	12	20.0			
SUBTOTAL		32.0			
Active Parks	4	7.2 6.1			
	13	6.2 6.1			
	8A	27.5 3.5			
SUBTOTAL		40.9 15.7			
Biological Preserve	8B	24.8			
	14 ¹	117.3			
	15	140.3			
Open Space	18	2.4			
Open Space/Drainage	6A	6.2 4.4			
	6B	34.4 36.4			
	6C	4.1 4.5			
SUBTOTAL		304.7 330.1			
Primary Roads		30.6 36.6			
PROJECT TOTAL		798.0		2.5 2.30	1,998 1,829

From Page III.A-6, para. 2

Parks and Recreation. ~~Three (3)~~~~Two (2)~~ active public park sites totaling ~~13.415.7~~ acres of land are planned for Rancho Bella Vista, in Planning Areas ~~4, 8A and 134 and 13.~~ ~~A 27.5-acre public passive park, which includes 3.2 acres of active uses, is planned for Planning Area 8.~~ The park sites will offer a variety of passive and active recreational opportunities to residents of the Rancho Bella Vista community. Parks are further delineated in Section IV.A., Landscape Design Guidelines, Purpose and Intent.

From Page III.A-6, para. 3

Open Space. A total of ~~304.7330.1~~ acres are proposed for biological preserve, open space, and drainage uses in Planning Areas 6A, 6B, 6C, 8B, 14, 15, and 18. Included in the project's open space acreage, is the preservation of ~~257.6282.4~~ acres as biological preserve areas in Planning Areas 8B, 14 and 15.

From Page III.A-6, para. 4

Roads. The project includes the implementation of approximately ~~30.636.6~~ acres of primary roadways.

From Page III.A-6 – III.A.7, para. 7

- 1) The total Specific Plan area shall be developed with a maximum of ~~1,9981,829~~ dwelling units on 798 acres, as illustrated on Figure III-1, *Specific Land Use Plan*. General uses permitted will include residential, schools, active park, passive park, biological preserve, open space, and open space/drainage uses, as prescribed on the *Specific Land Use Plan* and on the individual planning area figures (Figures III-~~12-13~~ through III-~~2728~~). A maximum number of dwelling units is specified for each residential planning area. The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one planning area by not more than ten percent without an amendment to this plan, provided that an equal or greater number was unused in a previously or concurrently approved application within another planning area. In no case shall the total number of dwelling units exceed ~~1,9981,829~~.

From Page III.A-7, para. 3

The "Development Transfer Status Report" must demonstrate that the total number of dwelling units for the project will not exceed ~~1,9981,829~~ and that the total number of dwelling units to be entitled within any particular Planning Area will not exceed its Specific Plan allocation by more than 10%.

From Page III.A-11, para. 7

Primary access to the project site will be achieved via Murrieta Hot Springs Road which also acts as the southern boundary of the site. North-south access through Rancho Bella Vista is provided along Butterfield Stage Road near Pourroy Road. With the inclusion of a bridge at its Butterfield Stage Road crossing Tualota Creek impacts are detailed in the EIR Addendum. The bridge provides separate travel lanes for vehicular and pedestrian traffic. Pourroy Road where it will connect to Butterfield Stage Road in the northeastern portion of Rancho Bella Vista will terminate at Butterfield Stage Road between Planning Areas 4 and 5. Primary west-east traffic through the site will be routed along Promontory Parkway and Murrieta Hot Springs Road.

From Page III.A-12, para. 4

- 3) Construction of future roads shall adhere to the road improvement standards per Ordinance No. 461. Future roads shall transition from roads which have already been constructed. The references for various roadway standards are listed below. Detailed illustrated cross sections are included in the Specific Plan No. 184/SEIR No. 401, approved October 7, 2003, Section IV D, Design Guidelines, Community Streetscene Developments. Current typical standards are below. Onsite roads will be constructed as follows:

- Arterial Highway (~~130~~128-foot right-of-way), Standard 92
- Modified Arterial Highway (128-foot right-of-way) Standard 92 & Modified
- Secondary Highway (~~108~~88-foot right-of-way), Standard 94 & Modified
- Collector Street (~~78~~74-foot right-of-way), Standard 103
- Enhanced Local Streets (~~660~~-foot right-of-way), Standard 104
- Modified Local Streets (56-foot right-of-way), Standard 105

From Page III.A-13, para. 3

- 11) Roads shall be constructed in accordance with Ordinance No. 461, Road Improvement Standards & Specifications. All roadways intersecting four-lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with Standard 103, Ordinance 461, from the four-lane facility to the nearest intersection.

From Page III.A-18, para. 5

A portion of the site is located within the dam inundation area from the reservoir. Figure V ~~-46~~18, *Dam Inundation Areas*, indicates approximate boundaries of dam inundation areas with respect to the project site.

From Page III.A-26, para. 1

In all, ~~345.7~~345.8 acres (43.3 percent) of the project site have been set aside for open space and recreational uses.

From Page III.A-26, para. 3

Typically, the County requires 3.0 acres of parkland for each 1,000 residents to satisfy Quimby Act requirements, as expressed in Ordinance No. 460, Section 10.35. According to the population calculation (which is derived from the County's Ordinance No. 460, Section 10.35), RANCHO BELLA VISTA would at Specific Plan Amendment No. 2 standards be required to provide ~~45.5~~14.3 acres of parks to satisfy Quimby Act standards for the anticipated ~~5,175~~4,740 residents of the project.

From Page III.A-26, Table III-2, Open Space Recreation Plan Summary

TABLE III-2
OPEN SPACE AND RECREATION PLAN SUMMARY

LAND USE	PLANNING AREAS	ACREAGE
Passive and Active Park and Biological Preserve	8A and 8B¹	27.528.3
Active Parks	4	7.26.1
	13	6.26.1
Open Space	18	2.4
Biological Preserve	14 ²	117.3
	15	140.3
Open Space/Drainage	6A	6.24.4
	6B	34.436.4
	6C	4.14.5
TOTAL		345.7345.8

~~The active park in Planning Area 8A is 3.5 Acres and the Biological Preserve in 8B is 24.8 Acres. The passive park in Planning Area 8 contains 3.2 acres of active recreational uses.~~

2 Planning Area 14 contains an Eastern Municipal Water District (EMWD) 6.8 million gallon water storage reservoir within a 4.8-acre fenced area. The Planning Area also contains an existing paved access road to the tank site. Additionally, the Rancho California Water District (RCWD) approved master plan calls for another 7.0 million gallon reservoir (the Nicolas Reservoir) to be constructed in the southwest corner of Planning Area 14. This water tank will be served by a 30" pipeline and an access road within a 30' easement through the southern portion of Planning Area 14.

From Page III.A-28, para. 1

RANCHO BELLA VISTA meets this requirement by providing active park facilities totaling ~~13.415.7~~ acres ~~of park and active use facilities within the passive park totaling 3.2 acres. The County allows full acreage credit for active parks and active recreational uses within passive parks.~~ The ~~16.615.7~~ recognized acres of recreational facilities provided by the RANCHO BELLA VISTA Specific Plan Amendment No. 2 Substantial Conformance No. 4 are approximately 1 acre above the County standard. School recreation facilities may also be available for community use during non-school hours, at the discretion of the School District.

From Page III.A-28, para. 3

Active Parks. ~~ThreeTwo~~ active park sites are planned for Rancho Bella Vista in Planning Areas ~~4, 8A and 13~~ 4, 8A and 13 and ~~13~~. These parks will offer both active and passive recreational opportunities to the residents of RANCHO BELLA VISTA and surrounding communities. Planning Area 4 will contain a ~~7.26.1~~-acre ~~neighborhood active~~ park, Planning Area 8A will contain a 3.5 acre active park and a ~~6.26.1~~-acre ~~activenighborhood~~ park will be located in Planning Area 13.

From Page III.A-28, para. 4

Passive Park. ~~A 27.5 acre passive park will be located within Planning Area 8. This park will offer primarily passive recreational opportunities to the residents of RANCHO BELLA VISTA as well as the residents of the surrounding area. Active recreational amenities, comprising 3.2 acres of the park, available to park users may include trails, benches, tot lot/adventure play areas, and a scenic view structure. A complete description of the preliminary park designs and a listing of facilities is included within Section IV, DESIGN GUIDELINES.~~

From Page III.A-28, para. 6

Open Space and Drainage. Open Space, Biological Preserve and drainage areas comprise 304.7330.1 acres of the project site. The open space located on site has been categorized in three separate classes to differentiate the distinct types of open space occurring within RANCHO BELLA VISTA . There are 257.6282.4 acres of biological preserve, 2.4 acres of open space, and 44.745.3 acres of open space/drainage corridors as described below.

From Page III.A-28, para. 7

Biological Preserve. Included in the project's total open space/drainage acreage is the preservation of 257.6282.4 acres of biological preserve located in Planning Areas 8B, 14 and 15.

From Page III.A-35, Table III-3, Project Phasing Plan

**TABLE III-3
PROJECT PHASING PLAN**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium High	11	24.3	130 <u>108</u>
	16	46.8	236 <u>229</u>
	17	23.8	42 <u>114</u>
School	3	12.0	N/A
	12	20.0	N/A
Park	13	6.26.1	N/A
Biological Preserve	14	117.3	N/A
	15	140.3	
Open Space	18	2.4	N/A
PHASE I SUBTOTAL		393.1 <u>393.0</u>	487 <u>451</u>
PHASE II			
Medium High	9	72.5 <u>72.9</u>	379 <u>352</u>
	10	64.2 <u>63.5</u>	370 <u>331</u>
PHASE II SUBTOTAL*		136.7 <u>136.4</u>	749 <u>683</u>
PHASE III			
Medium	2	22.9 <u>21.9</u>	92 <u>77</u>
	5	16.9 <u>14.4</u>	66 <u>71</u>
Medium High	1	61.4 <u>59.6</u>	318 <u>298</u>
Park	4	7.26.1	N/A
Open Space/Drainage*	6A	6.24.4	N/A
	6B	34.4 <u>36.4</u>	
	6C	4.14.5	
PHASE III SUBTOTAL		152.8 <u>147.3</u>	476 <u>446</u>
PHASE IV			
Medium High	7	57.3 <u>56.4</u>	286 <u>249</u>
Park <u>and Biological Preserve</u>	<u>8A and B</u>	27.5 <u>28.3</u>	N/A
PHASE IV SUBTOTAL		84.8 <u>84.7</u>	286 <u>249</u>

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
Roads*	N/A	30.6 36.6	N/A
PROJECT TOTAL		798.0	1,998 1,829

Note: A total of 7.9 acres of expanded parkways is included within the acreage totals for all planning areas adjacent to Pourroy Road, Promontory Parkway, or Murrieta Hot Springs Road.

* Phase II subtotal does not include portions of Planning Areas 6B and 6C within the Phase II boundaries. These areas are included in Phase III Open Space/Drainage. Planning Area 6B includes the area under the Butterfield Stage Road Bridge.

From Page III.A-37, Table III-4, Public Facilities Phasing

TABLE III-4
PUBLIC FACILITIES PHASING

Planning Area	Public Facility	Size of Site	Milestones and Requirements
3	Elementary School	12.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
4	Park	7.26.1 ac	To be constructed during Phase III. The park shall be designed prior to issuance of the first building permit in Planning Areas 1, 2, or 5. It shall be constructed and fully operable prior to the issuance of the 350th occupancy permit anywhere within Planning Areas 1, 2 and 5. The park shall be constructed and fully operable prior to the issuance of the 350th occupancy permit within Phase III.
6A, 6B and 6C	Open Space & Drainage	44.745.3 ac	Improvements to Tualal Creek (if required) shall be implemented concurrently with development of adjacent planning areas, in Phase III.
8A	Passive and Active Park	27.53.5 ac	To be constructed during Phase III IV. The park shall be designed prior to issuance of the first building permit in Planning Area 7. It shall be constructed and fully operable prior to the issuance of the 300th 200th occupancy permit anywhere within Planning Area 7.
12	Middle School	20.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
13	Park	6.26.1 ac	To be constructed during Phase I. The park shall be designed prior to issuance of the first building permit in Planning Areas 9 or 16. It shall be constructed and fully operable prior to the issuance of the 250th occupancy permit anywhere within Planning Areas 9 and 16.

From Page III.B-2, para. 1

Planning Area 1, as depicted in Figure III-13, *Planning Area 1*, provides for development of ~~61.159.6~~ acres devoted to Medium High density residential uses. A maximum of ~~318298~~ dwelling units is planned at a target density of ~~5.25.0~~ du/ac. Lot sizes shall be a minimum of 4,500 square feet (density range 5-8 du/ac). In order to provide housing diversity and a range of affordability, three housing products are required in approximately the percentages listed for Planning Area 1 on 4,500 (not more than ~~35-33~~ percent), 5,000 (not more than ~~40-41~~ percent), and ~~6,000~~5,500 (not less than ~~2526~~ percent) square foot minimum lots.

From Page III.B-4, para. 1

Planning Area 2, as depicted in Figure III-14, *Planning Area 2*, provides for development of ~~22.921.9~~ acres devoted to Medium density residential uses. A maximum of ~~92-77~~ dwelling units is planned at a target density of ~~4.03.5~~ du/ac. Lot sizes shall be a minimum of ~~7,200~~ 6,000 square feet (density range 2-5 du/ac).

From Page III.B-4, para. 3

- 1) Primary access to Planning Area 2 shall be provided from Butterfield Stage Road at the northeast corner of Rancho Bella Vista.

From Page III.B-7, para. 1

Planning Area 4, as depicted in Figure III-15, *Planning Area 4*, provides for development of ~~7-26.1~~ acres as an Active Park. Planning Area 4 shall be landscaped and may include such amenities as a tot lot/adventure play area, basketball court, combination soccer/softball field, group barbeque and shade structure, picnic areas, restrooms, and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A, LANDSCAPE DESIGN GUIDELINES. After construction, the park will be dedicated to and maintained by Valley-Wide Recreation and Park District or CSA 143.

From Page III.B-7, para. 4

- 2) The park plan shall be further delineated as shown on Figure IV-15, *Planning Area 4 - ~~7-26.1~~-Acre Public Active Park*. Park improvement plans for the ~~7-26.1~~-acre park within Planning Area 4 shall be submitted by the developer prior to issuance of the first building permit for Planning Areas 1, 2 or 5. At a minimum, the plans shall include walkways, benches, a tot lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-15, *Planning Area 4 - ~~7-26.1~~-Acre Public Active Park*, are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 350th occupancy permit within ~~Planning Area 5~~ Phase III.

From Page III.B-9, para. 1

Planning Area 5, as depicted in Figure III-16, *Planning Area 5*, provides for development of ~~16.914.4~~ acres devoted to Medium density residential uses. A maximum of ~~66-71~~ dwelling units is planned at a target density ~~3.94.9~~ du/ac. Lot sizes shall be a minimum of ~~7,200~~ 4,500 square feet (density range 2-5 du/ac).

From Page III.B-11, para. 1

Planning Area 6A, as depicted in Figure III-17, *Planning Areas 6A, 6B and 6C*, provides for development of ~~6-24.4~~ acres devoted to Open Space/Drainage uses.

From Page III.B-12, para. 1

Planning Area 6B, as depicted in Figure III-17, *Planning Areas 6A, 6B and 6C*, provides for development of ~~34.4~~ 36.4 acres devoted to Open Space/Drainage uses.

From Page III.B-13, para. 1

Planning Area 6C, as depicted in Figure III-17, *Planning Areas 6A, 6B and 6C*, provides for development of ~~4.14.5~~ acres devoted to Open Space/Drainage uses.

From Page III.B-15, para. 1

Planning Area 7, as depicted in Figure III-18, *Planning Area 7*, provides for development of ~~57.356.4~~ acres devoted to Medium High density residential uses. A maximum of ~~286-249~~ dwelling units is planned at a target density of ~~5.04.4~~ du/ac.

From Page III.B-17, para. 1

10. Planning Areas 8A and 8B: ~~Passive and Active~~ Park and Biological Preserve

Planning Areas ~~8A and 8B~~, as depicted in Figure III-19, *Planning Areas 8A and 8B*, provides for development of ~~27.53.5~~ acres ~~as a Passive Park of active park and a 24.83 acre biological preserve.~~

From Page III.B-17, para. 3

- 1) Primary access to Planning Areas ~~8A and 8B~~ shall be provided from Promontory Parkway and local streets via Planning Areas 7 and 9.

From Page III.B-17, para. 4

- 2) The park plan shall be further delineated as shown on Figure IV-16, *Planning Areas 8A and 8B - 27.53.5 Acre Public ~~Passive and Active~~ Park and a 24.83 acre Biological Preserve*. Park improvement plans for the ~~3.527.5~~-acre ~~activepassive~~ park within Planning Area ~~8A~~ shall be submitted by the developer prior to issuance of the first building permit for Planning Areas ~~7-or-11~~. At a minimum the ~~active~~ park plans shall include ~~trails~~, benches, a tot lot, and picnic facilities. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-16, *Planning Area 8A - 27.53.5 Acre Public ~~Active/Passive and Active~~ Park*, are only conceptual in nature and do not necessarily reflect the actual layout or the amenities to be provided.) The ~~active~~ park shall contain ~~3.2 acres of active use areas~~ 3.5 acres and shall be constructed and fully operable prior to the issuance of the ~~300th~~200th occupancy permit within Planning Areas ~~7-or-11~~.

From Page III.B-19, para. 1

Planning Area 9, as depicted in Figure III-20, *Planning Areas 3 and 9*, provides for development of ~~72.572.9~~ acres devoted to Medium High density residential uses. A maximum of ~~379-352~~ dwelling units is planned at a target density of ~~5.24.8~~ du/ac. Lot sizes shall be a minimum of 4,000 square feet (density range 5-8 du/ac).

From Page III.B-22, para. 1

Planning Area 10, as depicted in Figure III-21, *Planning Area 10*, provides for development of ~~64.263.5~~ acres devoted to Medium High density residential uses. A maximum of ~~370-331~~ dwelling units is planned at a target density of ~~5.85.2~~ du/ac.

From Page III.B-24, para. 1

Planning Area 11, as depicted in Figure III-22, *Planning Area 11*, provides for development of 24.3 acres devoted to Medium density residential uses. A maximum of ~~130-108~~ dwelling units is planned at a target density of ~~5.34.4~~ du/ac. Lot sizes shall be a minimum of 4,000 square feet (density range 5-8 du/ac).

From Page III.B-27, para. 1

Planning Area 13, as depicted in Figure III-23, *Planning Areas 12 and 13*, provides for development of ~~6.26.1~~ acres as an Active Park.

From Page III.B-27, para. 4

- 2) The park plan shall be further delineated as shown on Figure IV-14, *Planning Area 13 - 6.26.1 Acre Public Active Park*. Park improvement plans for the ~~6.26.1~~-acre park within Planning Area 13 shall be submitted by the developer prior to issuance of the

first building permit for Planning Areas 9 or 16. At a minimum, the plans shall include walkways, benches, a tot lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-14, *Planning Area 13 - 6-26.1 Acre Public Active Park*, are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 250th occupancy permit within Planning Areas 9 and 16.

From Page III.B-33, para. 1

Planning Area 16, as depicted in Figure III-26, *Planning Area 16*, provides for development of 46.8 acres devoted to Medium High density residential uses. A maximum of ~~236-229~~ dwelling units is planned at a target density of ~~5-04.9~~ du/ac.

From Page III.B-36, para. 1

Planning Area 17, as depicted in Figure III-27, *Planning Area 17*, provides for development of 23.8 acres devoted to Medium High density residential uses. A maximum of ~~121-114~~ dwelling units is planned at a target density of ~~5-14.8~~ du/ac (density range 5-8).

From Page III.B-38, para. 6

- 4) A primary multipurpose recreation trail shall be constructed, by others, south of Planning Area 18 and outside the project limits, as shown on Figure III-28, *Planning Area 1418*.

From Page IV-7, para. 12

The major community streetscenes consist of an Arterial Highway (Murrieta Hot Springs Road and Butterfield Stage Road), a Secondary Highway (Pourroy Road and Promontory Parkway), Collector Streets (Browning Street and local streets).

From Pages IV-12 - IV-13, para. 14

The Butterfield Stage Road streetscene Landscape Development Zone consists of the following:

- Single row of uniformly spaced street trees at forty foot (40') on center spacing.
- Streetscene thematic rail fence at toe of slope at residential land uses.
- ~~Six foot (6') wide sidewalk parallel with the street.~~ Five foot (5') wide meandering sidewalk.
- ~~Eight foot (8') wide turf parkway.~~ Meandering turf, alternating sidewalk, within 21' parkway.
- Butterfield Stage Road parkway across the PA 4 active park frontage shall be incorporated into the PA 4 active park design.

From Page IV-22, para. 5

The project includes three (3) park sites totaling over ~~fifteen forty-five (4515)~~ acres of both active and passive recreation. The public active park (Planning Area 13 – 6.1 Acres) is located along Browning Street across from the middle school and is adjacent to the biological preserve; the biological preserve passive (Planning Area 8B – 24.8 Acres) and active park (Planning Area 8A – 3.5 Acres) is located within the existing "rocky knoll" north of Promontory Parkway; and the public ~~school~~ active park (Planning Area 4 - 6.1 Acres) is located along Pourroy Road. ~~south of the elementary school~~

From Page IV-27, para. 1

2. Planning Area 13 - ~~6.26.1~~ Acre Public Active Park

This public active park is designed to meet the needs of the whole community as well as providing appropriate amenities which can be utilized by the middle school across the street. The park accommodates both active and passive recreation while at the same time buffers the sensitive biological preserve (see Figure IV-14, *Planning Area 13 - ~~6.21~~-Acre Public Active Park*). The recreation program may include some of the following, as well as other items not listed:

From Page IV-27, para. 2

3. Planning Area 4 - ~~7.26.1~~-Acre Public Active Park

The public active park is designed to accommodate the active recreational needs of the community. The site is uniquely situated between Pourroy Road, single family residential and a natural drainage corridor. The shared parking lot entry drive aligns with a neighborhood street and eliminates multiple access points to the park from Pourroy Road which enhances safety. The park maximizes the use of softball fields with soccer/football overlays which can accommodate multiple and various activities at the same time (See Figure IV-15, *Planning Area 4 - ~~7.26.1~~-Acre Public Active Park*). The recreation program may include some of the following, as well as other items not listed:

From Page IV-29, para. 1

4. Planning Areas 8A and 8B - ~~27.524.8~~-Acre Biological Preserve ~~Passive~~ and 3.5 Acre Active Park

The ~~24.8 acre passive~~ Biological Preserve park is sited on an existing "rocky knoll" which provides a natural buffer between residential units in Planning Areas 7 and 9, ~~and accommodates hiking trail needs~~. The concept for the ~~park~~ Biological Preserve involves providing an undisturbed natural landscape. The concept for the 3.5 Acre Active Park involves ~~trail connections linking residential neighborhoods and active recreation amenities, providing primary passive recreation opportunities in two (2) locations where existing topography would allow. Attention was given to locating trails and amenities to minimize grading operations which will be both aesthetically pleasing and cost efficient.~~ (See Figure IV-16, *Planning Areas 8A and 8B - ~~27.528.3~~ - Acre Biological Preserve and Active Park ~~Passive and Active Park~~*) The recreation program for the 3.5 acre passive-active park may include some of the following, as well as other items not listed.

- ~~On-street parallel parking. Off street parking lot~~
- ~~Hiking trails~~ Walking Paths (handicap accessible).
- Group picnic structure.
- Tot lot/adventure play.
- Turf Areas.
- Seating areas.
- Family picnic.
- Activity and Restroom Building

From Page IV-29, para. 3

All walls which adjoin community streetscenes shall be located entirely ~~which~~ within the streetscene parcel allowing for common maintenance by County Service Area or by a Homeowner Association.

From Page IV-35, para. 3

4) **Wood or Vinyl Fencing Base Application.** Wood or vinyl fencing is permitted within individual neighborhoods where fencing is not readily visible from the community streetscenes and when onsite views are not desirable. Within these constraints, wood or vinyl fencing may occur along rear and side yard property lines. Wood or vinyl fencing shall be a two-sided “good neighbor” type fence, thus providing visual integrity between neighbors.

From Page IV-35, para. 9

Stone veneer, stucco (including stucco covered block), masonry, brick, slump block, block and tubular steel combination and wood cap trim are acceptable. Wood fence materials must be of sufficient quality to accept semitransparent stains. Vinyl fence is allowed for view fencing and side yard and rear yard fencing. Conditionally acceptable materials include glass and/or heavy break resistant plastic if used in conjunction with another material such as stucco, masonry, brick, or wood.

STATISTICAL ABSTRACT			
LAND USE	ACRES	DENSITY	UNITS
MEDIUM	300.36.3	40.11	1181
MEDIUM HIGH	340.201.7	4.8	1681
SUBTOTAL	300.36.3	4.8	1681
SCHOOLS	32.0		
ACTIVE PARKS	15.7		
PASSIVE AND ACTIVE PARK	282.4		
BIOLOGICAL PRESERVE	2.4		
OPEN SPACE	45.3		
OPEN SPACE/ DRAINAGE	36.6		
PRIMARY ROADS	798.8		
TOTAL	798.8		

NOTE: A total of 7.9 acres of expanded parkways is scheduled within the acreage totals for all planning areas adjacent to Pacerway Road, Barst Road Road, or Maricopa Hot Springs Road.

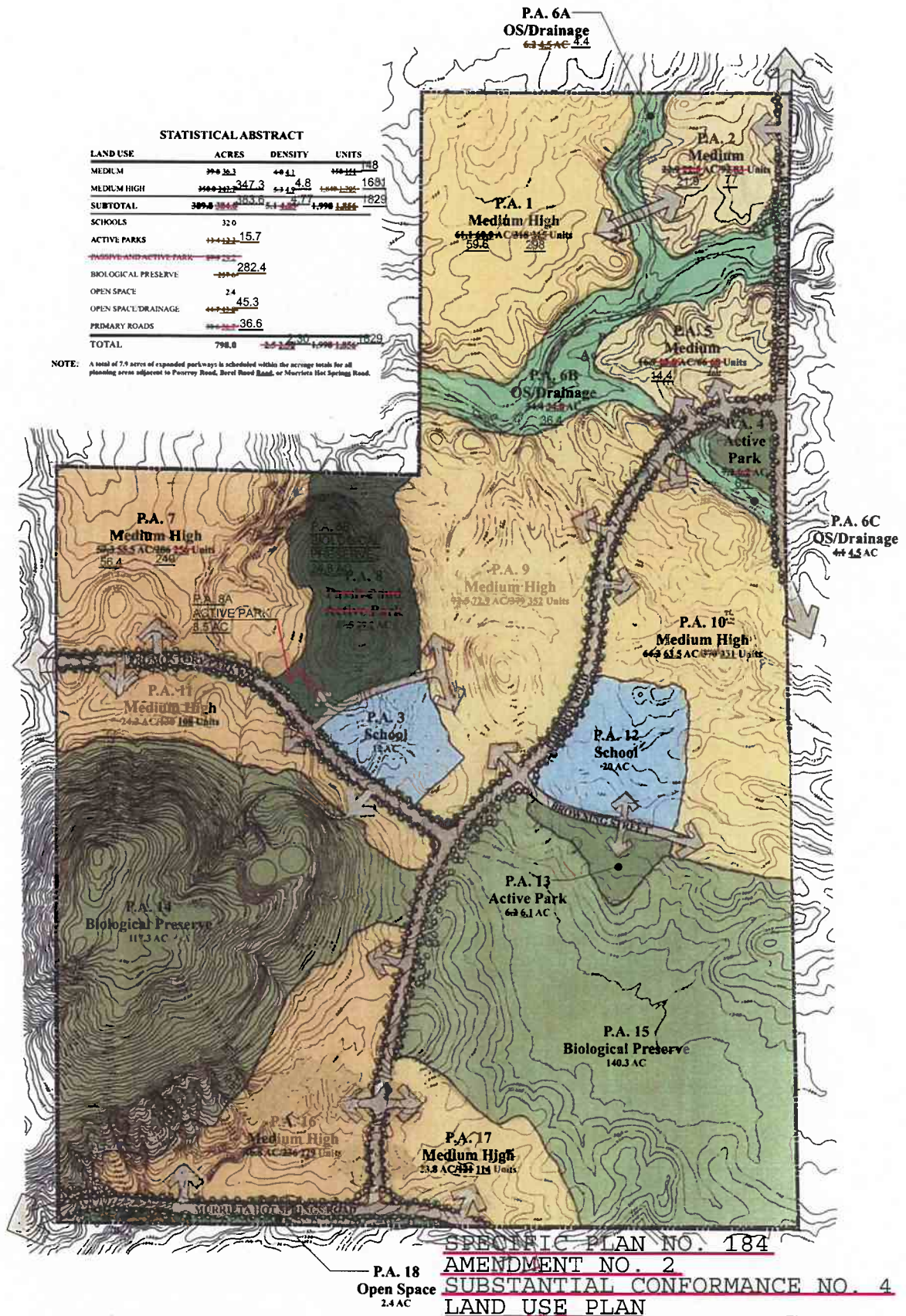


Figure III-1

**SPECIFIC PLAN
AMENDMENT NO. 2
LAND USE PLAN**

Rancho Bella Vista

Rancho Bella Vista, LLC
43529 Ridge Park Drive, Temecula, CA 92590

STATISTICAL ABSTRACT

LAND USE	ACRES	DENSITY	UNITS
MEDIUM	36.3	14.1	148
MEDIUM HIGH	347.3	4.8	1681
SUBTOTAL	383.6	4.77	1829
SCHOOLS	32.0		
ACTIVE PARKS	15.7		
PASSIVE AND ACTIVE PARK	282.4		
BIOLOGICAL PRESERVE	282.4		
OPEN SPACE	2.4		
OPEN SPACE/DRAINAGE	45.3		
PRIMARY ROADS	36.6		
TOTAL	798.0	2.32	1856
		2.30	1829

NOTE: A total of 7.9 acres of expanded parkways is scheduled within the acreage totals for all planning areas adjacent to Pourroy Road, Berel Road, or Murrieta Hot Spring Road.

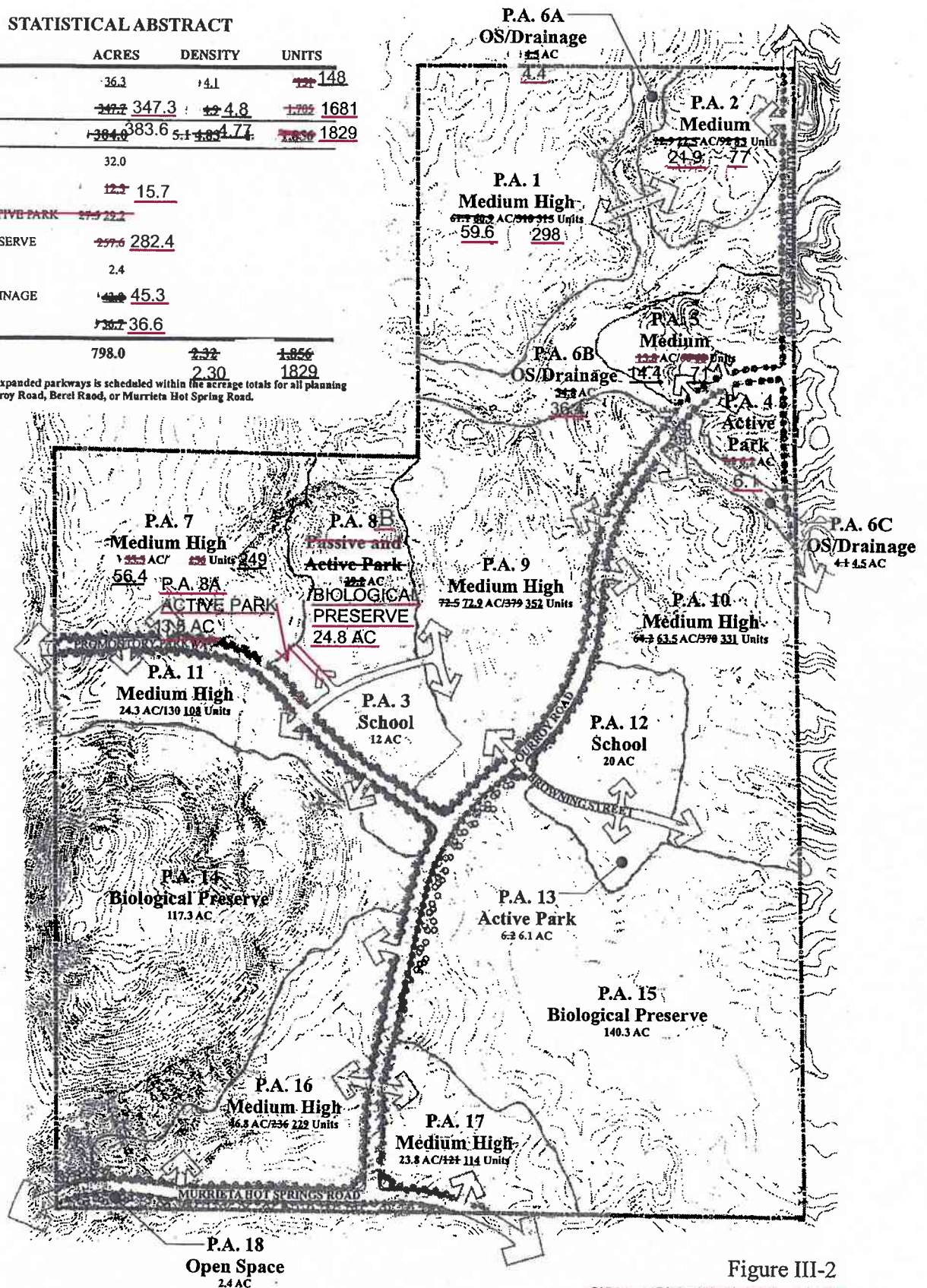


Figure III-2

~~SPECIFIC PLAN~~
~~AMENDMENT NO. 2~~
~~LAND USE PLAN~~

Rancho Bella Vista

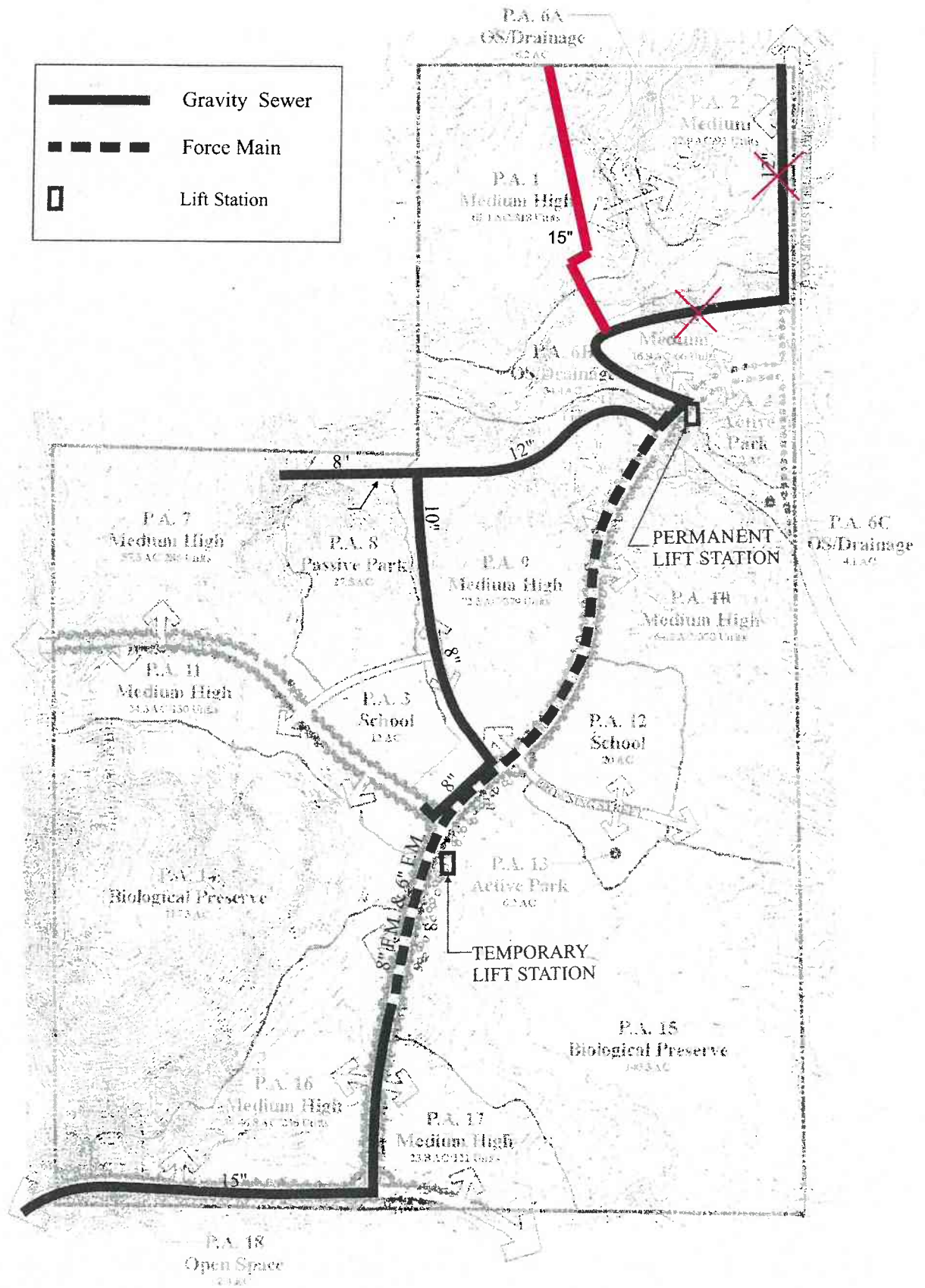
Rancho Bella Vista, LLC
43529 Ridge Park Drive, Temecula, CA 92590

SPECIFIC PLAN NO. 184

AMENDMENT NO. 2

SUBSTANTIAL CONFORMANCE NO. 4

III.A-4



Rancho Bella Vista

Rancho Bella Vista, LLC
43529 Ridge Park Drive, Temecula, CA 92590

Figure III-9
MASTER SEWER PLAN

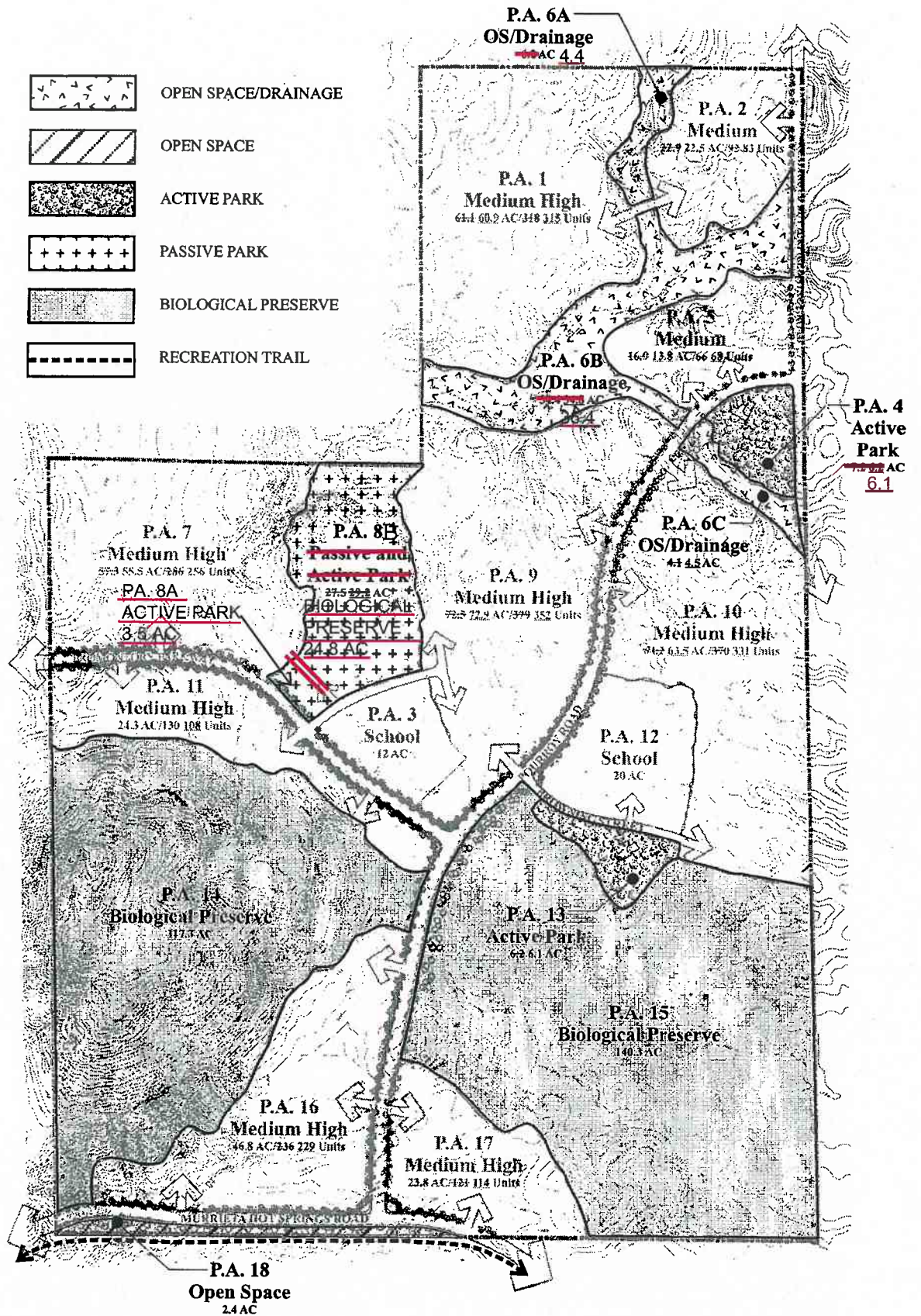


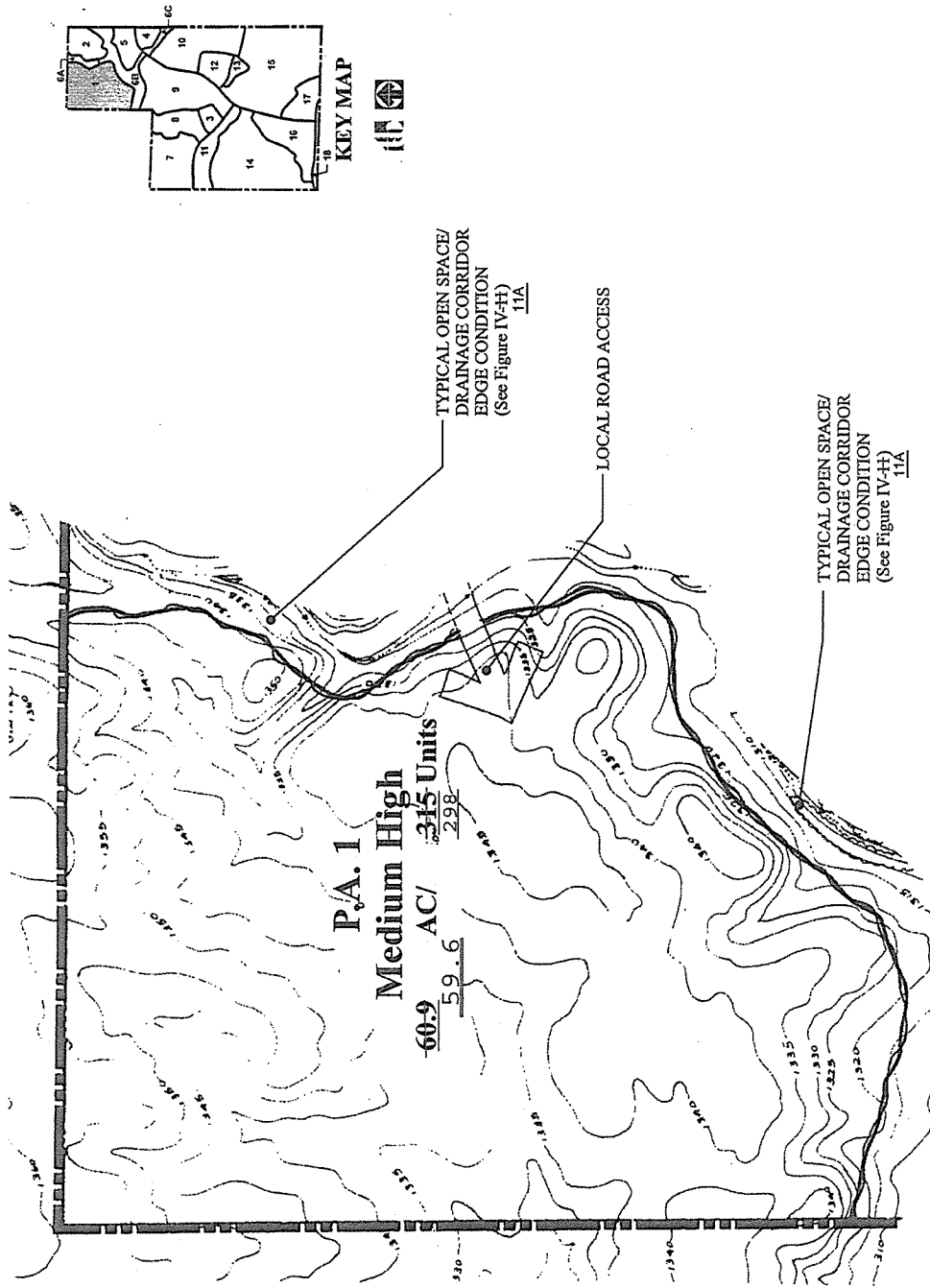
Figure III-10
OPEN SPACE AND
RECREATION PLAN

Rancho Bella Vista

Rancho Bella Vista, LLC
43529 Ridge Park Drive, Temecula, CA 92590

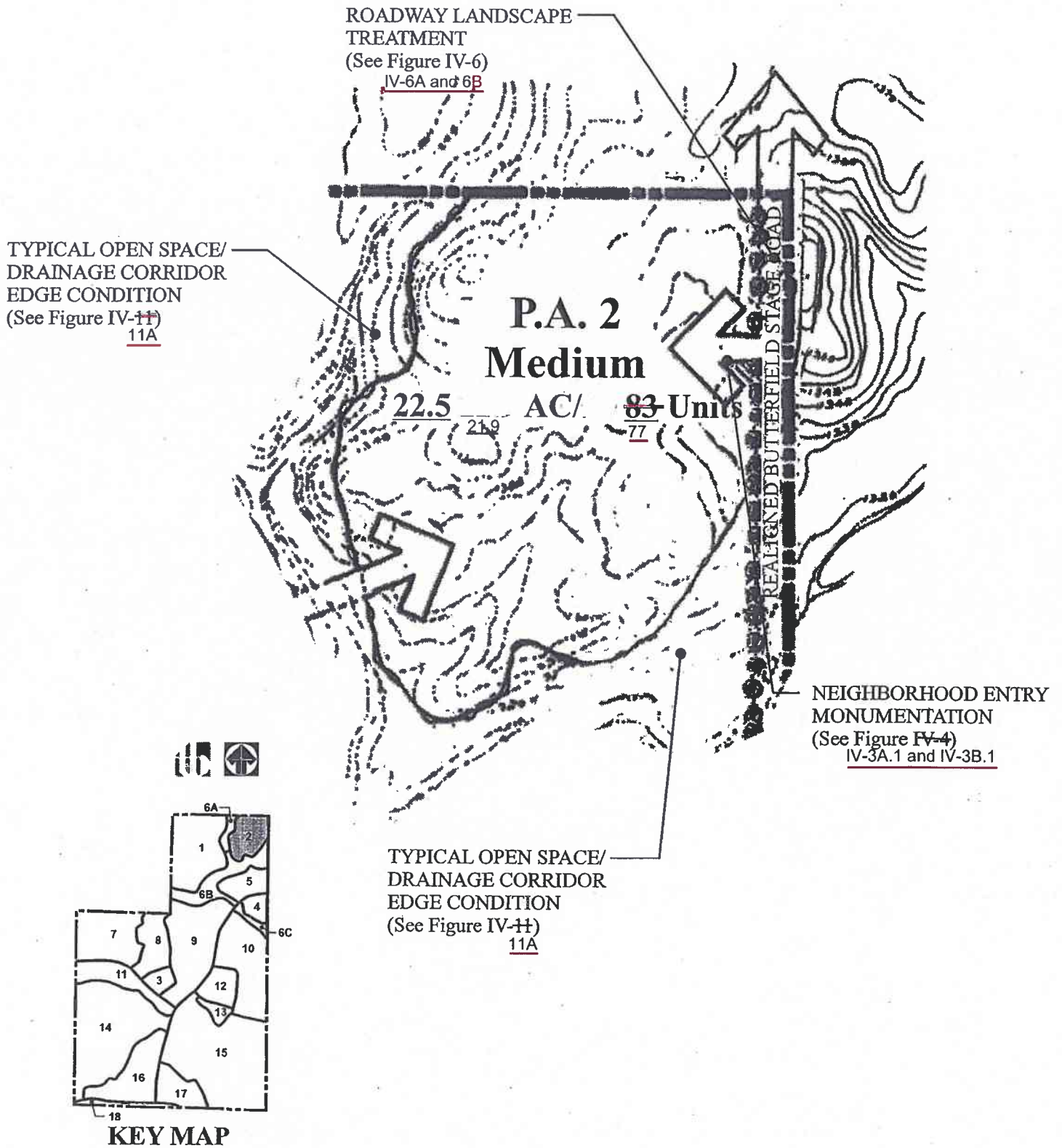
Figure III-13

PLANNING AREA I



Rancho Bella Vista

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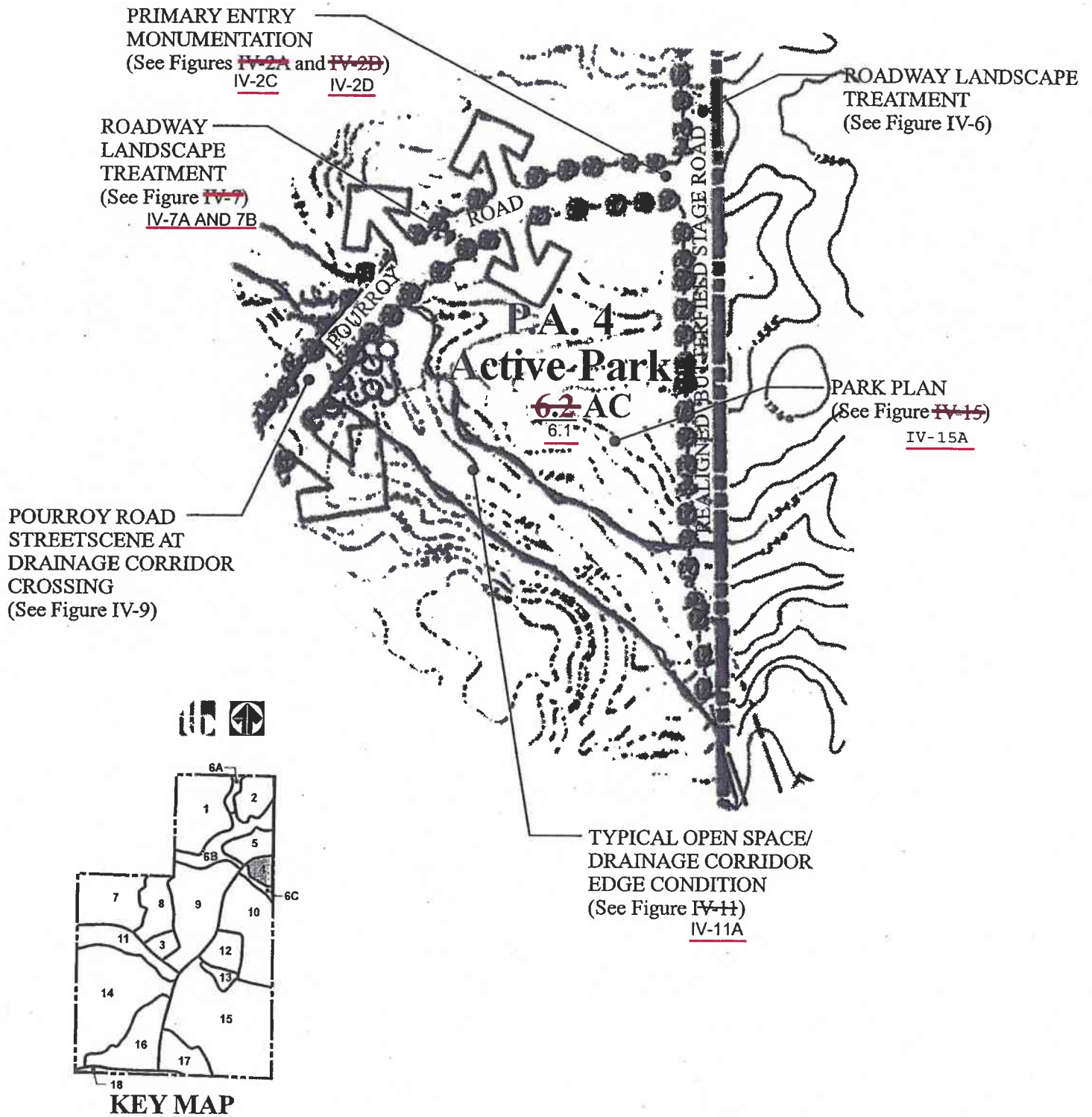


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Figure III-14
PLANNING AREA 2

III.B-5

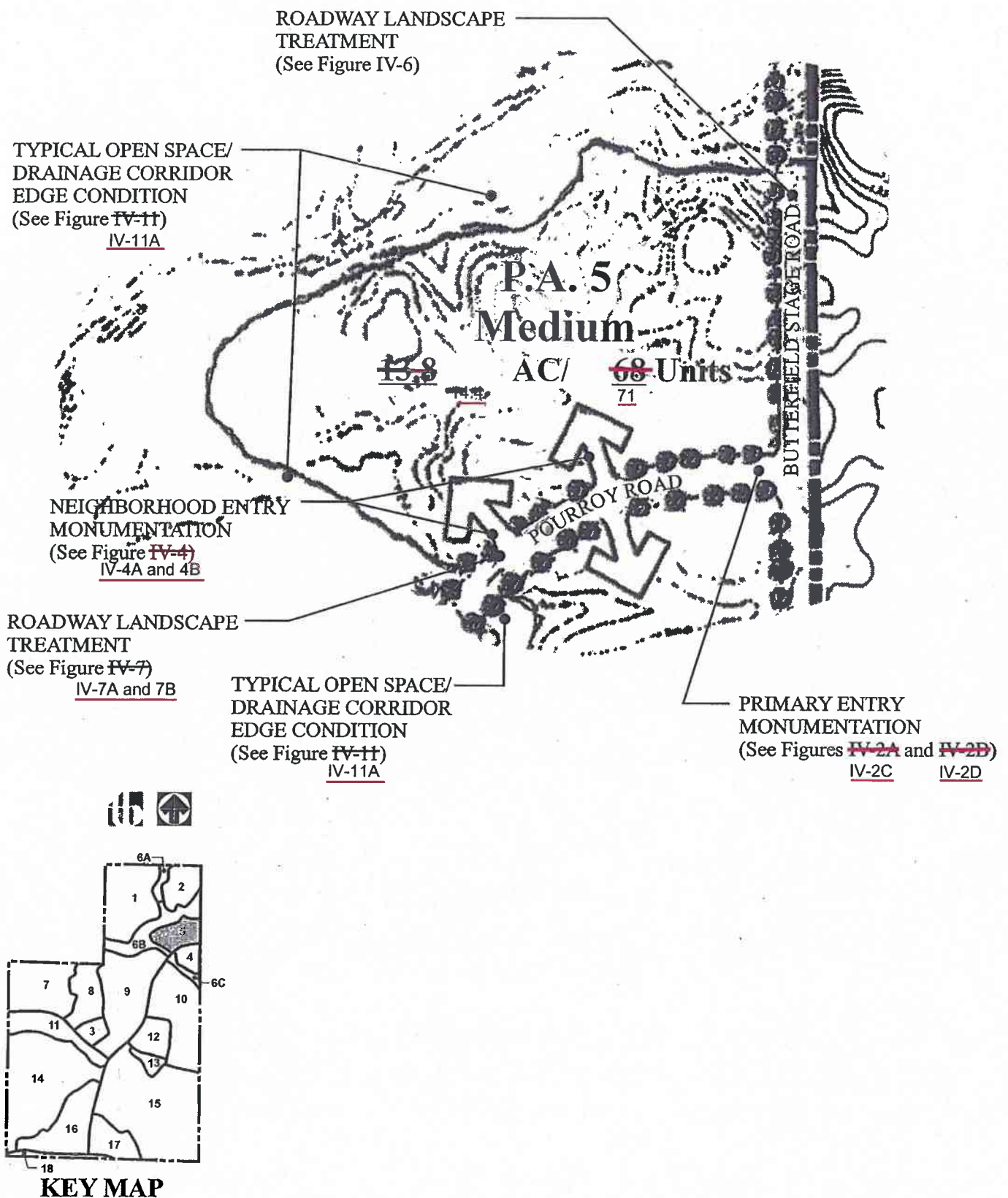


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Figure III-15
PLANNING AREA 4

III.B-8

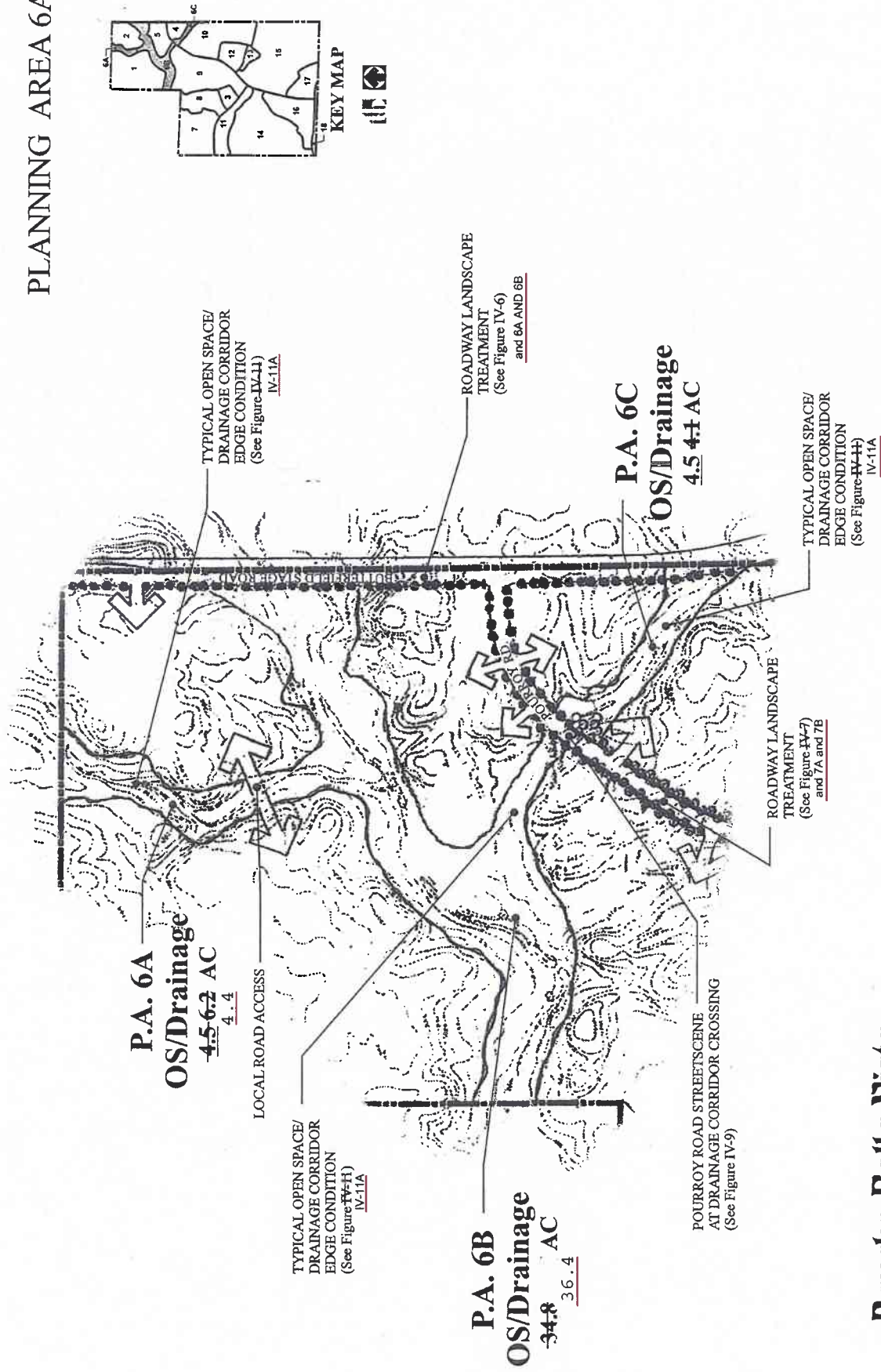


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Figure III-16
PLANNING AREA 5

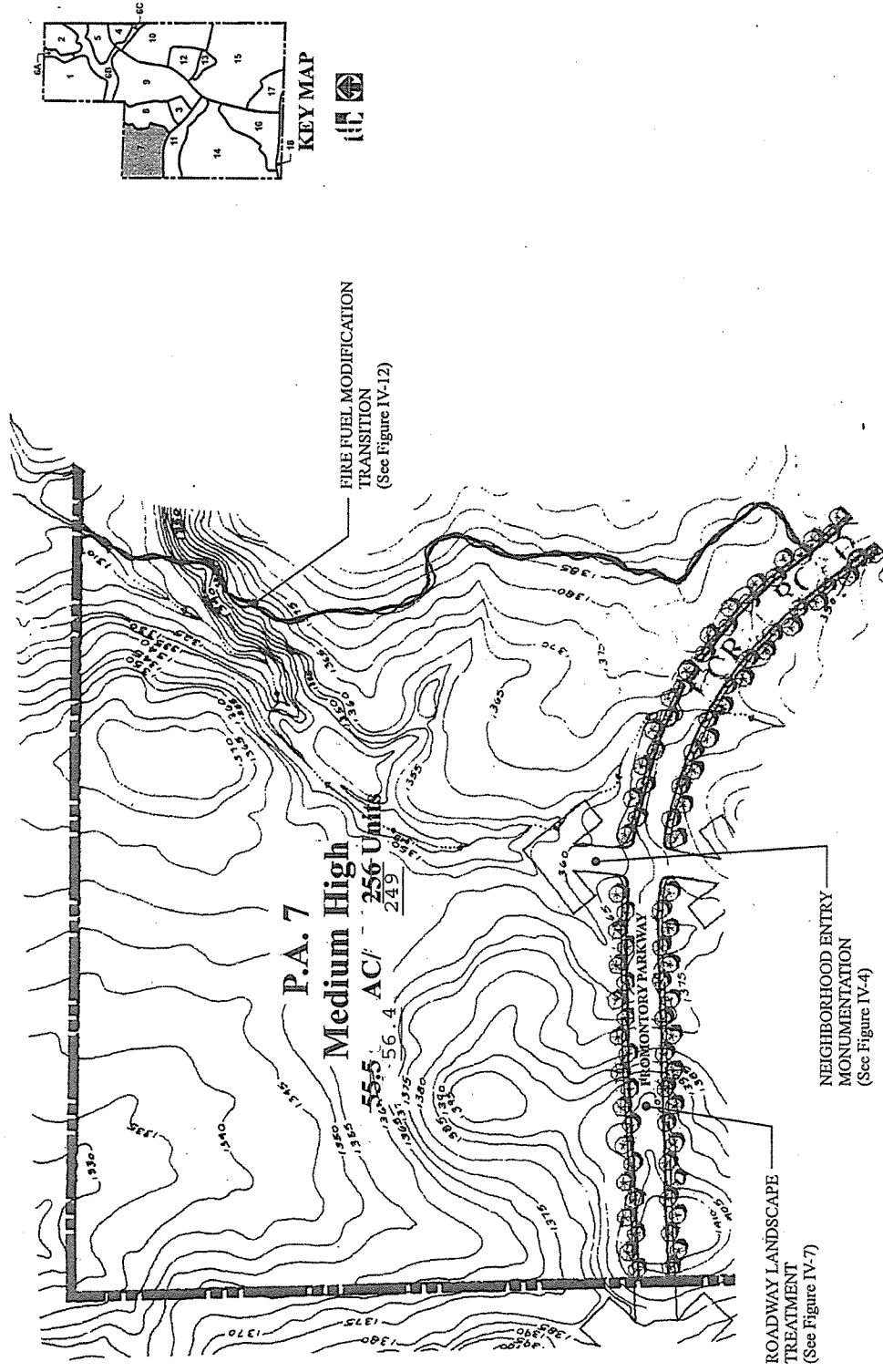
Figure III-17
PLANNING AREA 6A, 6B & 6C



Rancho Bella Vista

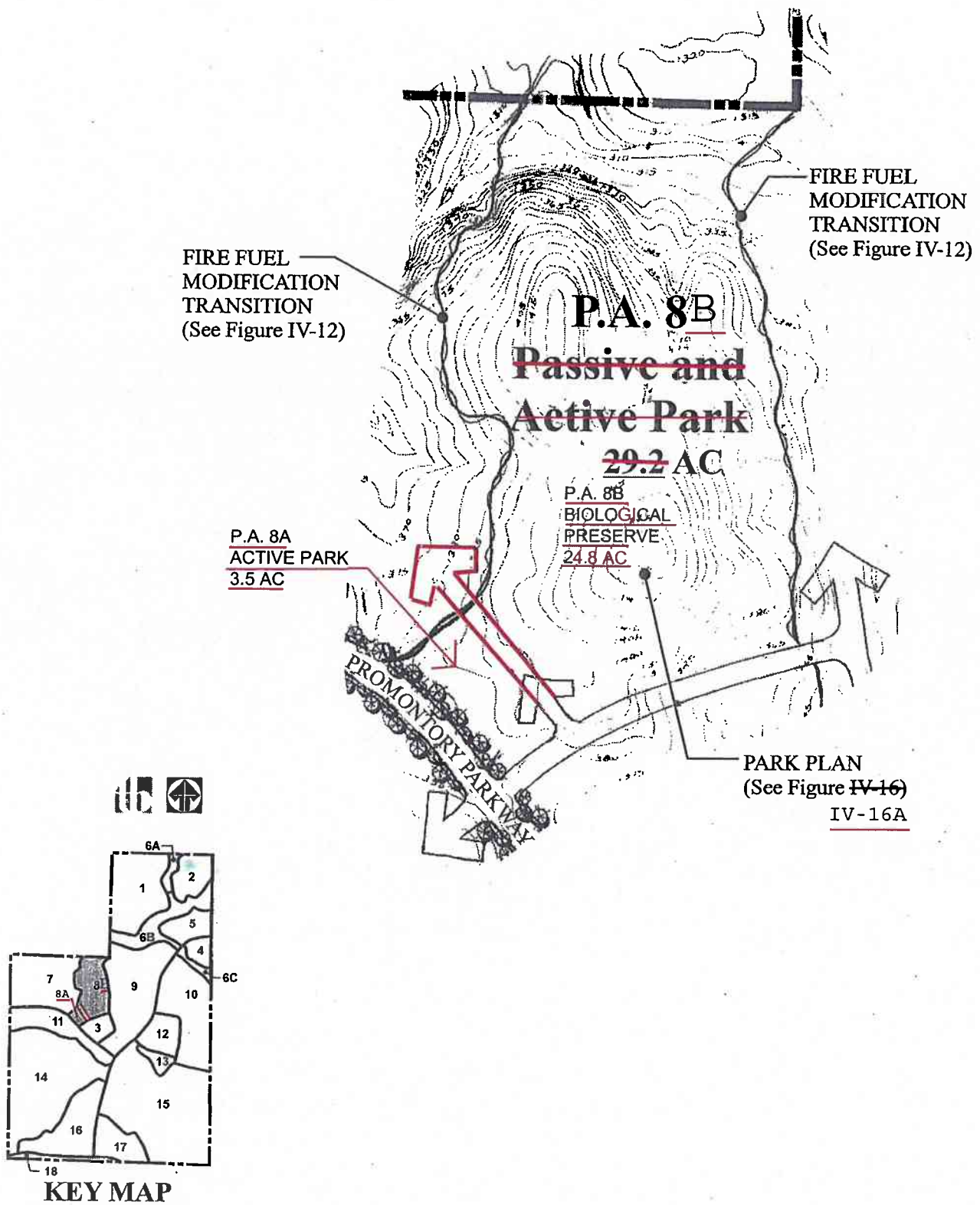
Rancho Bella Vista, LLC
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Figure III-18
PLANNING AREA 7



Rancho Bella Vista

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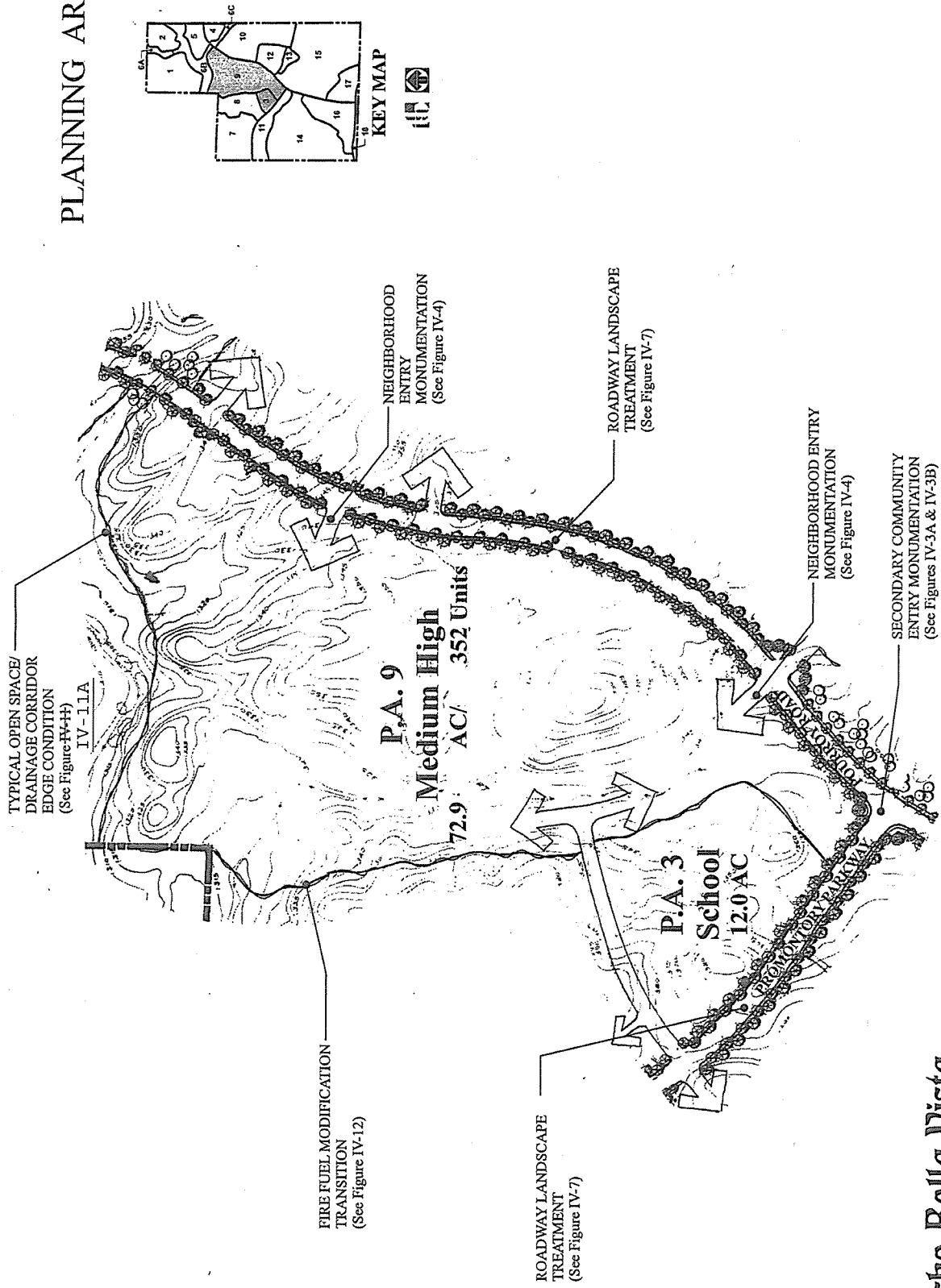
Rancho Bella Vista

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43529 Ridge Park Drive, Temecula, CA 92590

Figure III-19
PLANNING AREA 8A & 8

III.B-18

PLANNING AREAS 3 & 9

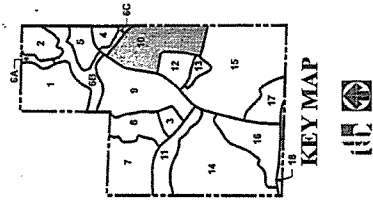
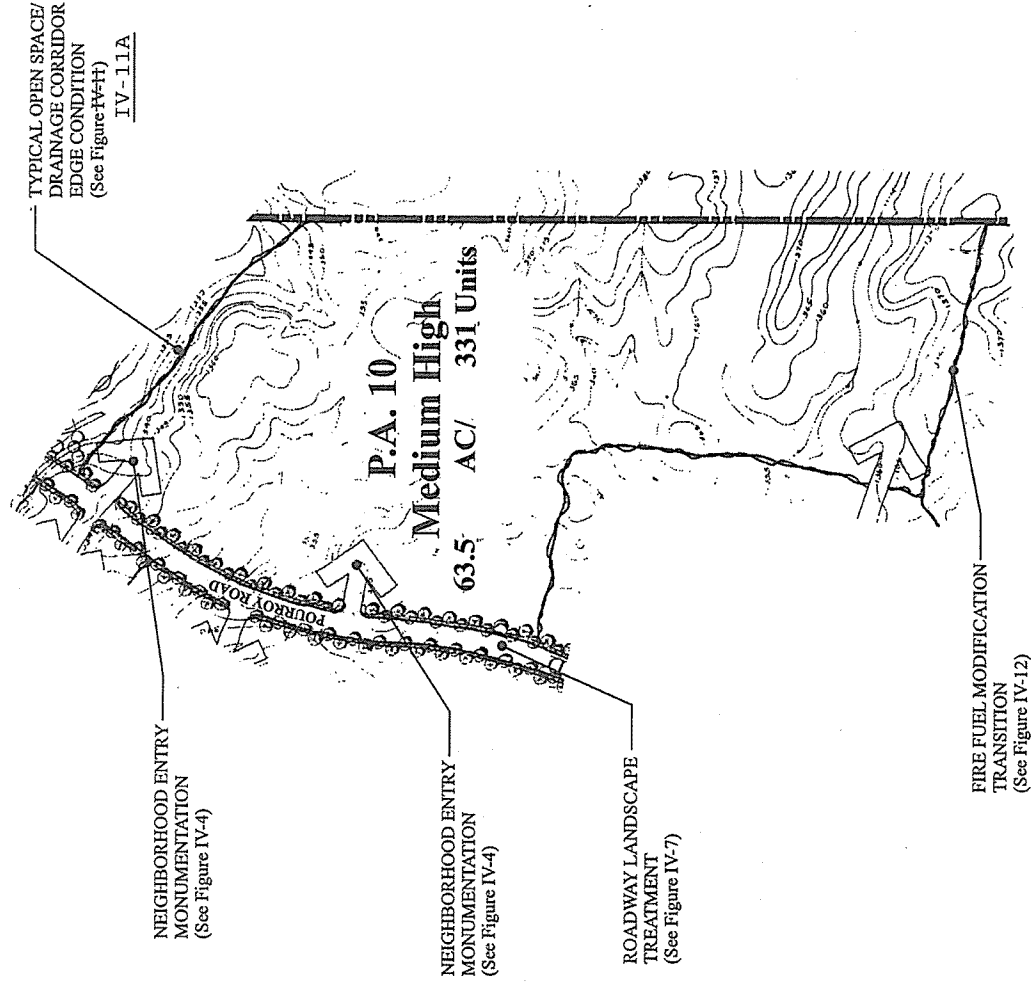


Rancho Bella Vista

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43529 Ridge Park Drive, Temecula, CA 92590

Figure III-21

PLANNING AREA 10



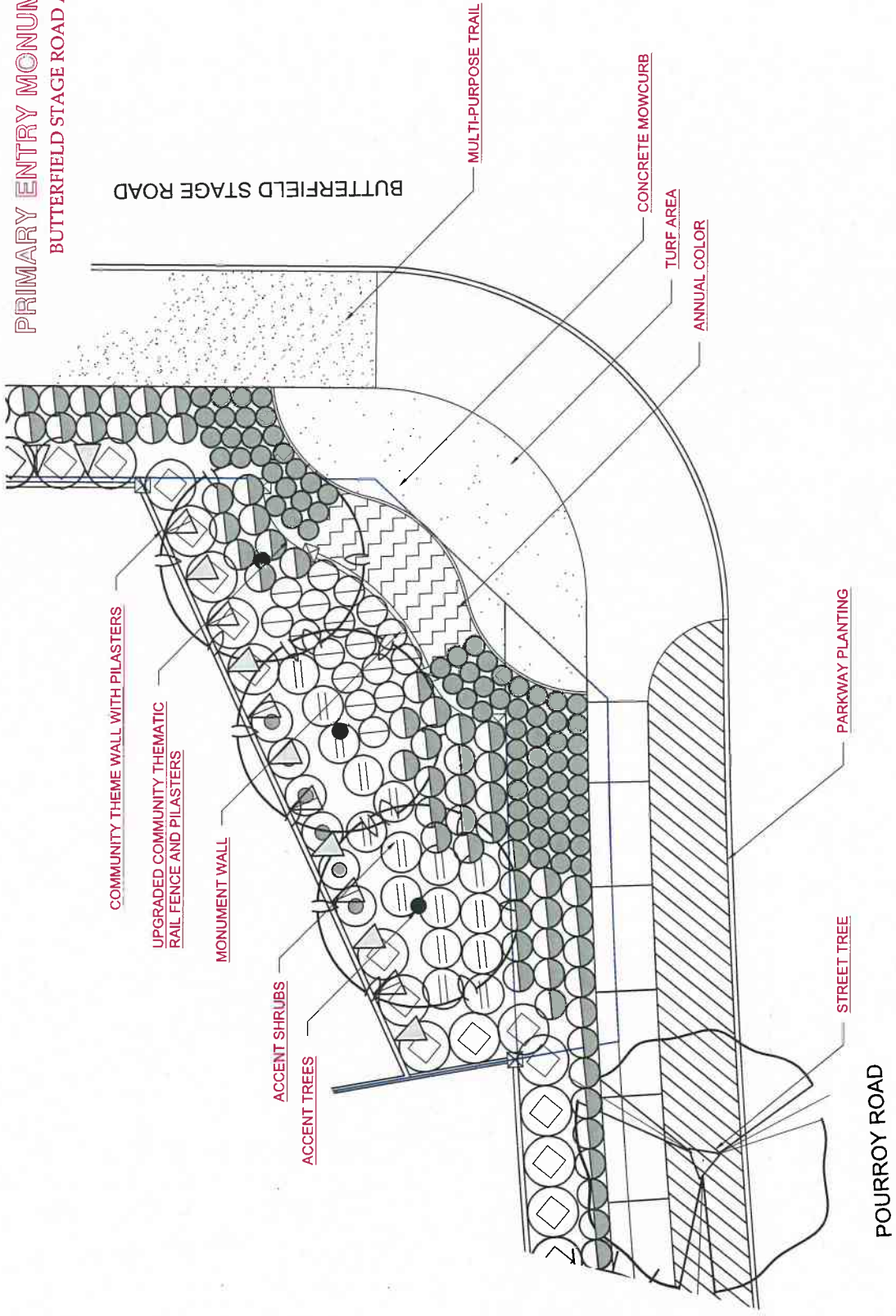
Rancho Bella Vista

Rancho Bella Vista, LLC
43529 Ridge Park Drive, Temecula, CA 92590

Figure IV-2C

PRIMARY ENTRY MONUMENT (PLAN)

BUTTERFIELD STAGE ROAD AT POURROY ROAD

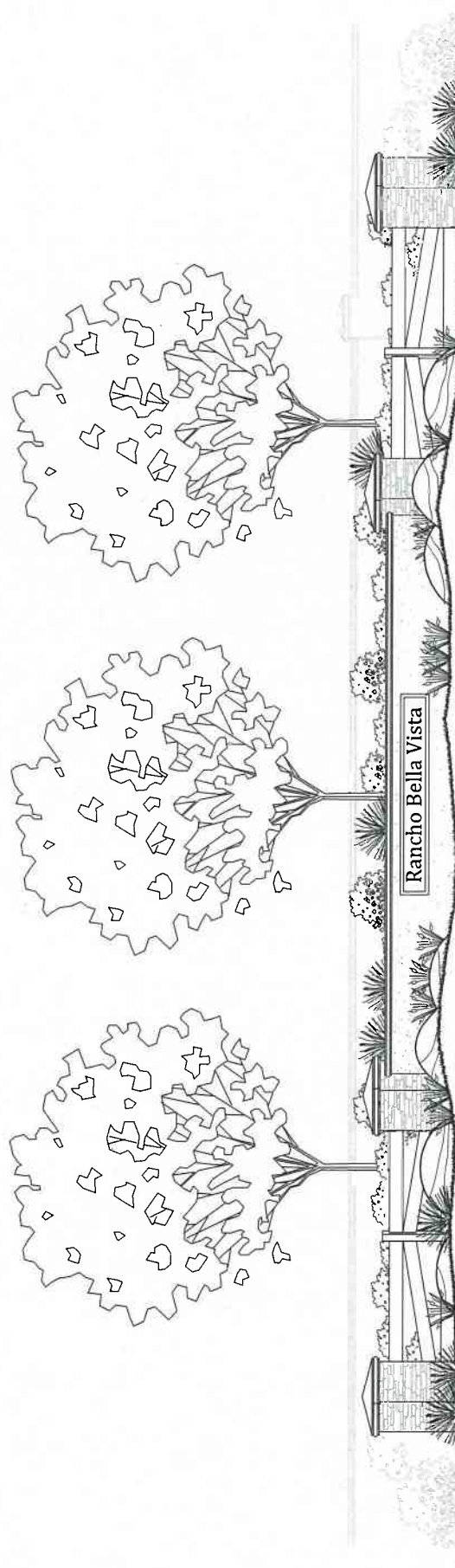


RANCHO BELLA VISTA

LENNAR HOMES
391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

Figure IV-2D

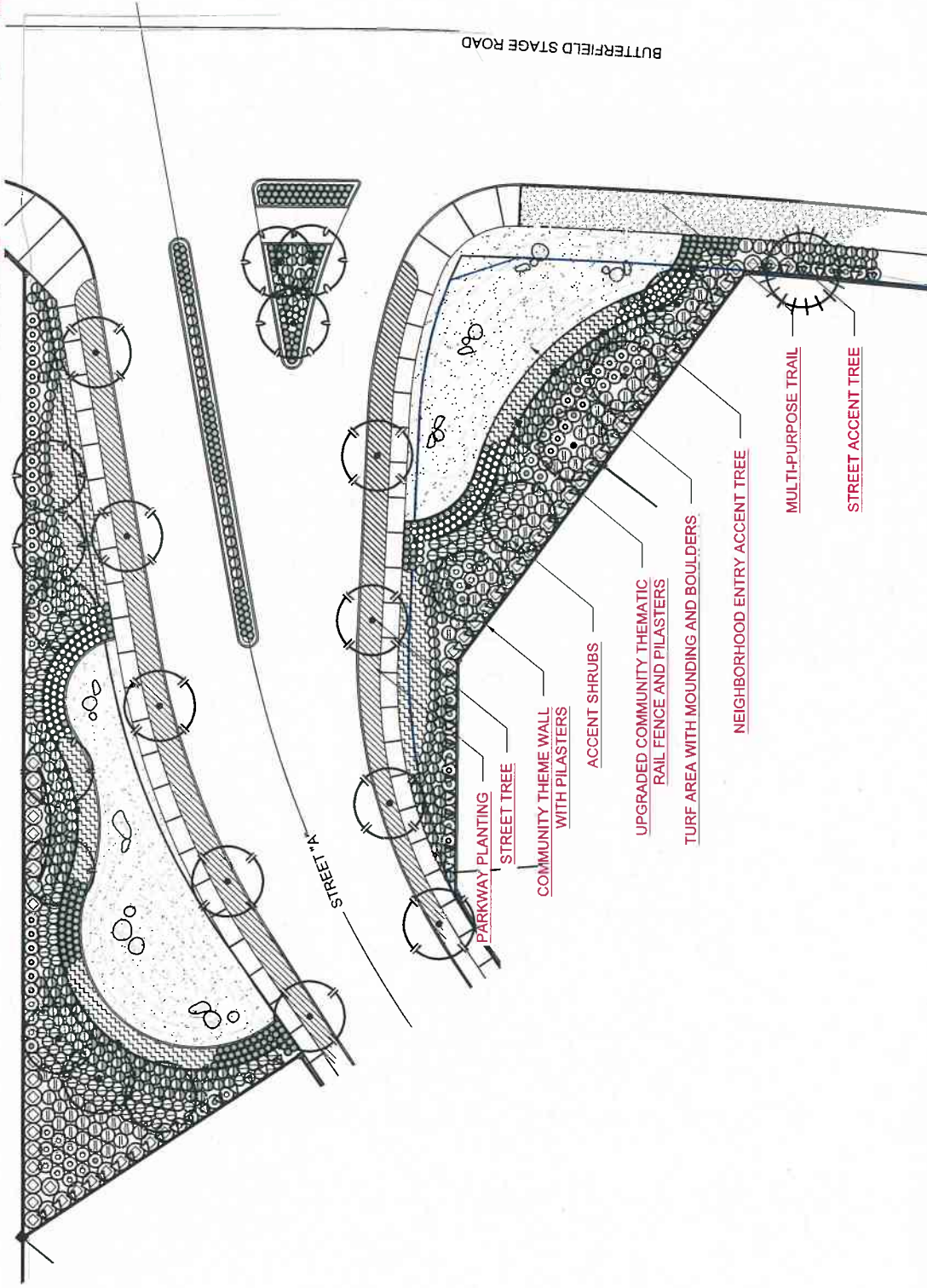
PRIMARY ENTRY MONUMENT (ELEVATION)
BUTTERFIELD STAGE ROAD AT POURROY ROAD



RANCHO BELLA VISTA

LENNAR HOMES
391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

Figure IV-3A.1
SECONDARY ENTRY MONUMENT (PLAN)



RANCHO BELLA VISTA

LENNAR HOMES
391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

Figure IV-3B.1

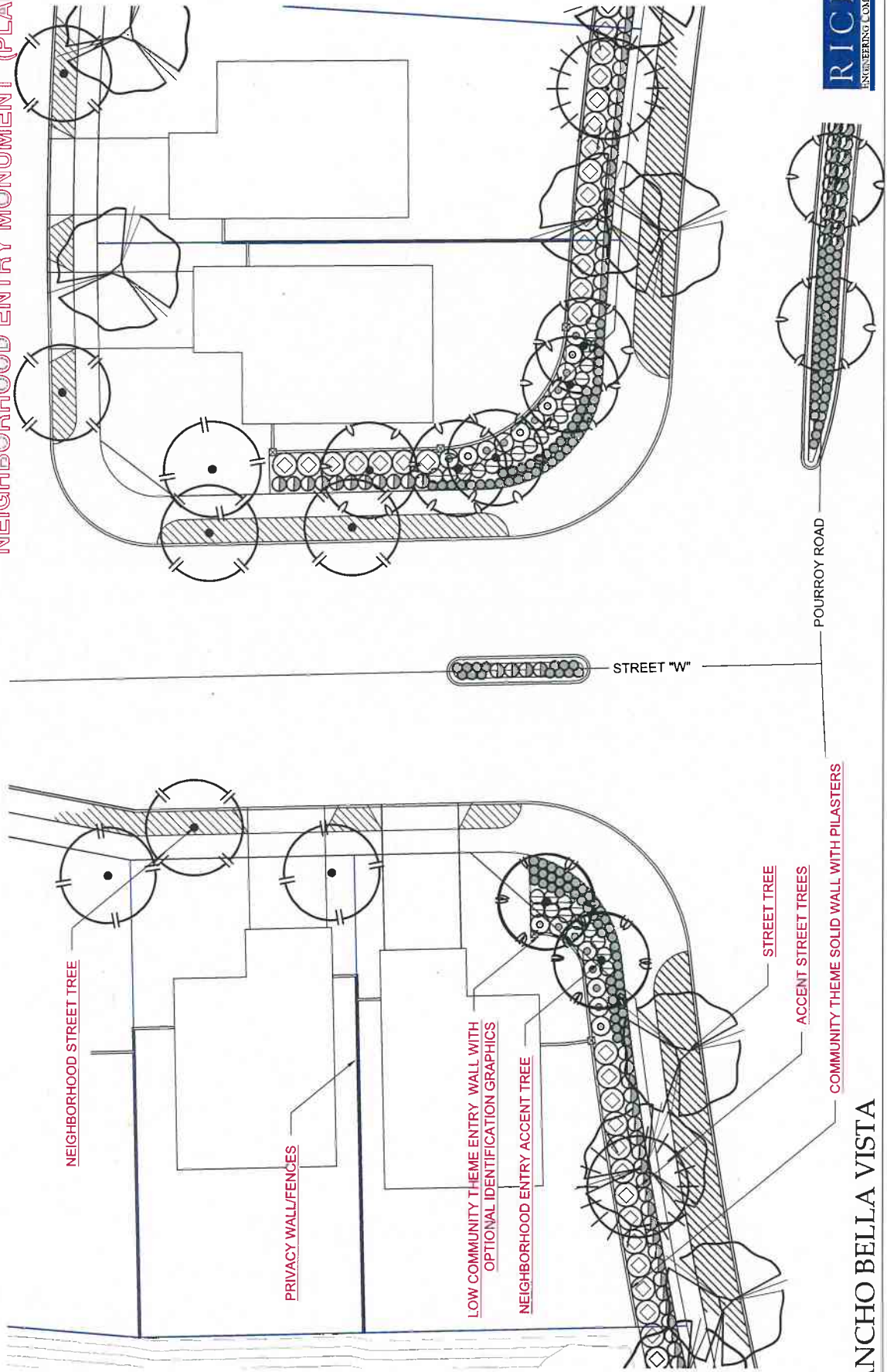
SECONDARY ENTRY MONUMENT (ELEVATION)



RANCHO BELLA VISTA

LENNAR HOMES
391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

Figure IV-4A
NEIGHBORHOOD ENTRY MONUMENT (PLAN)



RICK
ENGINEERING COMPANY

IV-10A

RANCHO BELLA VISTA

LENNAR HOMES
391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

Figure IV-4B

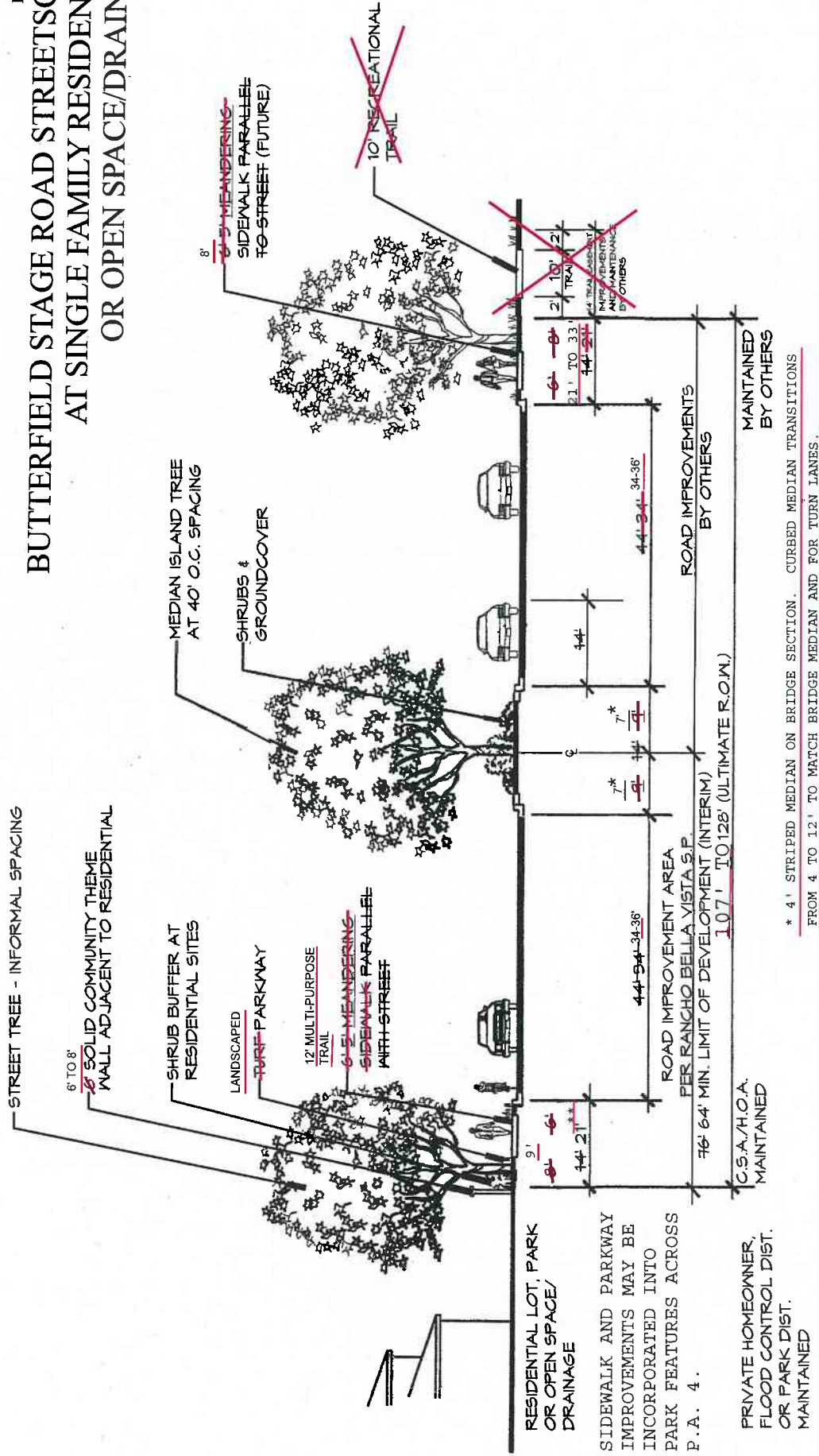
NEIGHBORHOOD ENTRY MONUMENT (ELEVATION)



RANCHO BELLA VISTA

LENNAR HOMES
391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

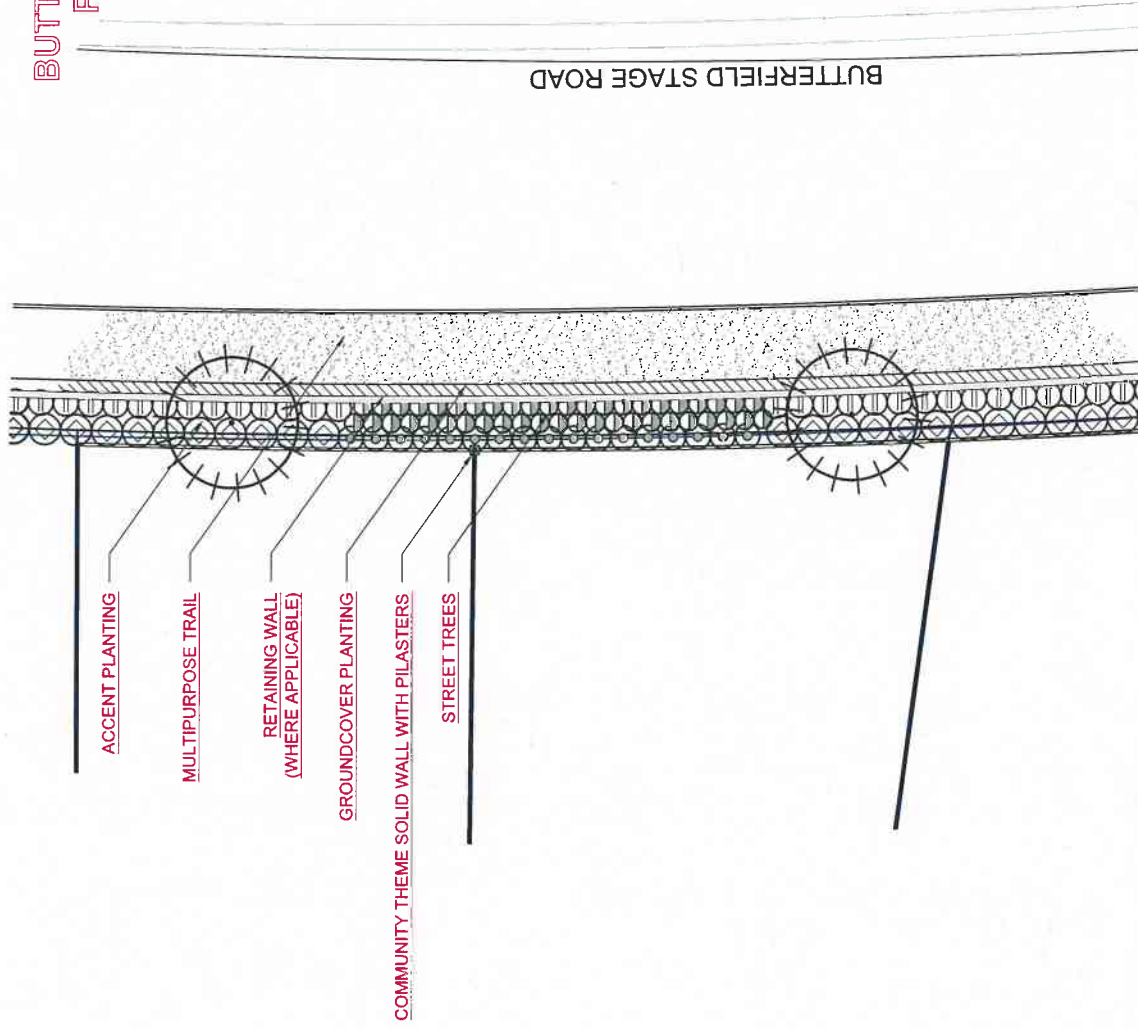
Figure IV-6
**BUTTERFIELD STAGE ROAD STREETSCAPE
 AT SINGLE FAMILY RESIDENTIAL
 OR OPEN SPACE/DRAINAGE**



Rancho Bella Vista

Rancho Bella Vista, LLC
 43529 Ridge Park Drive, Temecula, CA 92590

Figure IV-6A
 BUTTERFIELD STAGE ROAD STREET SCENE AT
 RESIDENTIAL LAND USE-LEVEL CONDITION
 ADJACENT TO P.A. 2



RANCHO BELLA VISTA

LENNAR HOMES
 391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

Figure IV-6B
BUTTERFIELD STAGE ROAD STREETSCAPE
 ADJACENT TO P.A. 2

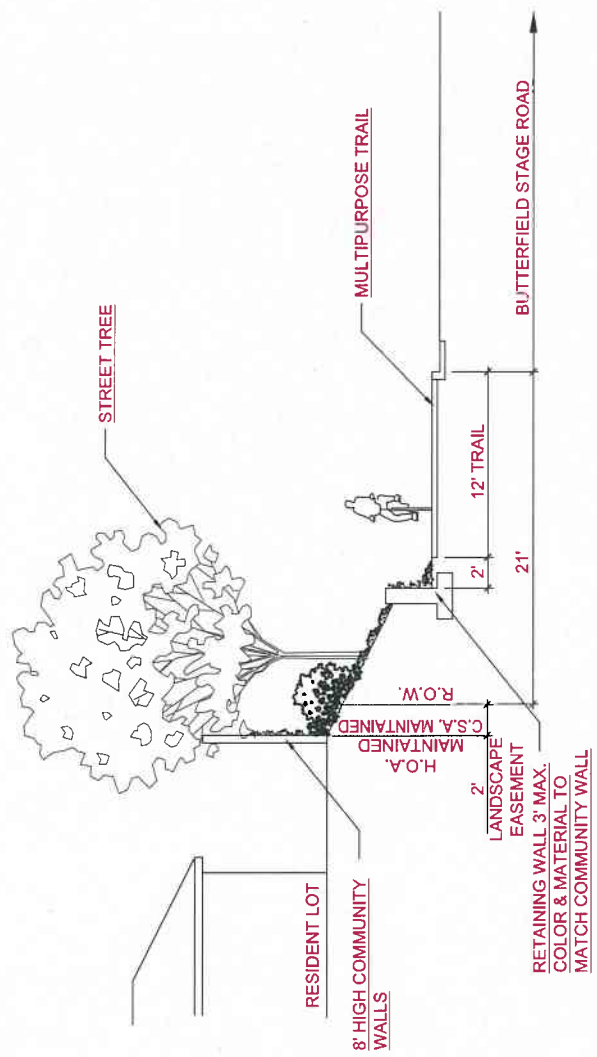


Figure IV-7A

POURROY ROAD STREET SCENE AT RESIDENTIAL
LAND USE-LEVEL CONDITION

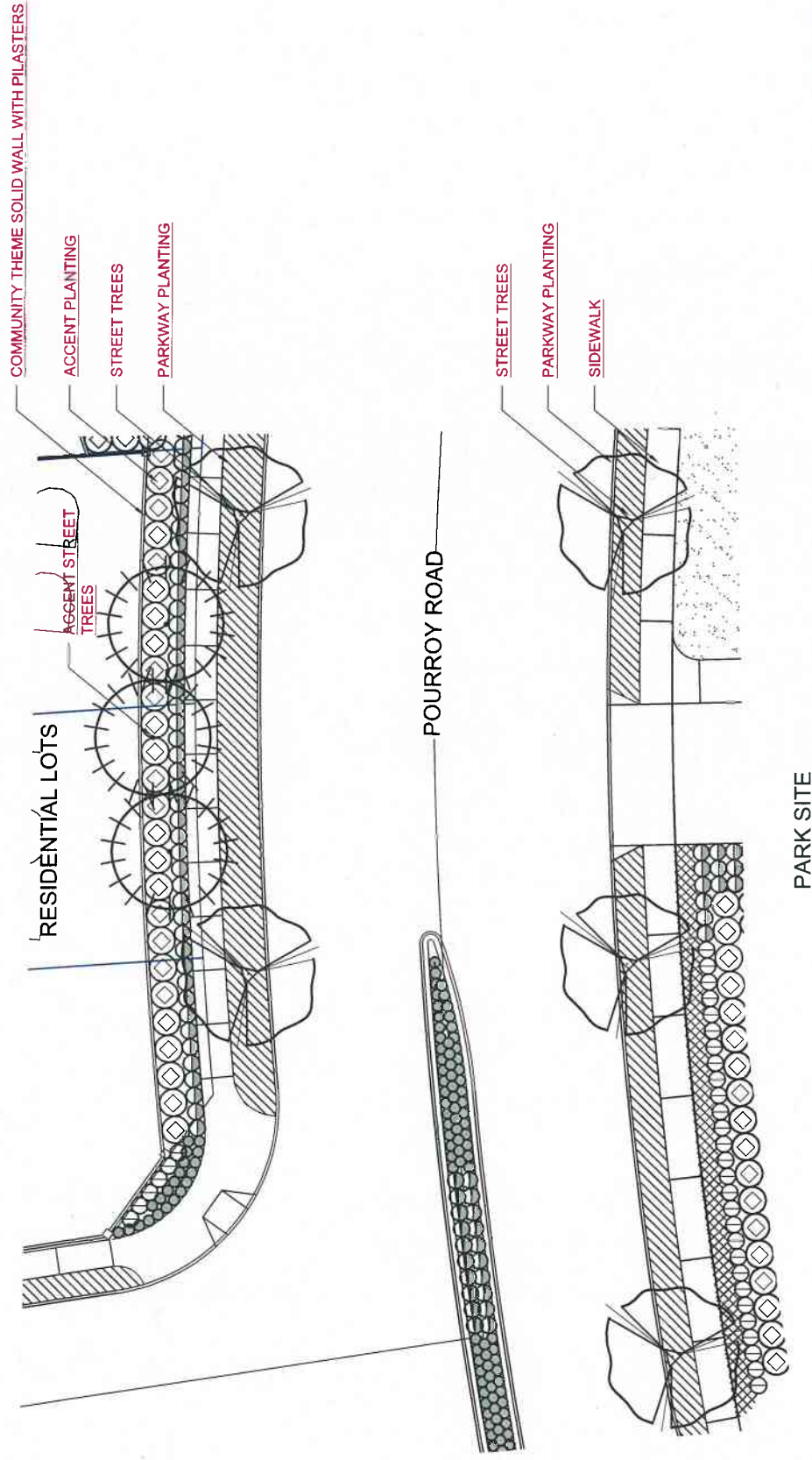


Figure IV-7B
 POURROY ROAD STREETSCAPE AT RESIDENTIAL
 LAND USE-LEVEL CONDITION

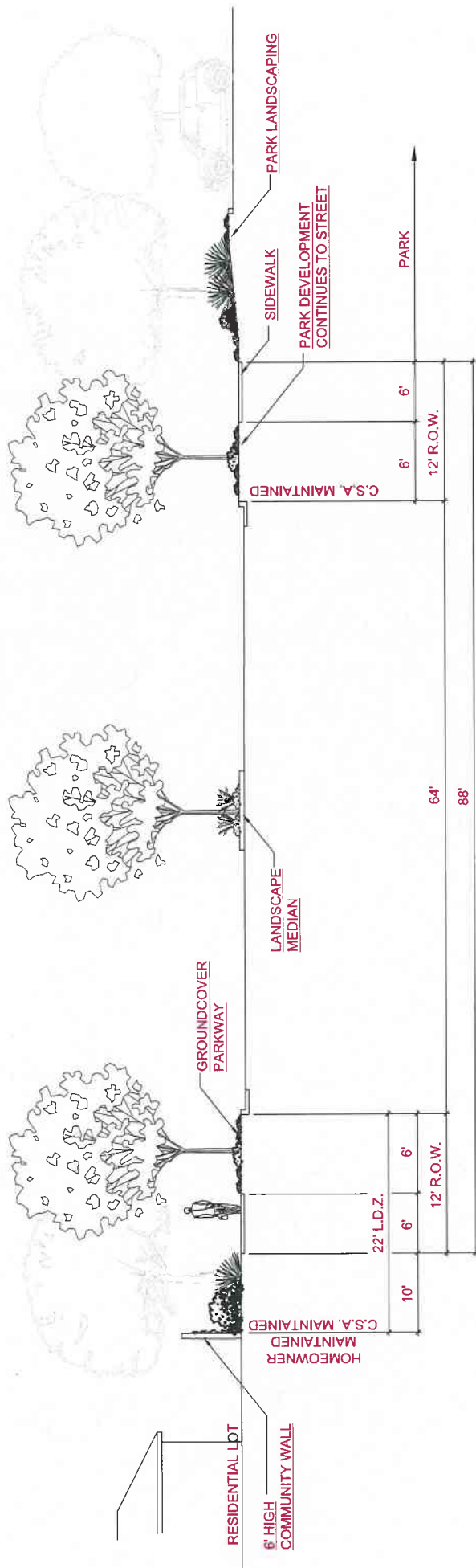
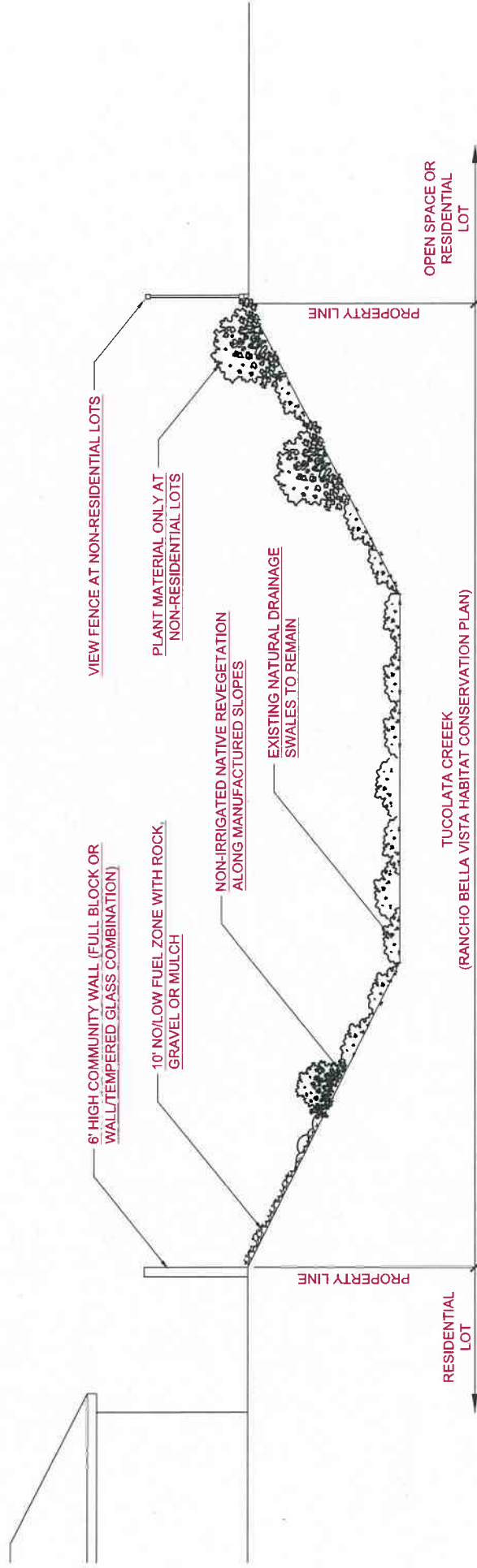


Figure IV-11A

TYPICAL OPEN SPACE / DRAINAGE CORRIDOR
EDGE CONDITION

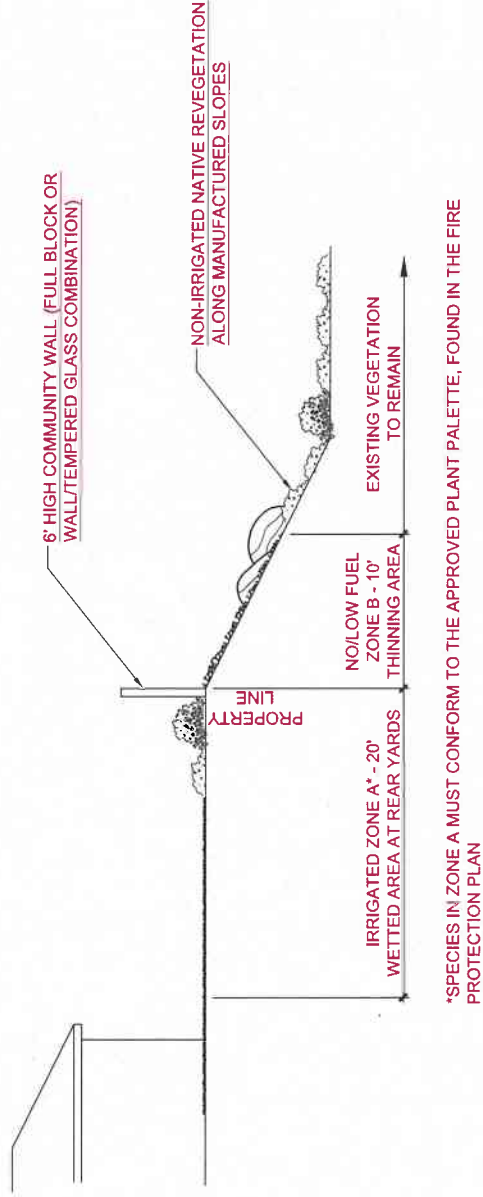


RANCHO BELLA VISTA

LENNAR HOMES
391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

Figure IV-12A

FIRE DEFENSIBLE SPACE



RANCHO BELLA VISTA

LENNAR HOMES
391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

Figure IV-14

PLANNING AREA 13 - 6.2 6.1 ACRE PUBLIC ACTIVE PARK

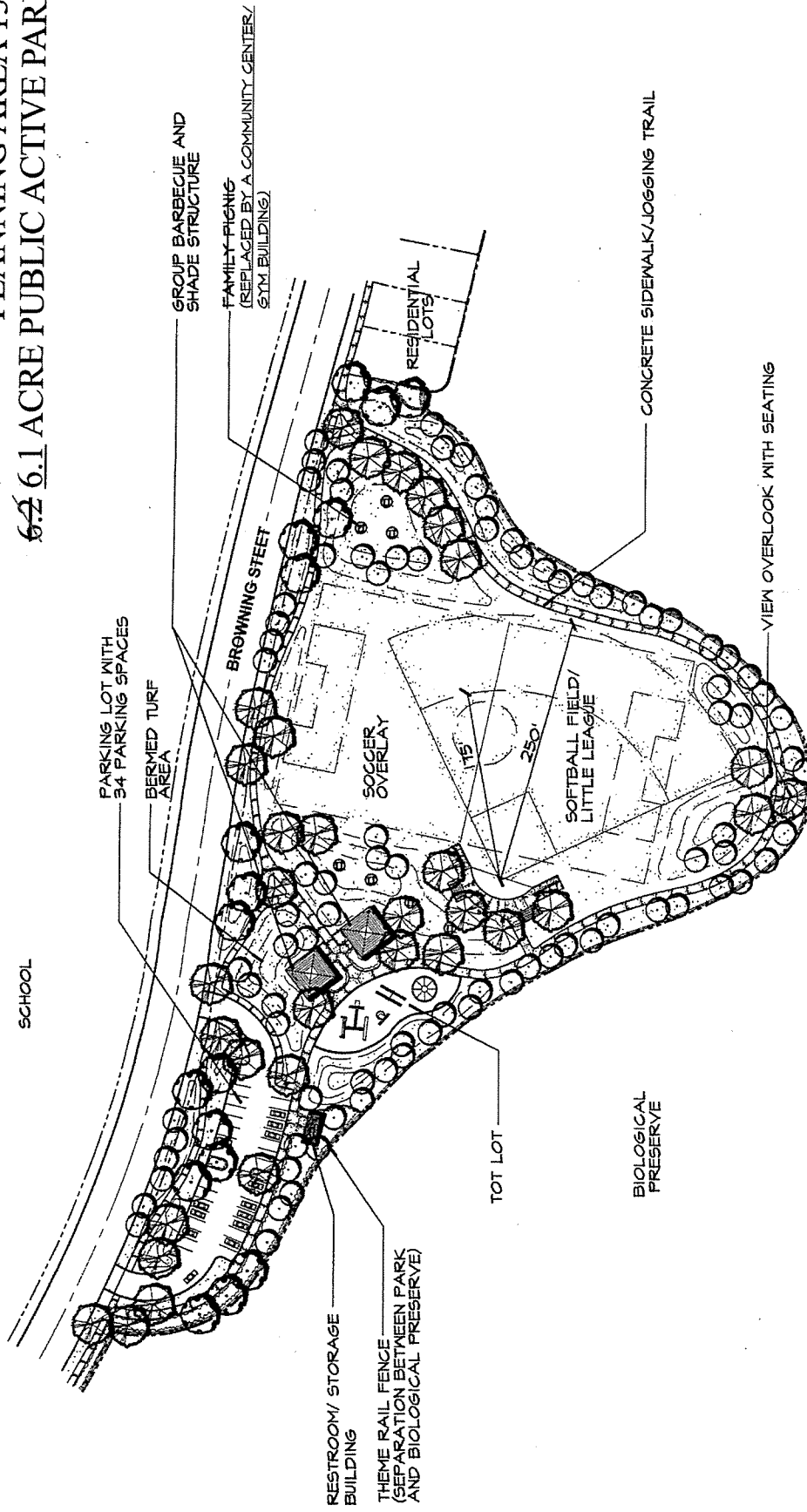
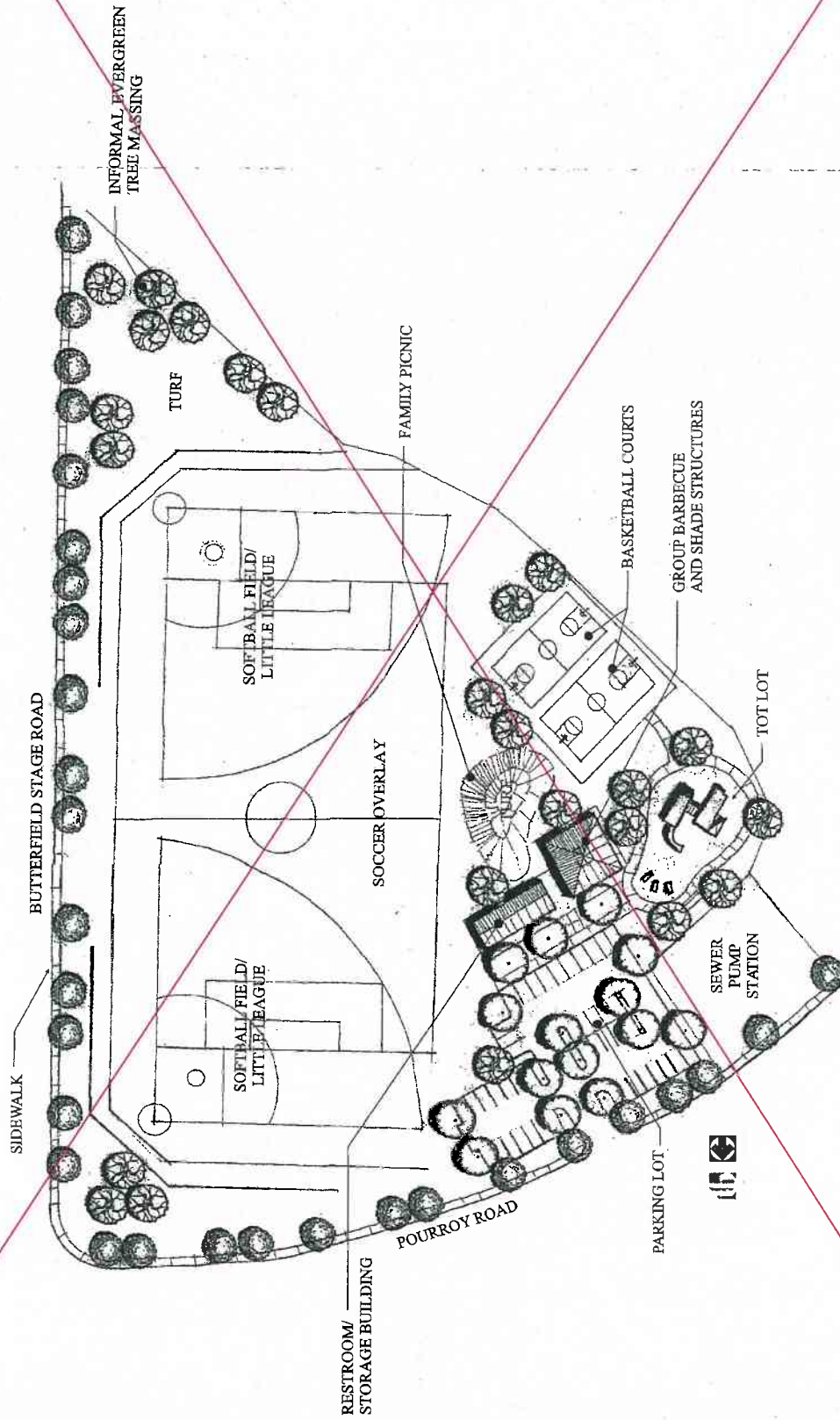


Figure IV-15

PLANNING AREA 4 - 7.2 ACRE PUBLIC ACTIVE PARK



IV-30

Rancho Bella Vista

Rancho Bella Vista, LLC
43529 Ridge Park Drive, Temecula, CA 92590

Figure IV-15A

PLANNING AREA 4 6.1 ACRE ACTIVE PARK

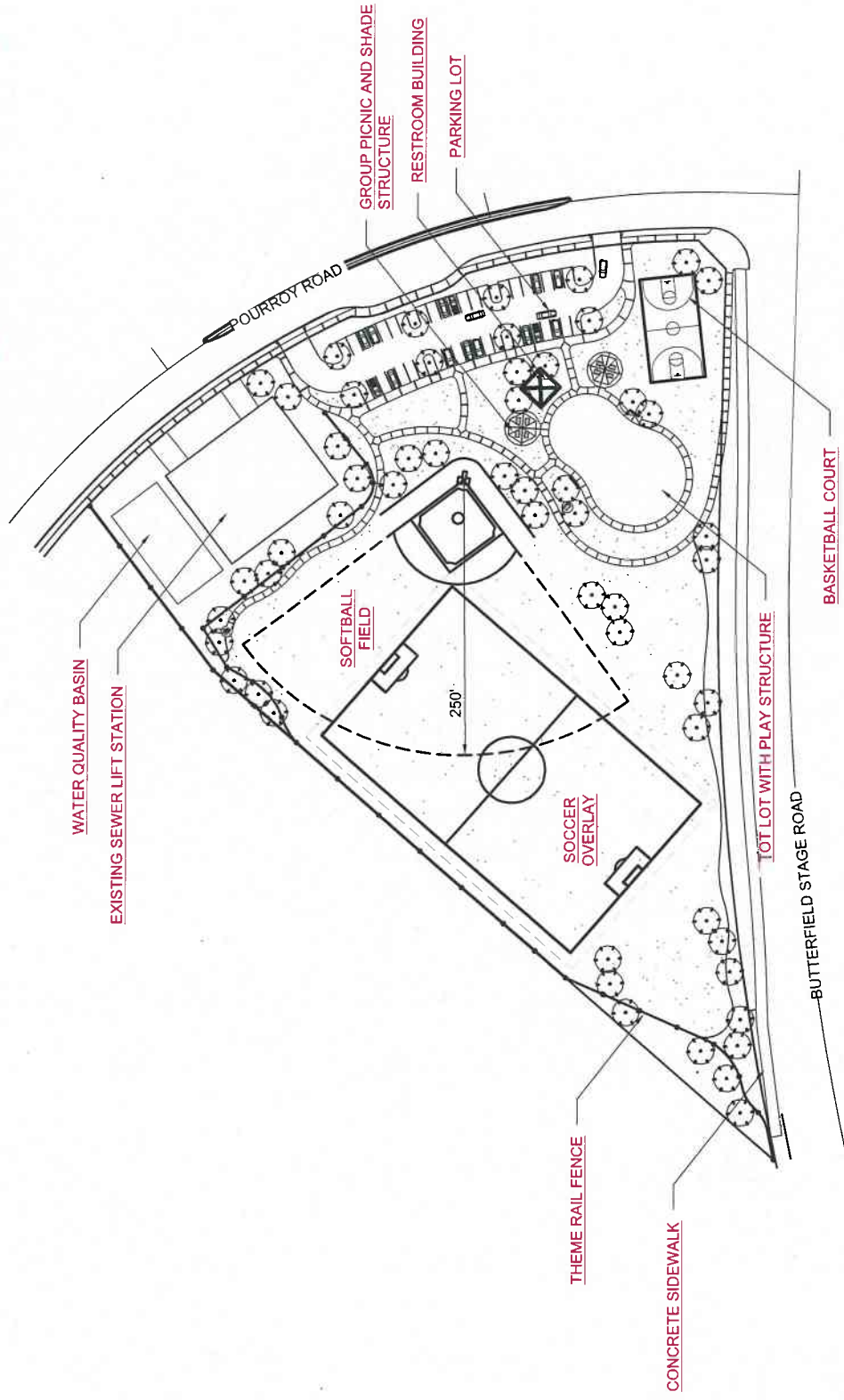
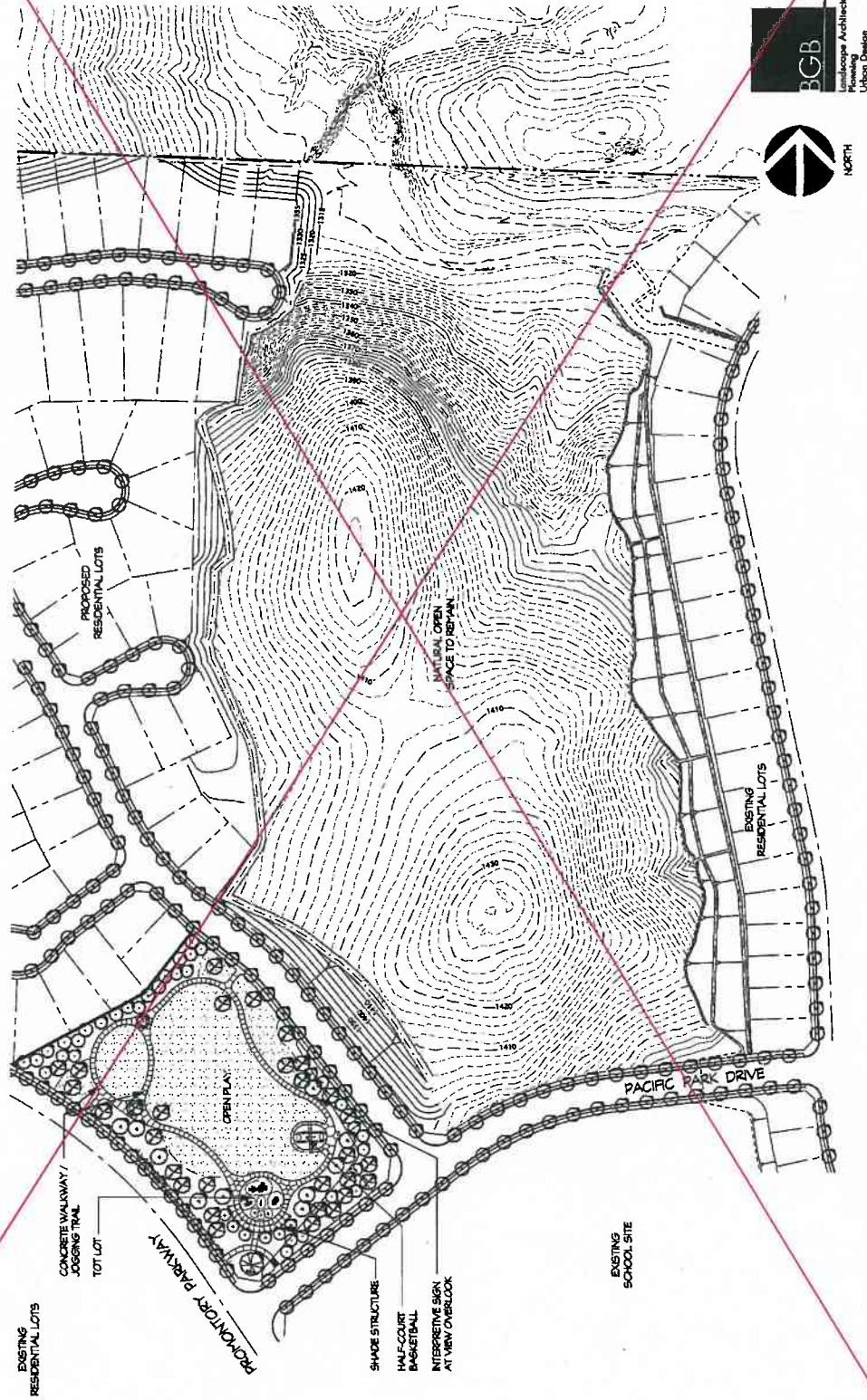


Figure IV-16

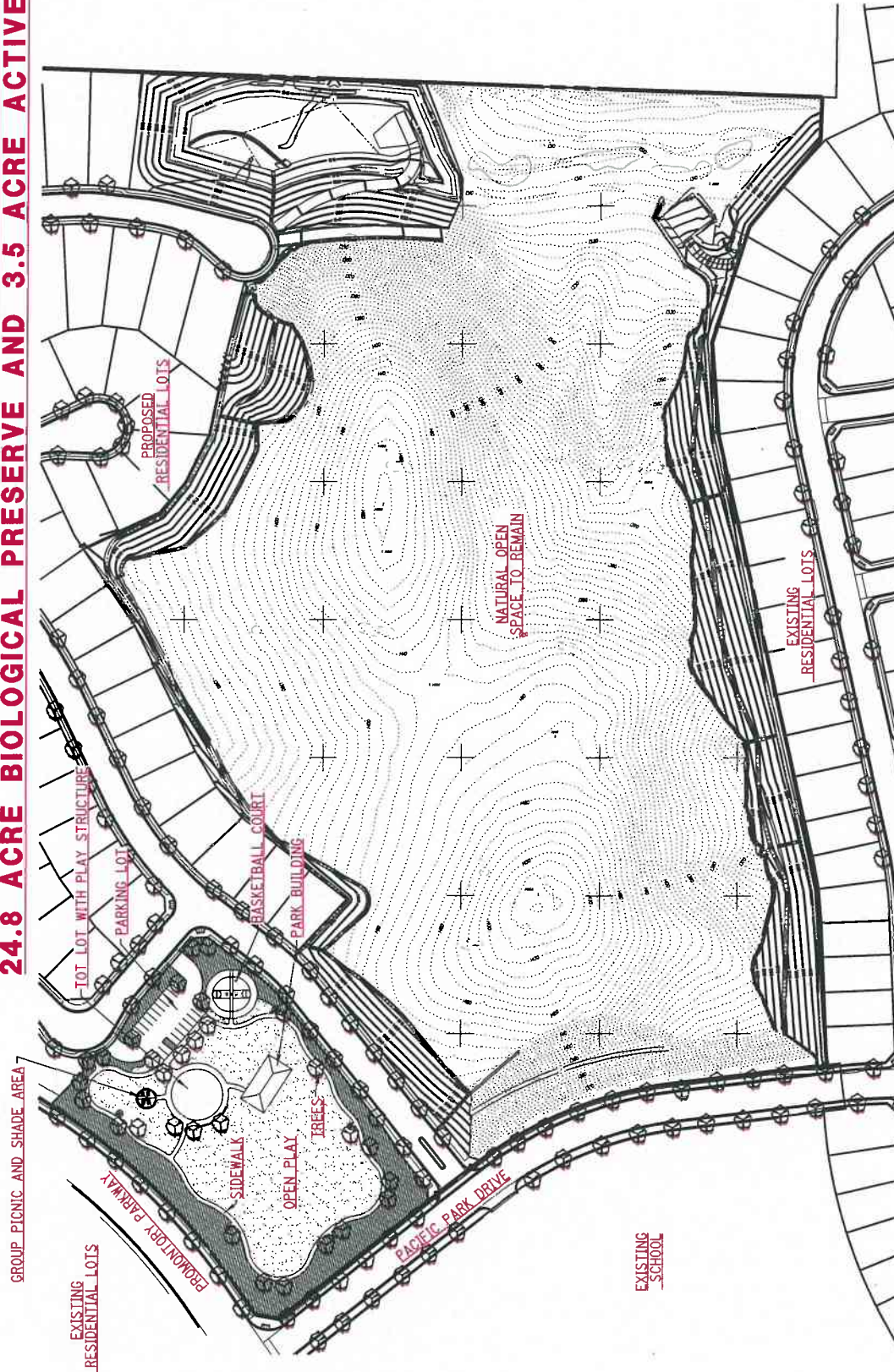
PLANNING AREA 8 - 27.5 29.2 ACRE PUBLIC PASSIVE AND ACTIVE PARK



Rancho Bella Vista

Rancho Bella Vista, LLC
43529 Ridge Park Drive, Temecula, CA 92590

PLANNING AREAS 8A AND 8B - 24.8 ACRE BIOLOGICAL PRESERVE AND 3.5 ACRE ACTIVE PARK



1223 UNIVERSITY AVENUE - SUITE 240
RIVERSIDE, CA 92507
(951) 782-0757
(FAX) 951-782-0723

RICK
ENGINEERING COMPANY
Riverside

San Diego Orange Sacramento Tustin
Project: Rancho Bella Vista

Rancho Bella Vista

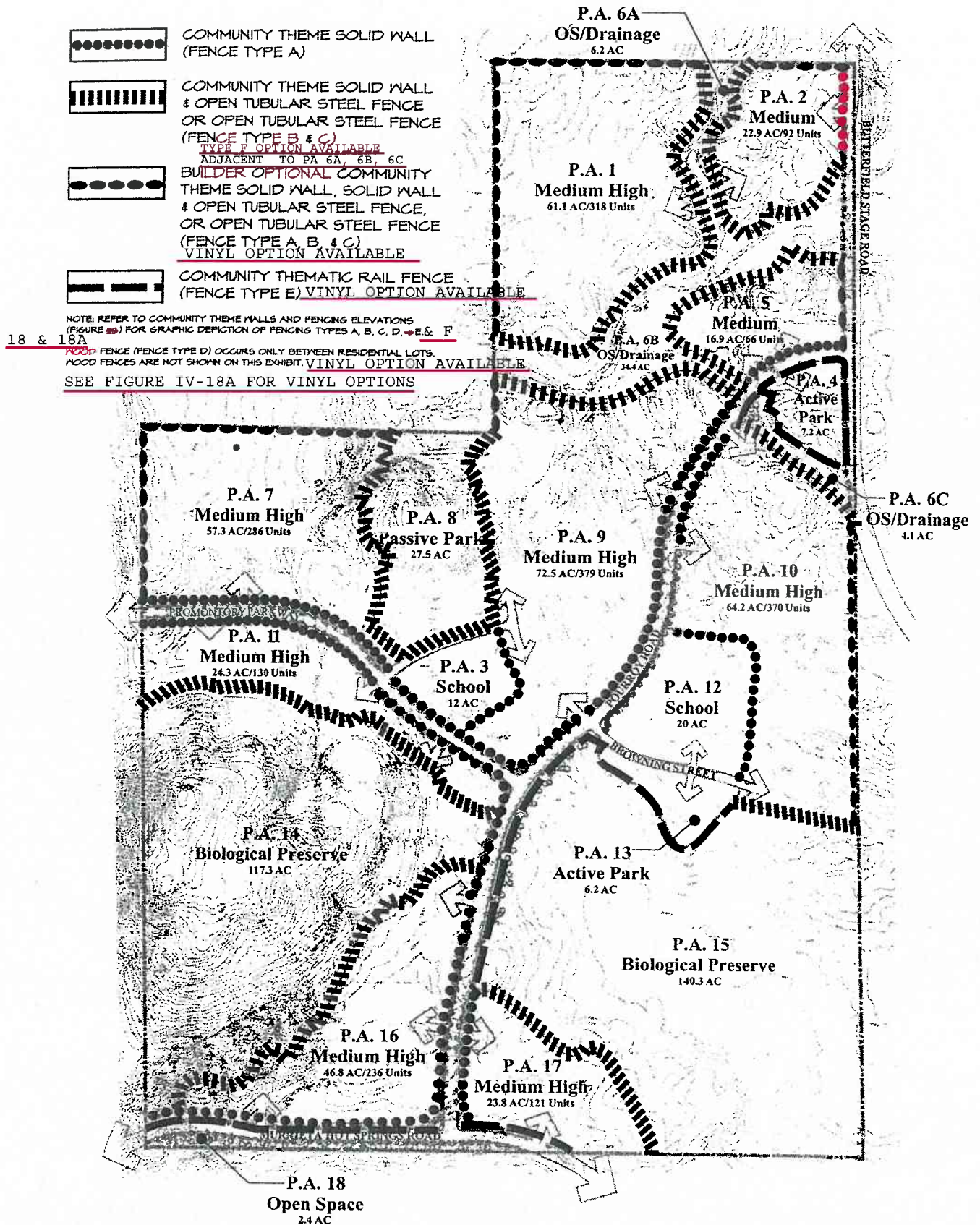


Figure IV-17
 CONCEPTUAL COMMUNITY
 FENCING PLAN

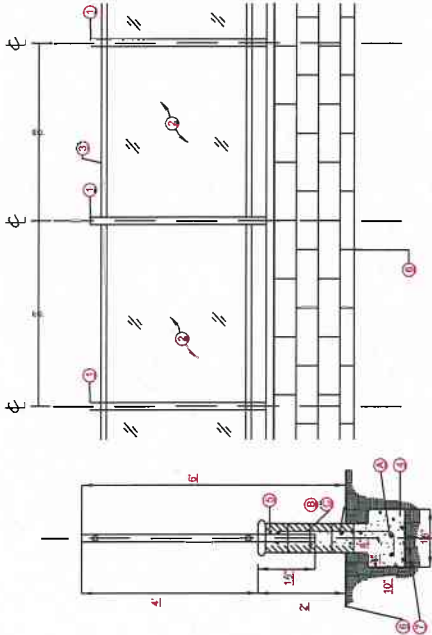
Rancho Bella Vista

Rancho Bella Vista, LLC
 43529 Ridge Park Drive, Temecula, CA 92590

FIGURE IV-18A

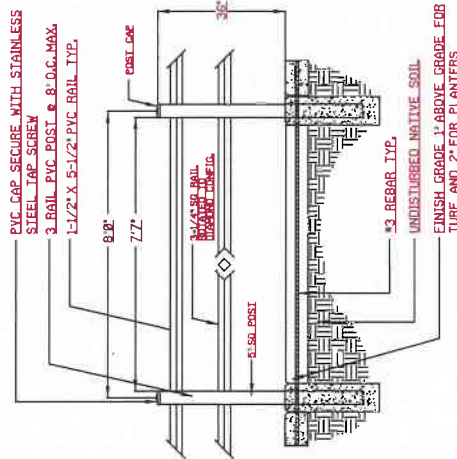
CONCEPTUAL THEME WALLS AND FENCING ELEVATIONS

SHEET 2



FENCE TYPE F' - TEMPERED GLASS/BLOCK WALL

- 1 2" SQUARE TUBULAR STEEL POST
- 2 1/2" X 1/2" TEMPERED GLASS PANEL
- 3 1/2" X 1/2" SQUARE TUBULAR STEEL RAILS (TOP & BOTTOM)
- 4 CONC. FOOTING PER ENL. SCHED. REBAR.
- 5 4" COMIT. (2 TOTAL)
- 6 #4 @ 24" O.C.
- 7 #4 @ 18" O.C.
- 8 8" X 8" X 18" SLUMP BLOCK CMU, PACKED GROUT JOINTS, COLOR PER FIN. SCHED.
- 9 COMPACT SUBGRADE @ 92%



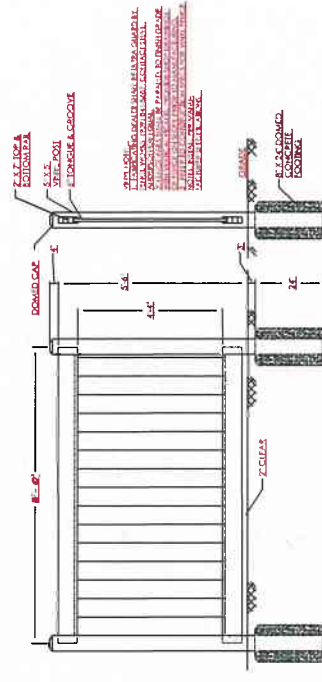
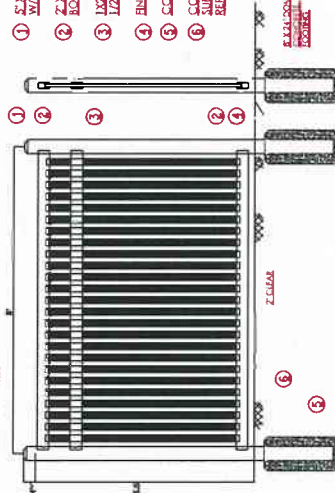
NOTE:

WHERE PVC FENCING IS ADJACENT CONCRETE OR TURF, PROVIDE A CONCRETE MONORAIL ALONG FENCE LINE.

FENCE TYPE E' VINYL OPTION

VINYL NOTE:
1. FARM WATER & GREATER SHALL BE ULTRA GUARD BY FENCE WORKS. (507) 845-5687. CONTACT STEVE ANDERSON OR EQUIVA.
2. FENCE PANELS SHALL BE PARALLEL TO FINISH GRADE WITH VERTICAL PICKETS. PROVIDE SHOP DRAWINGS OF FENCE PANELS PRIOR TO MANUFACTURING.
3. SUBMIT TO CONSTRUCTION SPEC FOR VINYL FENCE. NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS.

- 1 5/8" VINYL POST
- 2 2" X 4" TOP MIDDLE & BOTTOM RAIL
- 3 1/2" VINYL PICKETS @ 1 1/2" O.C.
- 4 FINISH GRADE
- 5 CONCRETE FOOTING
- 6 COMPACTED SUBGRADE PER SOILS REPORT



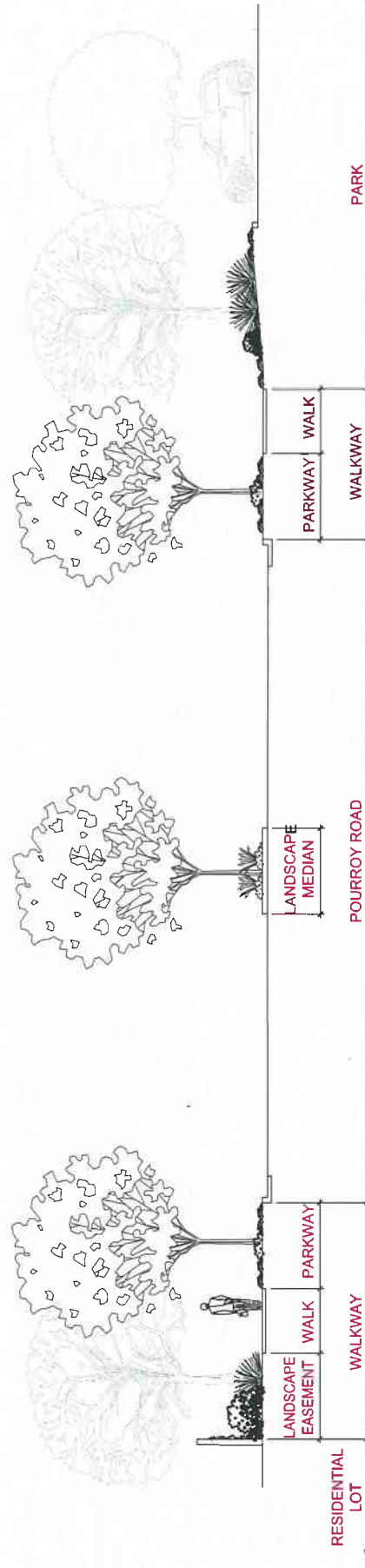
FENCE TYPE D' VINYL OPTION

1223 UNIVERSITY AVENUE - SUITE 240
RIVERSIDE, CA 92507
(951) 517-7823
(FAX) 951.782.0723

RICK
ENGINEERING COMPANY
Riverside

San Diego Orange Sacramento Portland Tucson
ris@rickengineering.com
Project

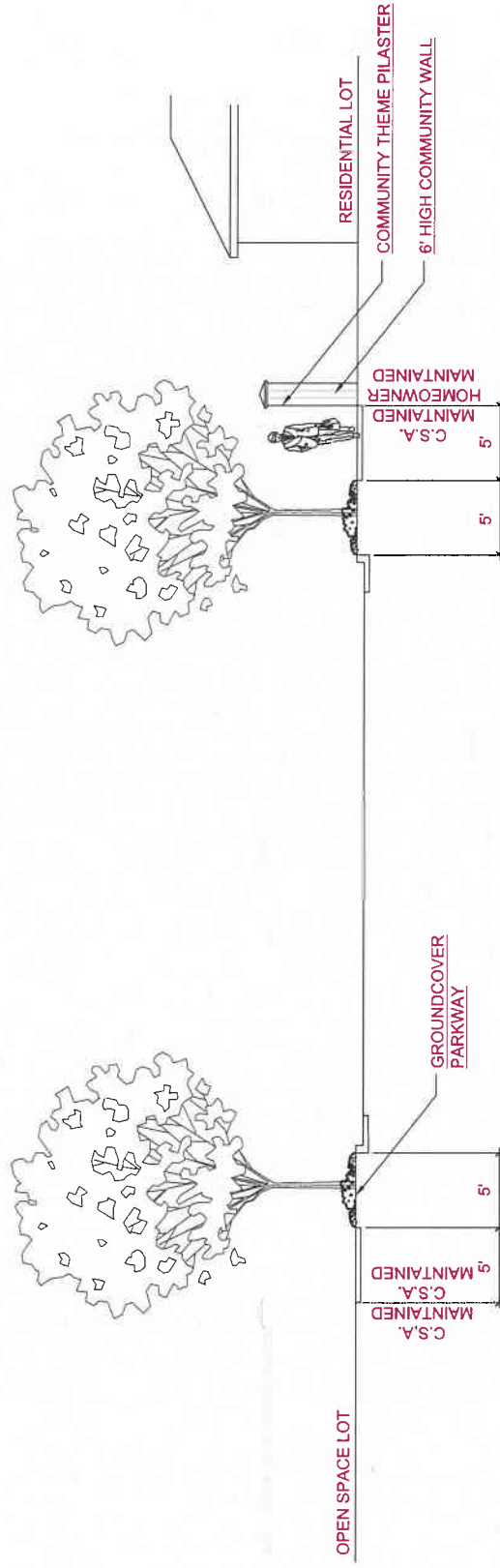
FIGURE IV-24
TYPICAL RESIDENTIAL / WALK / STREET / PARK INTERFACE



RANCHO BELLA VISTA

LENNAR HOMES
391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

FIGURE IV-25
 LOCAL STREET SCENE AT RESIDENTIAL LAND
 USE-LEVEL CONDITION



RANCHO BELLA VISTA

LENNAR HOMES
 391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880

FIGURE IV-26
LOCAL ROAD STREET SCENE AT RESIDENTIAL
LAND USE-LEVEL CONDITION

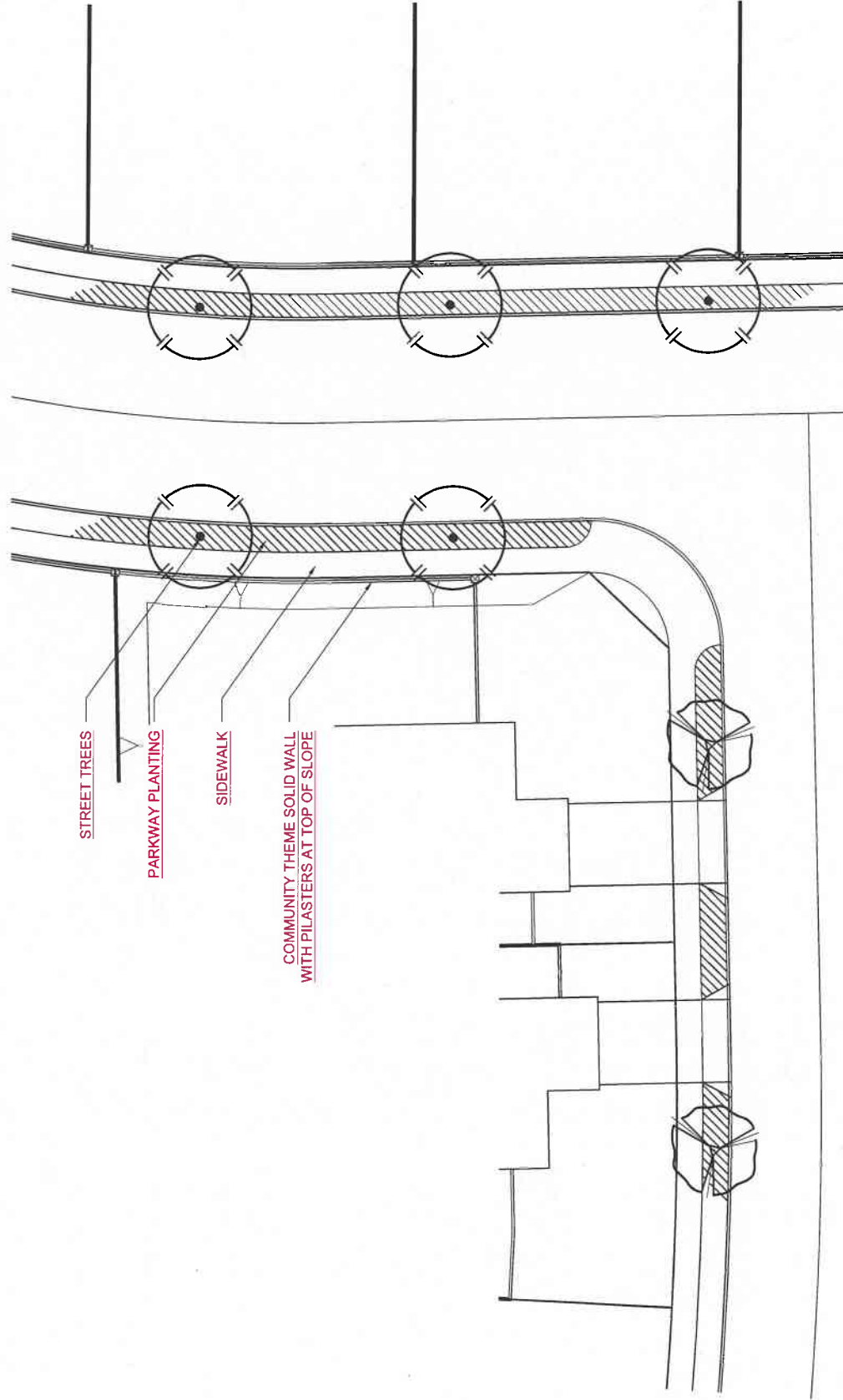


FIGURE IV-27
TYPICAL RESIDENTIAL / BASIN INTERFACE

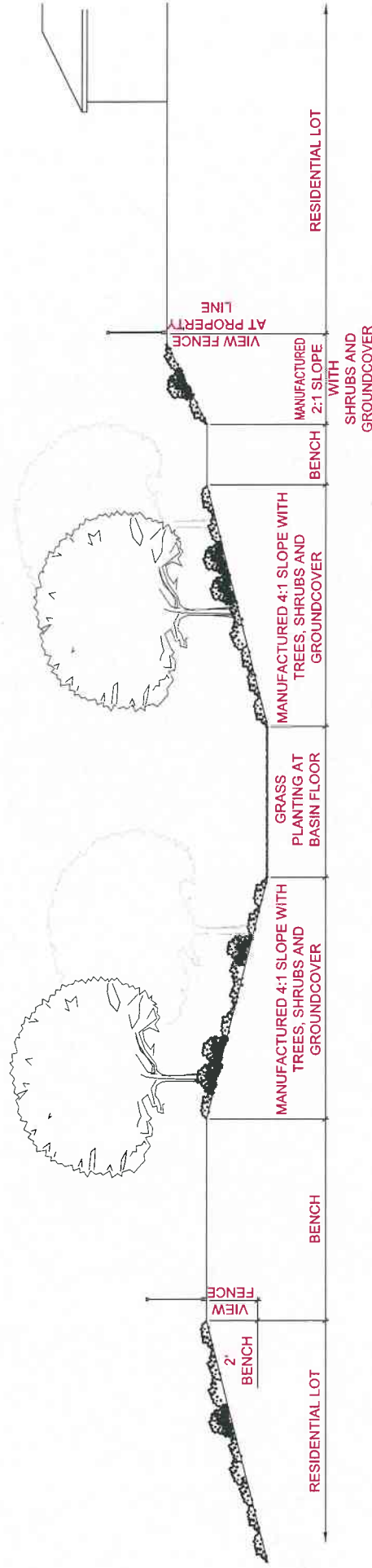
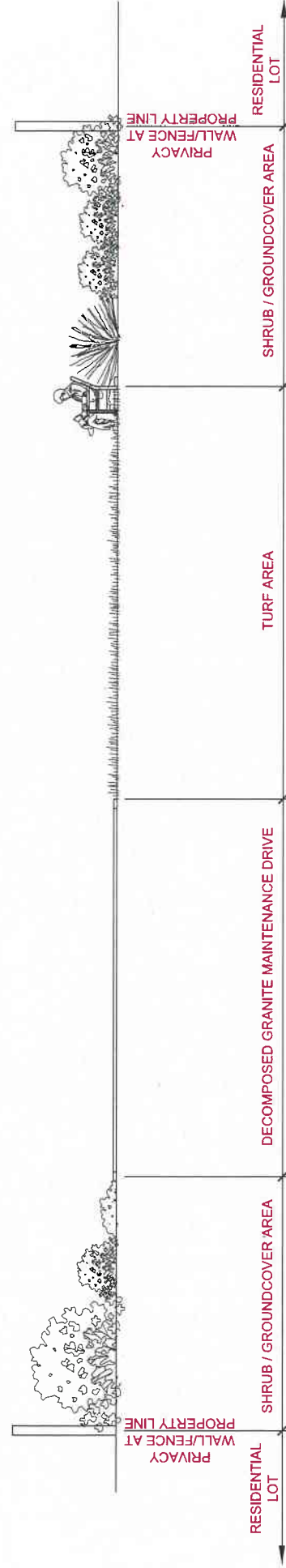
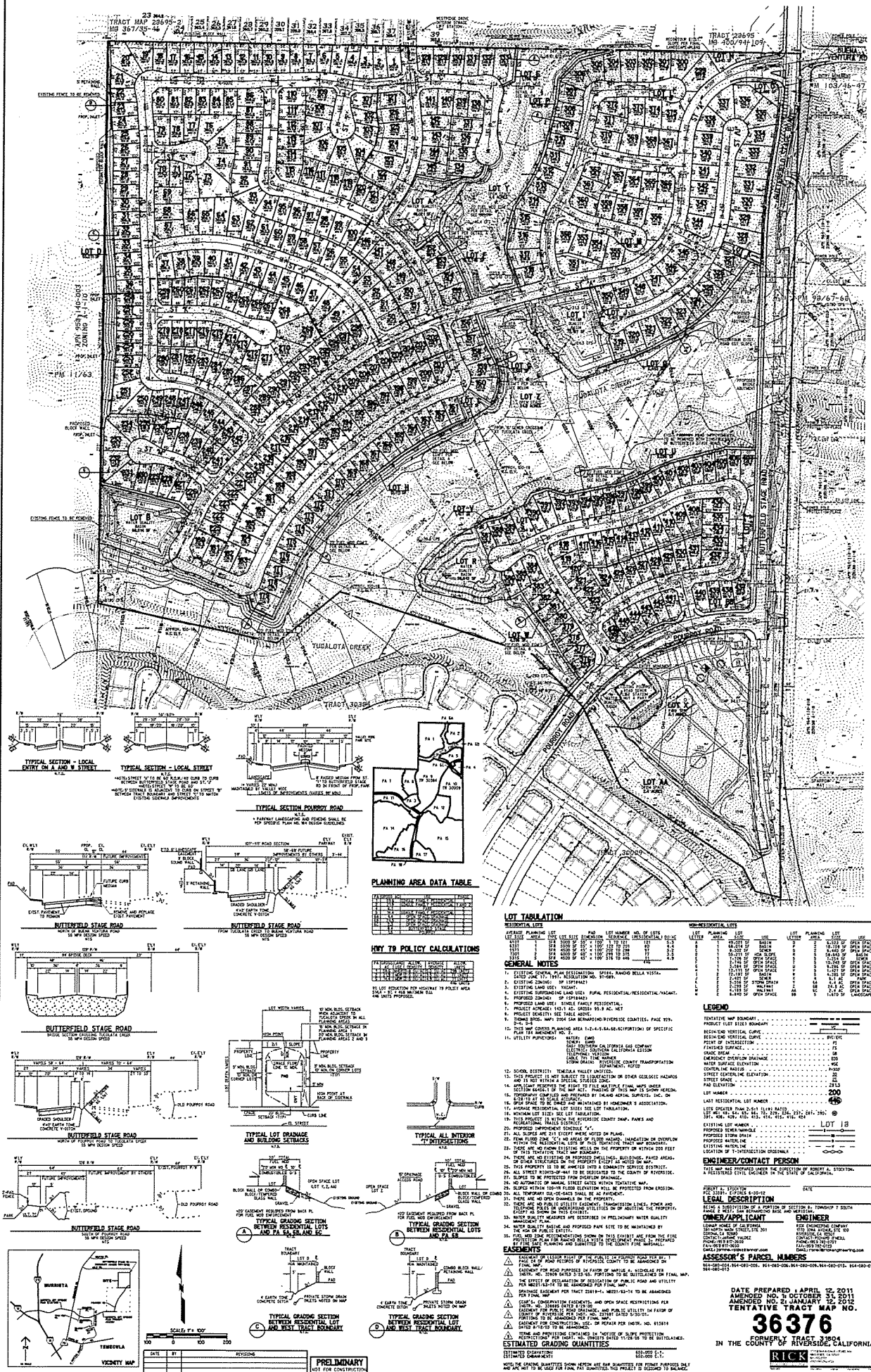


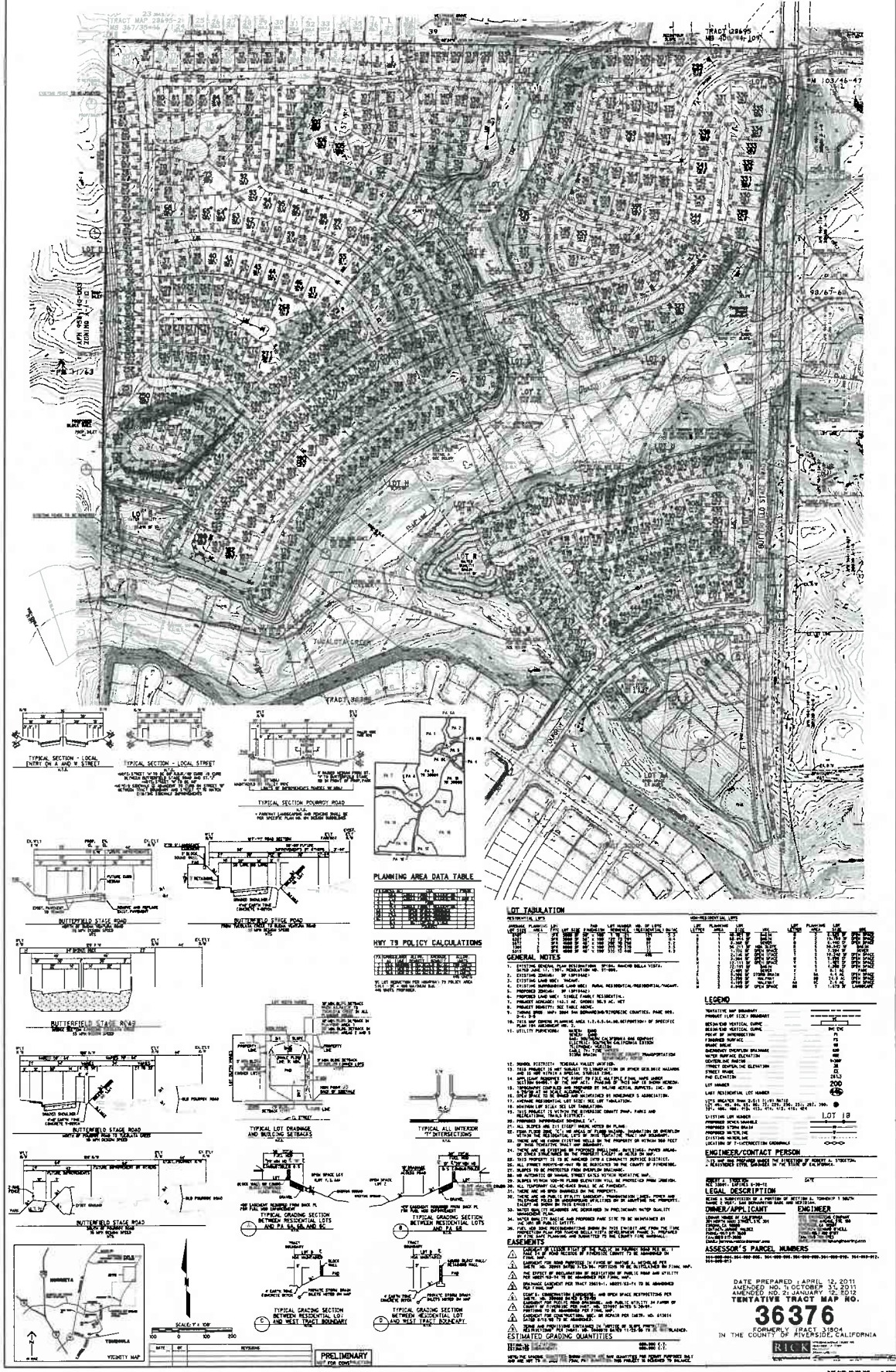
FIGURE IV-28
TYPICAL RESIDENTIAL / SEWER LOT INTERFACE



RANCHO BELLA VISTA

LENNAR HOMES
391 NORTH MAIN STREET, SUITE 301 CORONA, CA 92880





CASE #: TR36376, AMD. #2
DATED: 3/26/12
PLANNER: C. HINOJOSA

Residence 1



Preliminary

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CASE #: TR36376, AMD. #2
EXHIBIT: B (Sheets 1-11)
DATED: 3/26/12
PLANNER: C. HINOJOSA

PA 1, 4500 SF
PA 5, 4500 SF

Residence 2



Preliminary

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PA 1, 4500 SF
PA 5, 4500 SF

Residence 3



Preliminary

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Residence 1



Preliminary

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Residence 2



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Residence 3



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NEXT GENSM

THE HOME WITHIN A HOMESM



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Residence 1



Preliminary

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Residence 2



Preliminary

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Residence 3



Preliminary

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NEXT GENSM Residence 1



Preliminary



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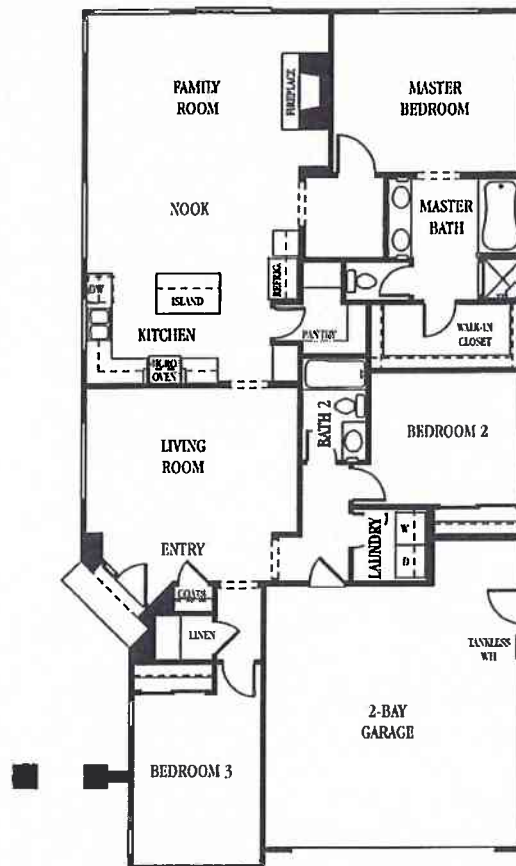
Montelena at Rancho Bella Vista • 38180 Spring Canyon Drive, Murrieta, CA 92563

Residence 1

(Modeled)

1 Story | 3 Bedrooms | 2 Baths | Family Room with Fireplace | Separate Living Room
Oversized Linen | Walk-in Pantry | 2-Bay Garage Plus Storage

Approx. 1,782 Sq. Ft.



Preliminary

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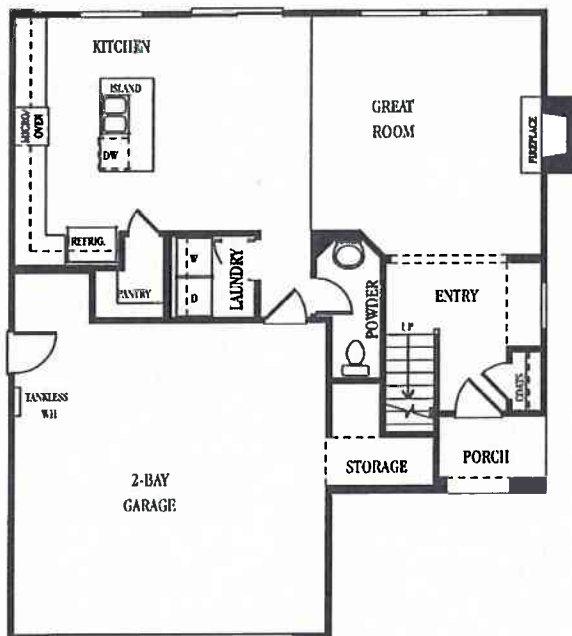
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CASE #: TR36376, AMD. #2
EXHIBIT: C (Sheets 1-11)
DATED: 3/26/12
PLANNER: C. HINOJOSA

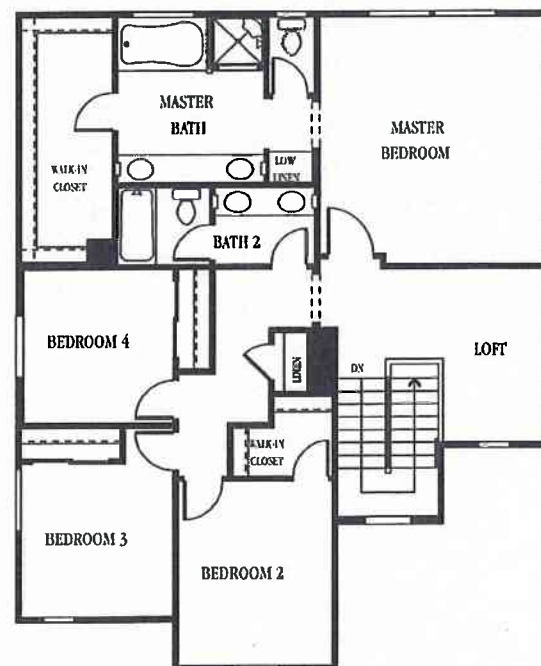
Residence 2

2 Story | 4 Bedrooms Plus Loft | 2.5 Baths | Great Room with Fireplace
Oversized Linen | Walk-in Pantry | 2-Bay Garage Plus Storage

Approx. 2,017 Sq. Ft.



FIRST FLOOR



SECOND FLOOR

Preliminary

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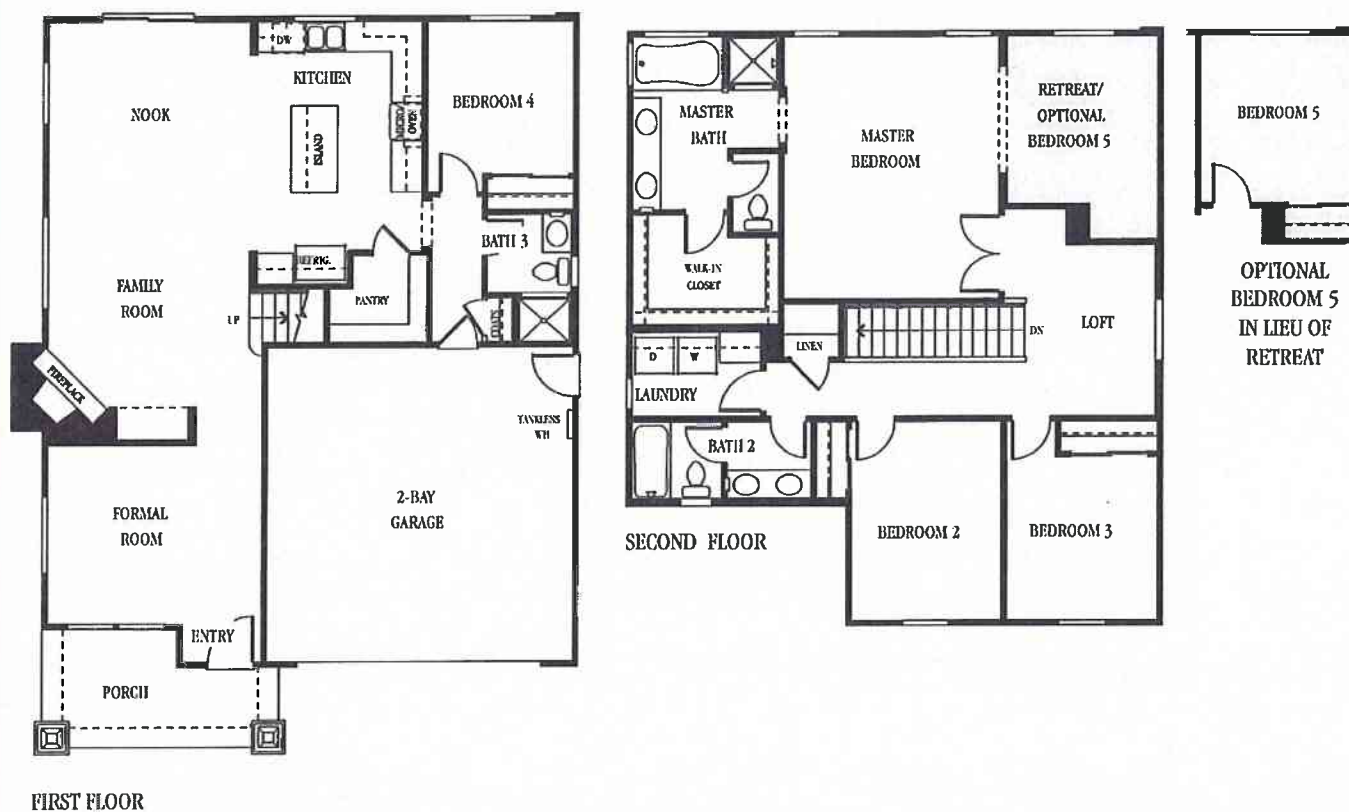
LENNAR

Residence 3

(Modeled)

2 Story | 4 Bedrooms Plus Loft | 3 Baths | Family Room with Fireplace | Living Room
Oversized Linen | Master Bedroom with Retreat | 2-Bay Garage

Approx. 2,277 Sq. Ft.



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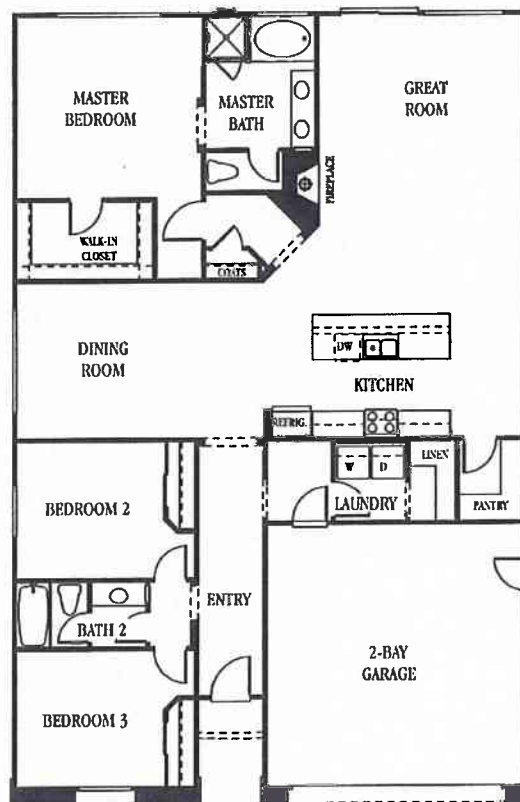
LENNAR

Residence 1

(Modeled)

1 Story | 3 Bedrooms | 2 Baths | Great Room with Fireplace | Dining Room
Walk-in Linen | Walk-in Pantry | 2-Bay Garage

Approx. 1,940 Sq. Ft.



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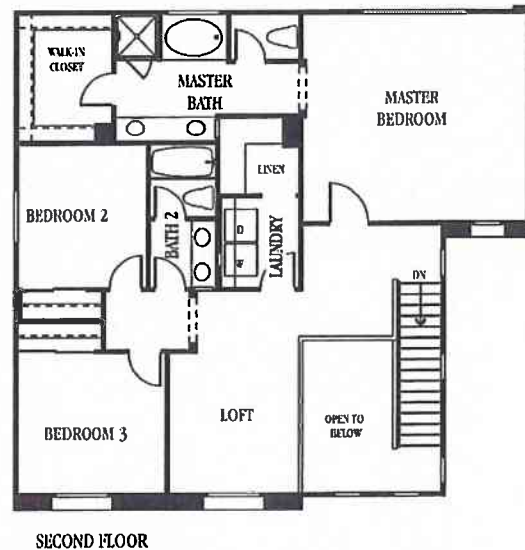
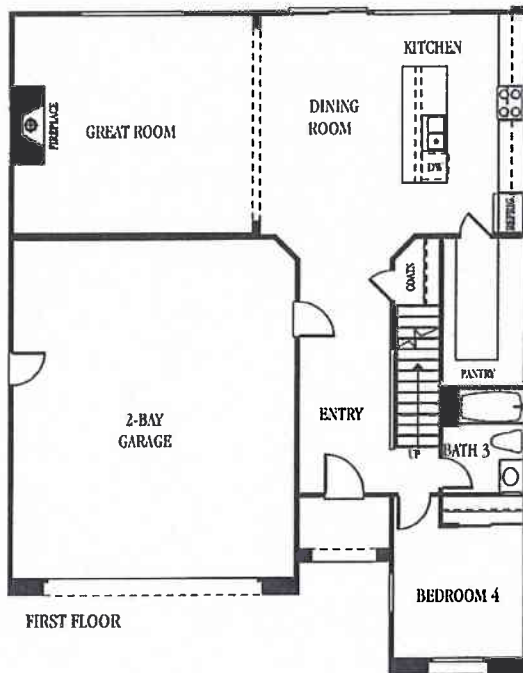
LENNAR



Residence 2

2 Story | 4 Bedrooms Plus Loft | 3 Baths | Great Room with Fireplace
Walk-in Linen | Walk-in Pantry | 2-Bay Garage with Storage

Approx. 2,409 Sq. Ft.



Preliminary

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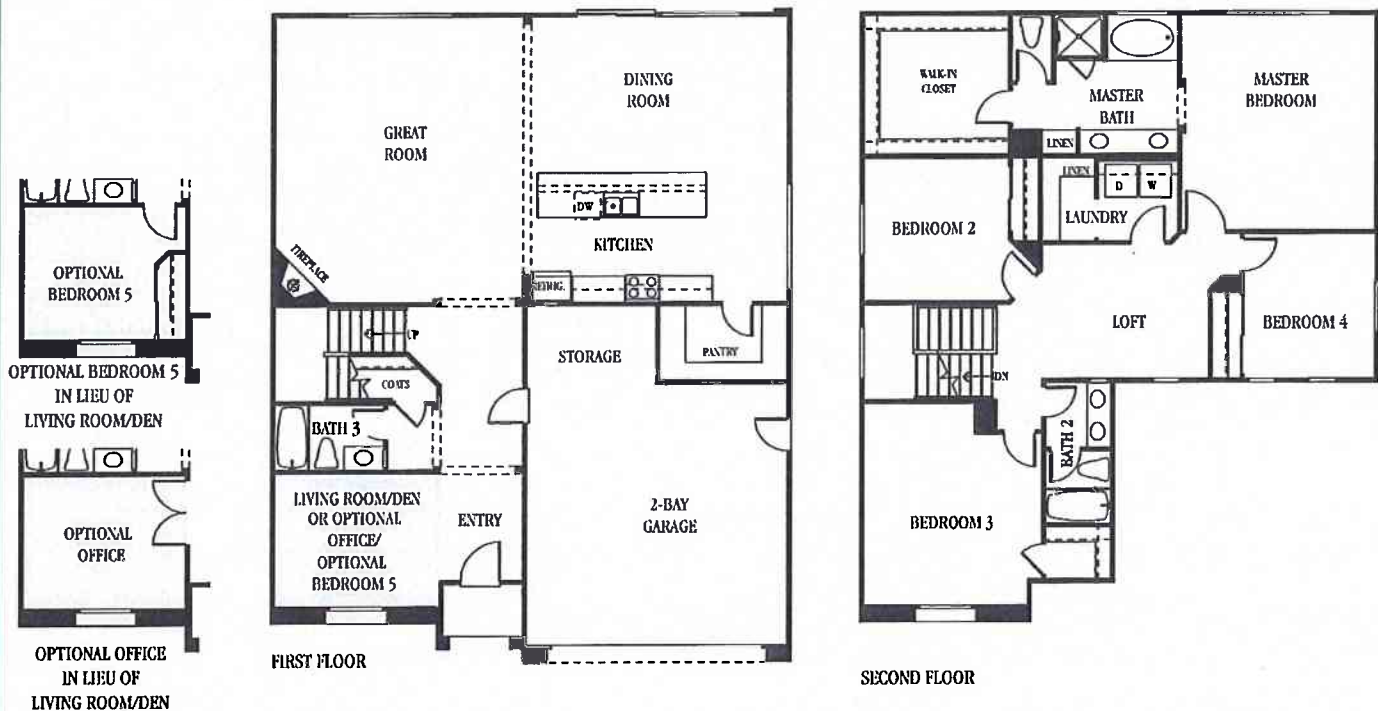
LENNAR

Residence 3

(Modeled)

2 Story | 4 Bedrooms Plus Loft | 3 Baths | Great Room with Fireplace | Living Room/Den
Walk-in Linen | Walk-in Pantry | Master Bedroom | 2-Bay Garage Plus Storage

Approx. 2,809 Sq. Ft.



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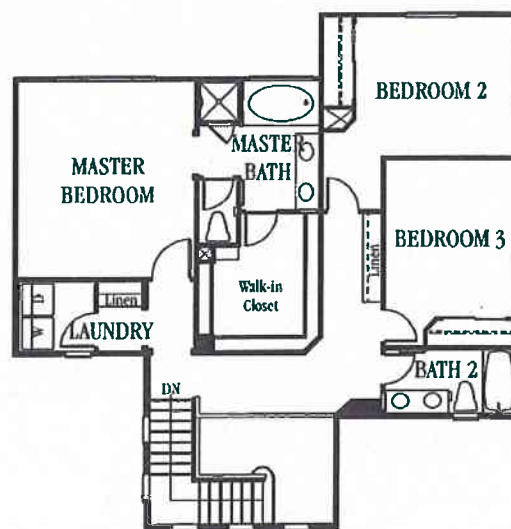
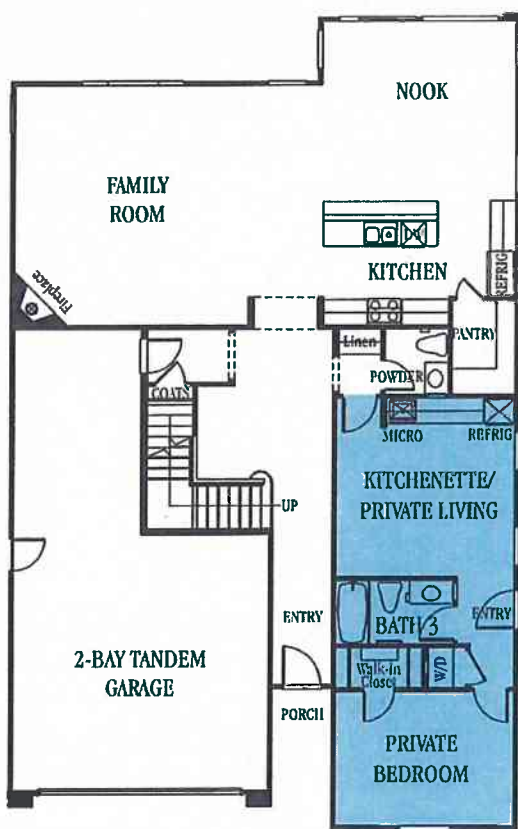
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NEXT GENSM THE HOME WITHIN A HOMESM

*Main Home - 2 Stories | 3 Bedrooms | 2½ Baths | Family Room With Fireplace
Nook | 2-Bay Tandem Garage*

Next Gen Suite - 1 Bedroom | Private Living and Kitchenette | Laundry | 1 Bath | Separate Entrance



2,831 Square Feet



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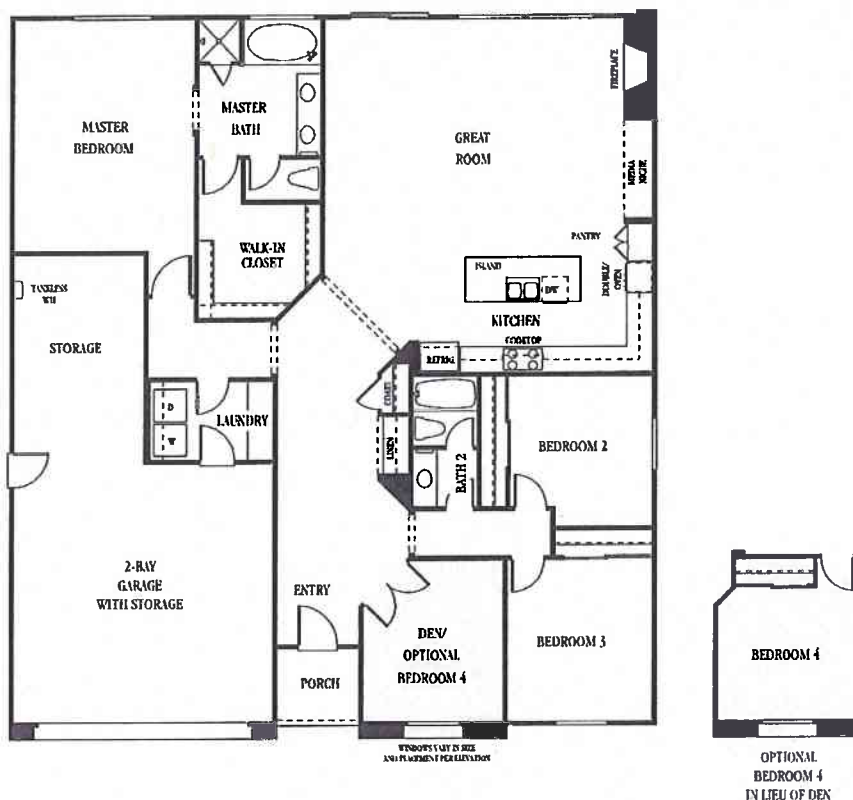


Residence 1

NOT MODELED

1 Story | 3 Bedrooms plus Den or Optional Bedroom 4 | 2 Baths
Great Room with Fireplace | 2-Bay Garage with Storage

Approx. 2,129 Sq. Ft.



Preliminary

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Residence 2

2 Story | 5 Bedrooms Plus Loft | 3 Baths | Formal Dining Room | Family Room with Fireplace
Oversized Laundry | Tech Center | 2-Bay Garage with Storage

Approx. 3,105 Sq. Ft.



Preliminary

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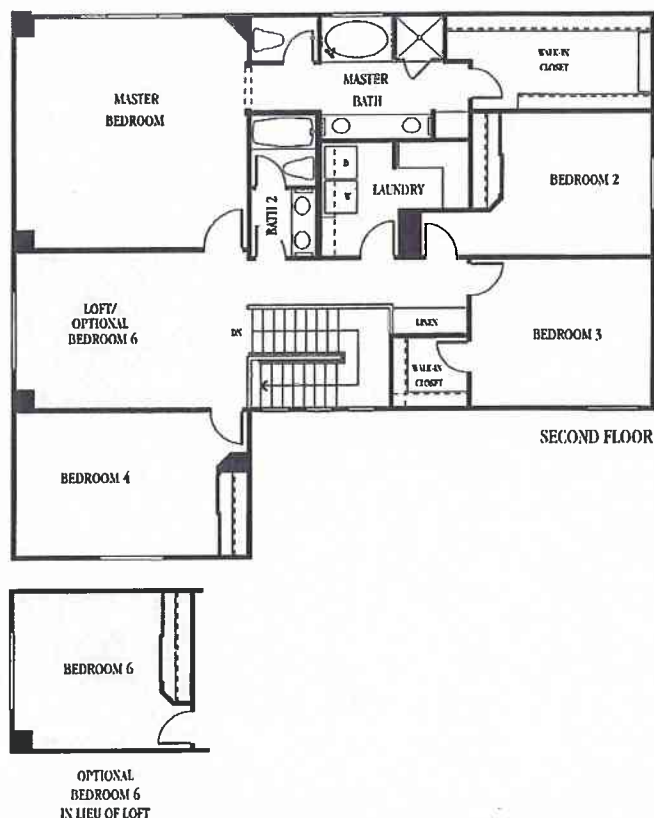
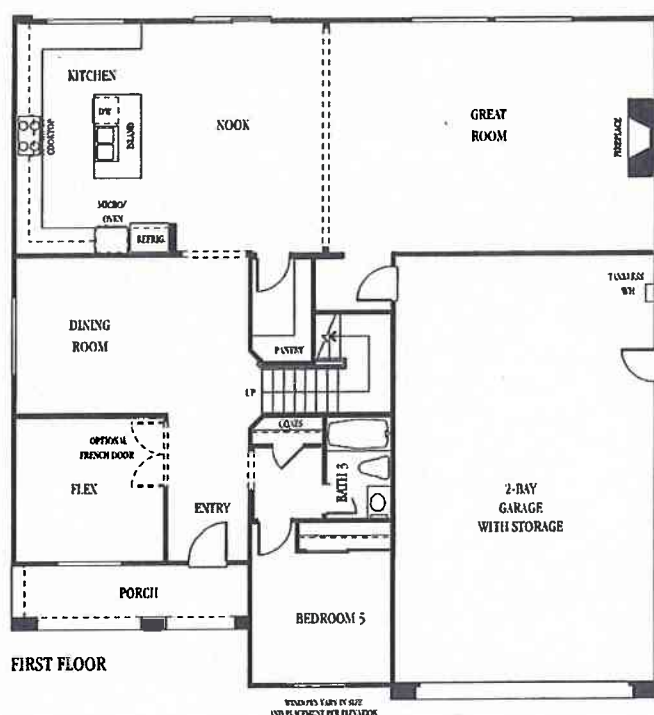
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Residence 3

2 Story | 5 Bedrooms with Loft or Optional Bedroom 6 | 3 Baths | Great Room with Fireplace
Flex space with Optional French Doors | Formal Dining Room | Oversized Pantry
Oversized Laundry | 2-Bay Garage with Storage

Approx. 3,404 Sq. Ft.



Preliminary

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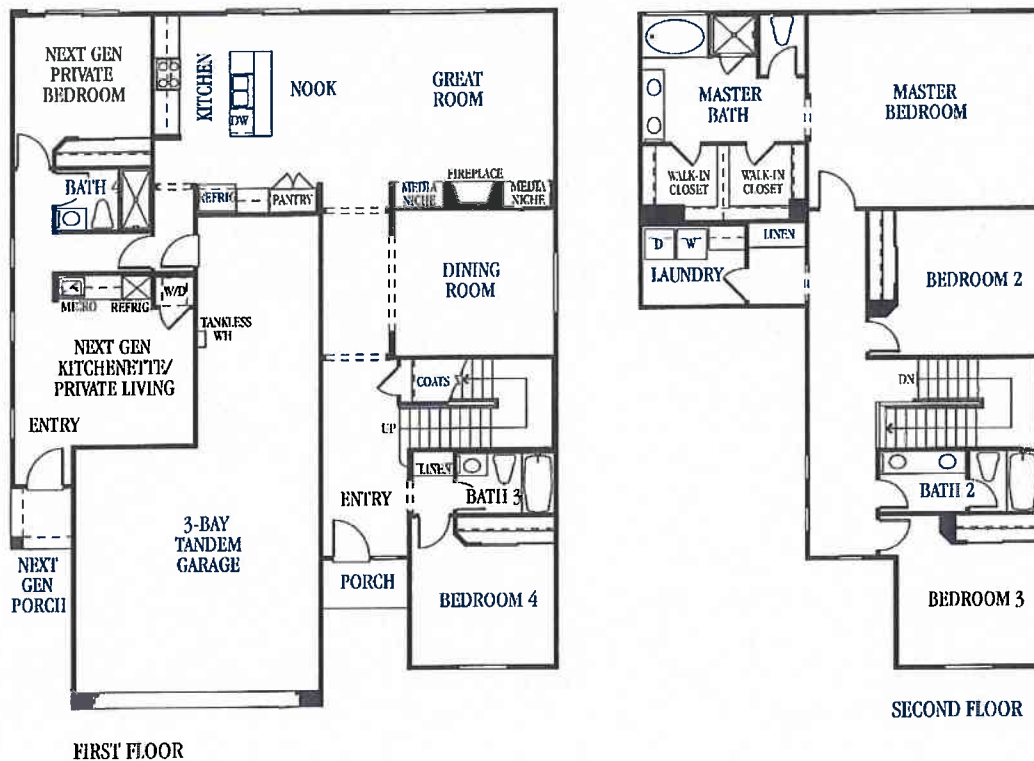
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NEXT GENSM Residence 1

2,994 Square Feet

Main Home - 2 Stories | 4 Bedrooms | 3 Baths | Great Room With Fireplace
Separate Dining Room | 3-Bay Tandem Garage

Next Gen Suite - 1 Bedroom | Private Living And Kitchenette | Laundry | 1 Bath | Separate Entrance



Preliminary



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MAWA (gallons) = (E)0.62(20.7 x LA x 0.3 x SLA)
 MAWA (gallons) = (S) 1.4 (0.62) (8.7 x 27.227 x 0.3 x 0)
 MAWA (gallons) = (S) 1.4 (0.62) (299.857 x 0.0)
 MAWA (gallons) = (S) 1.4 (0.62) (399.859)
 MAWA = 13,669,900 gallons/year

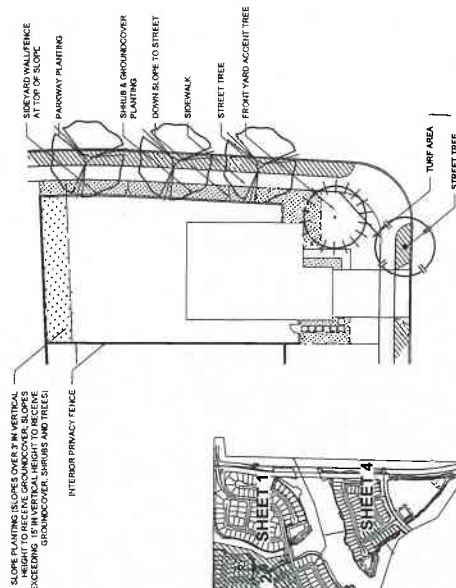
MAXIMUM ANNUAL WATER ALLOWANCE (MAWA)

EAUW (gallons) = (E)0.62(20.7 x LA x 0.3 x SLA)
 EAUW (gallons) = (S) 1.4 (0.62) (8.7 x 27.227 x 0.3 x 0)
 EAUW (gallons) = (S) 1.4 (0.62) (299.857 x 0.0)
 EAUW (gallons) = (S) 1.4 (0.62) (399.859)
 EAUW = 13,669,900 gallons/year

BEFORE / HIGH (PAVING)
 EAUW (gallons) = (S) 1.4 (0.62) (8.7 x 27.227 x 0.3 x 0)
 EAUW (gallons) = (S) 1.4 (0.62) (299.857 x 0.0)
 EAUW (gallons) = (S) 1.4 (0.62) (399.859)
 EAUW = 13,669,900 gallons/year

3,980,942 - 4,320,457 = 9,200,399 gallons/year

ESTIMATED ANNUAL WATER USE (EAUW)



TYP. SLOPE & FRONT/SIDE YARD LANDSCAPING

NOT TO SCALE

SHEET KEY:



PRELIMINARY LANDSCAPE MASTER PLAN (2 of 7)

TENTATIVE TRACT MAP NO.

36376

AMENDMENT NO. 1

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
 1770 OWEN AVENUE, SUITE 100
 RIVERSIDE, CA 92507
 (951) 782-0707
 (FAX) 951-782-0723



VICINITY MAP T. 7 S., R. 2 W., SEC. 8

SCALE: 1" = 100'

SEE SHEET 1 FOR DETAILS, NOTES AND LEGEND

PLANS PREPARED UNDER SUPERVISOR'S

JAMES C. KUNKER, P.L.A. 2021 EXP. 10/02/24



REVISIONS

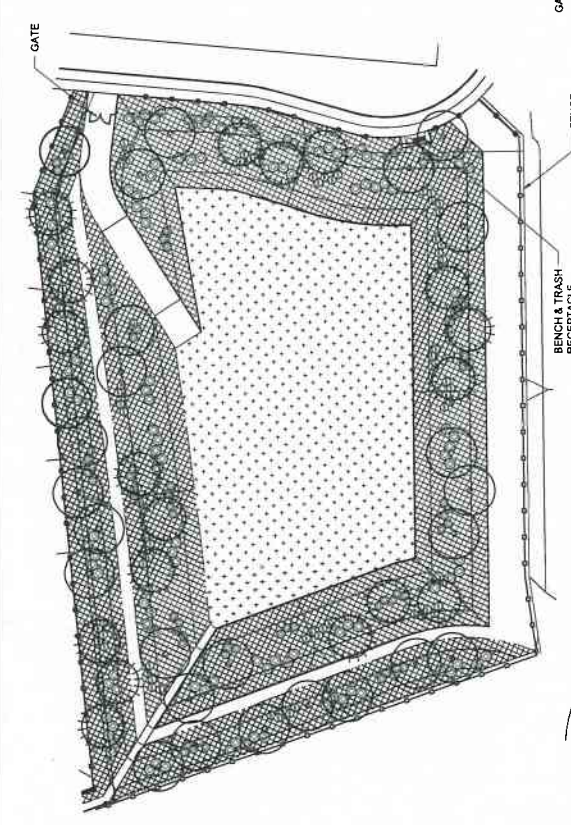
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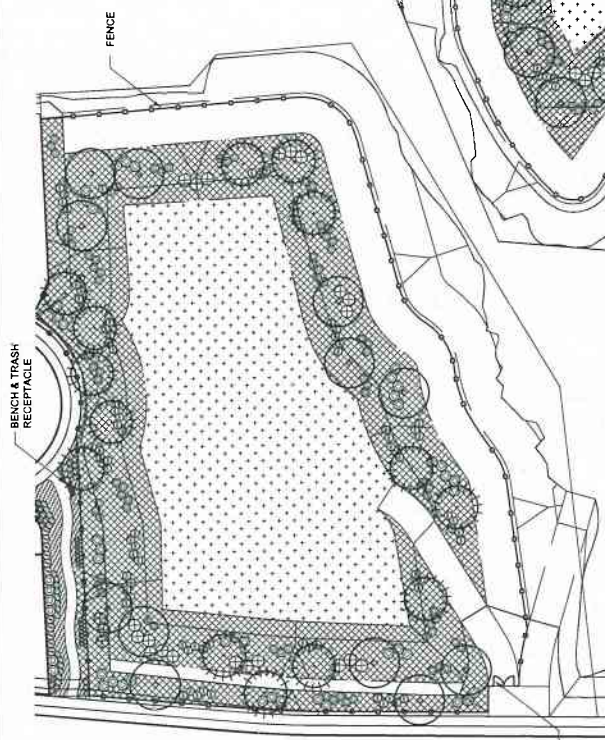
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APRIL 4, 2012

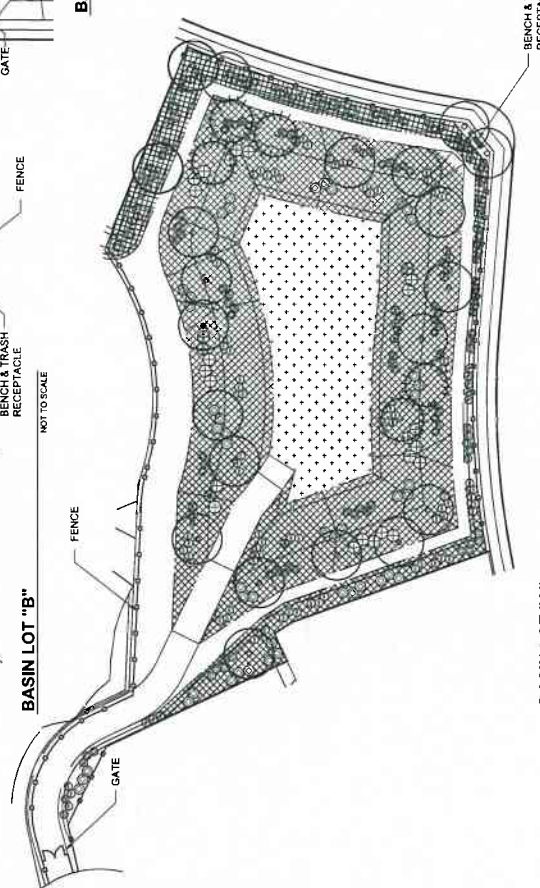
SHEET KEY:		NOT TO SCALE
DATE	BY	REVISIONS



BASIN LOT "B"



BASIN LOT "I"

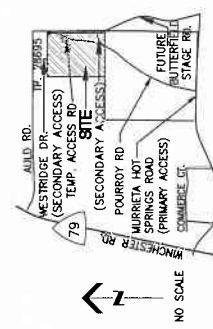


BASIN LOT "A"

DETENTION BASIN PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACTOR
○	<i>Platanus racemosa</i>	California Sycamore	15 Gal.	.5
⊕	<i>Liquidambar styraciflua</i>	American Sweet Gum	15 Gal.	.5
⊙	<i>Pyracantha 'Toisan'</i>	Firethorn	5 Gal.	.5
⊗	<i>Xylocopa c. compacta</i>	Oxheart Yucca	5 Gal.	.5
⊘	<i>Moronea laetitia</i>	Dragon Grape	1 Gal.	.5
⊙	<i>Phoradendron</i>	Phoradendron	5 Gal.	.5
⊗	<i>Baccharis salicifolia</i>	Deer Creek Bush	1 Gal. @ 30% c.	.5
⊘	<i>Baccharis salicifolia</i>	Deer Creek Bush	1 Gal. @ 30% c.	.5
⊙	<i>Baccharis salicifolia</i>	Deer Creek Bush	1 Gal. @ 30% c.	.5

View Fence
 Vehicle Gate



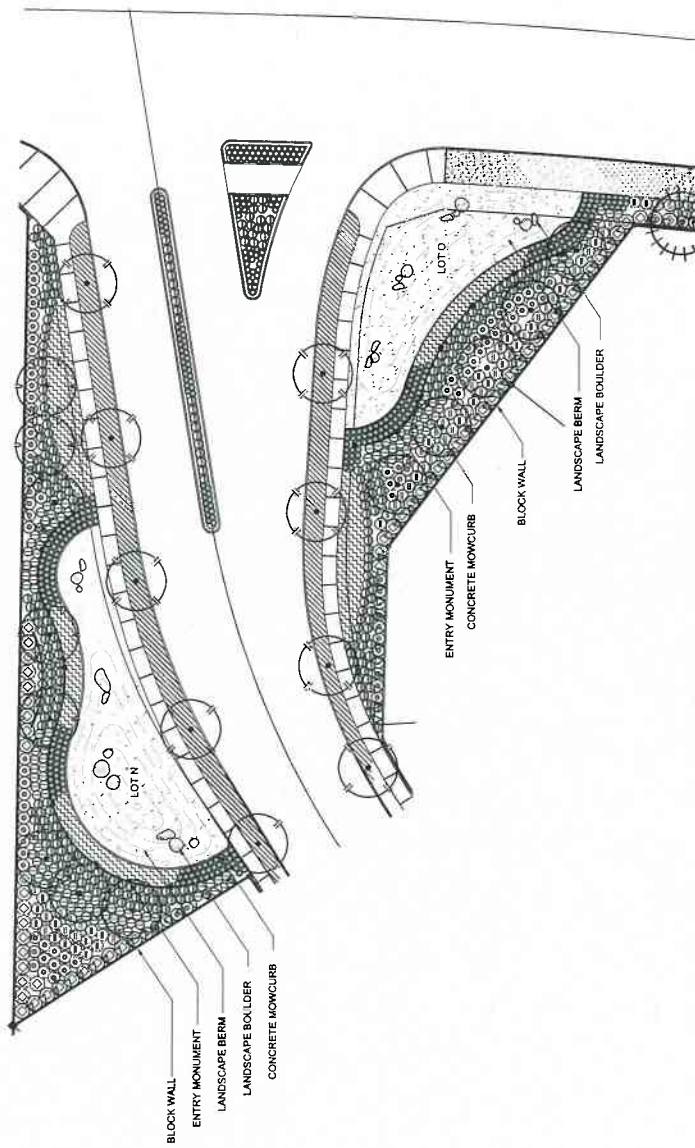
VICINITY MAP T. 7 S., R. 2 W. SEC. 8

BASIN LOT "R"
PRELIMINARY LANDSCAPE MASTER PLAN (5 of 7)
 TENTATIVE TRACT MAP NO. **36376**
 AMENDMENT NO. 1
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA
 1770 IOWA AVENUE - SUITE 100
 RIVERSIDE, CA 92507
 (951) 782-0707
 (951) 782-0723
RICK
 ENGINEERING COMPANY

JUNE 11, 2012

DATE	BY	REVISIONS	PLANS PREPARED UNDER SUPERVISION OF JAMES C. KULIKEN, P.E. #221 (E.P., 1/1/2014)	DATE





SCALE: 1"=10'

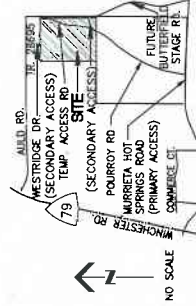
TYPICAL LOTS N AND O ENLARGEMENT
SCALE: 1"=1'-0"

PRELIMINARY PLANT PALETTE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACTOR



Symbol	Instrument	Material	Size
①	Dance Instruments	Foreign/Ly	5 Oct.
②	Harmonica/Slide/O'oo	Duffy	1 Oct.
③	Problela	Problela	5 Oct.
④	Piano/Trumpet	Dwarf/Tuba	5 Oct.
⑤	Roundhead/1. Baller	Indian Harp/one	5 Oct.
⑥	Klypene o' Compact	Dwarf/Klypene	5 Oct.
⑦	Turf	Soot	5
⑧	Tridrepanum/jambabula	Size Jambaba	1 Oct. @ 36 Oct.
⑨	Groundcover selected by Proper/Landscape Architect	Plant @ 2' x 4'	5
⑩	Macropygia anglicus-est	Cat/Cat	10 Oct.
⑪	Macropygia anglicus-est	5 Oct. @ 10 Oct.	5
⑫	Paramechurus Houdeville	Bech/ly	5 Oct. @ 10 Oct.
⑬	Paramechurus Houdeville	Bech/ly	5 Oct. @ 10 Oct.

*Spacing of pathway groundcover may be changed to 18" o.c. or 24" o.c. depending on species.



VICINITY MAP T. 7 S., R. 2 W. SEC. 8

PRELIMINARY LANDSCAPE
MASTER PLAN (7 of 7)

TENTATIVE TRACT MAP NO.

36376

AMENDMENT NO. 1

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507

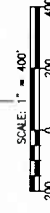
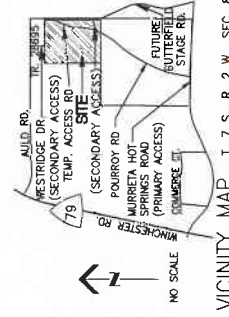
951.782.0707
(FAX) 951.782.0723



ENGINEERING COMPANY

APRIL 4, 2012

DATE	BY	REVISIONS		PLANS PREPARED UNDER SUPERVISION OF:
				JAMES C. MUHLEN, P.E. #2281 EXP. 12/31/2014
				DATE



PLANS PREPARED UNDER SUPERVISION OF:
 JAMES C. CALKINS, P.E. (EX-10102014)
 DATE

DATE	BY	REVISIONS

THIS SHEET IS AN OVERVIEW OF THE THIS
 EXHIBIT ONLY. REFER TO INDIVIDUAL
 SHEETS FOR ENLARGED VIEW

OVERALL PRELIMINARY
 LANDSCAPE PHASING PLAN
 TENTATIVE TRACT MAP NO.

36376
 AMENDMENT NO. 1

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
 1770 DANA AVENUE, SUITE 100
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 (951) 782-0707
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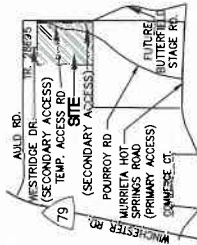


APRIL 4, 2012



SHEET KEY:

NOT TO SCALE



PRELIMINARY LANDSCAPE
PHASING PLAN (2 of 4)

TENTATIVE TRACT MAP NO.

36376

AMENDMENT NO. 1

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

1770 OWEN AVENUE, SUITE 100
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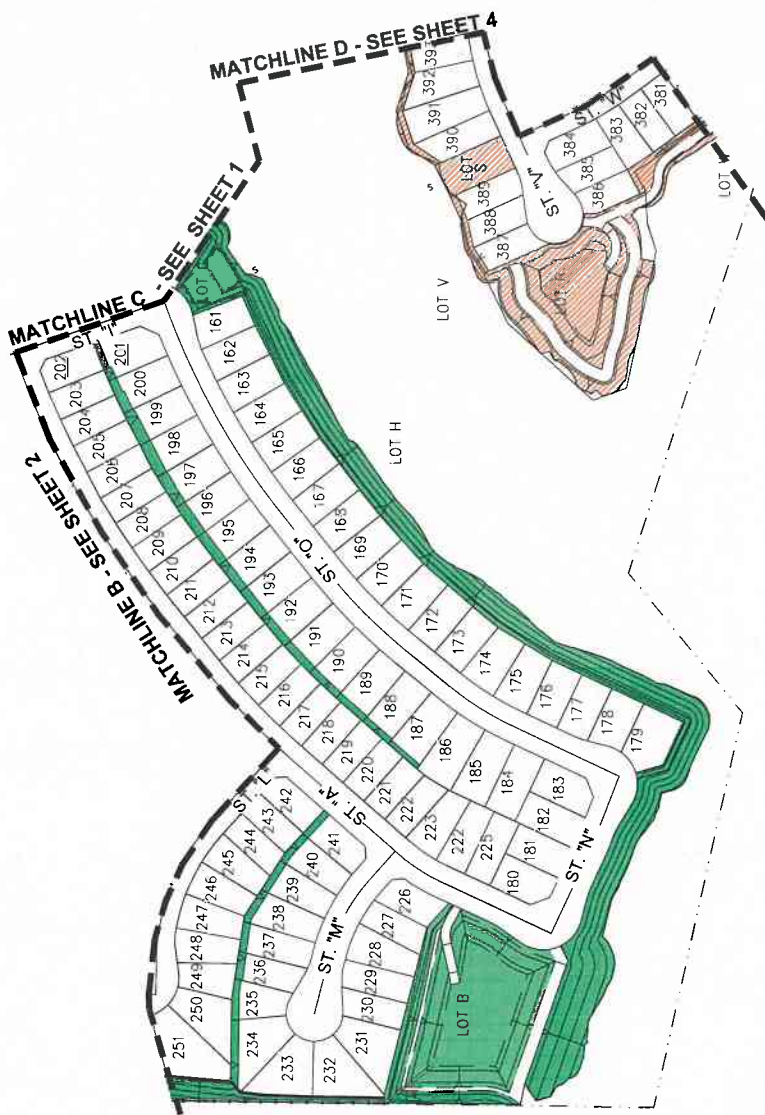
APRIL 4, 2012



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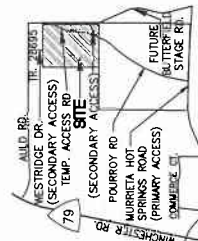
JAMES C. KUNKEL, P.E. 121214 EXP. 1/31/2014

DATE	BY	REVISIONS



RIK
ENGINEERING COMPANY

VICINITY MAP T. 7 S., R. 2 W. SEC. 8



← 2

NO SCALING



QUALITY SCALE

TELEVISIONS

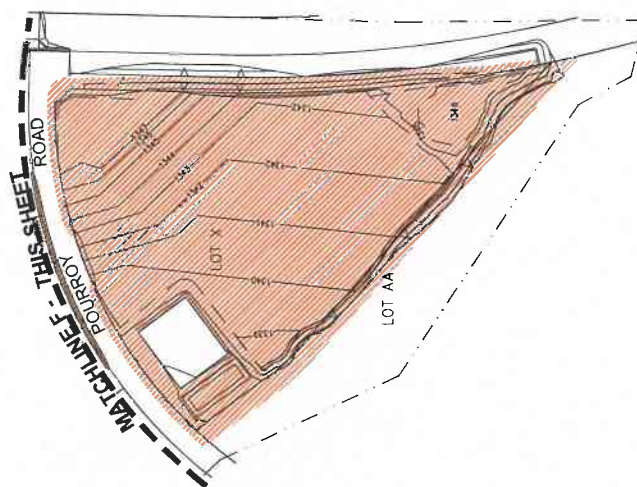
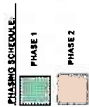
SHEET KEY:

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PLANS PREPARED UNDER SUPERVISION OF:

JAMES C. KLIHLKEN, PLA #2281 EXP. 1/31/2014



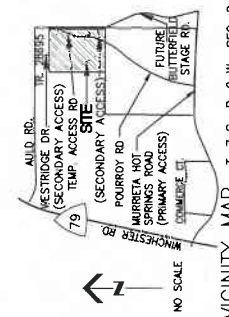
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PLANS PREPARED UNDER SUPERVISION OF:
JAMES C. KOHNEN, P.E. #2281 EXP. 1/1/2014

DATE	BY	REVISIONS	DATE



SCALE: 1" = 100'

T. 7 S., R. 2 W., SEC. 8

PRELIMINARY LANDSCAPE
PHASING PLAN (4 of 4)

TENTATIVE TRACT MAP NO.

36376

AMENDMENT NO. 1

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
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(FAX) 951.782.0723

RICK
ENGINEERING COMPANY

APRIL 4, 2012



LANDSCAPE PLAN

for

RANCHO BELLA VISTA PHASE III
TENTATIVE TRACT MAP NO. 36376

Prepared for:
COUNTY OF RIVERSIDE

Prepared by:
RICK ENGINEERING COMPANY

March 2012

TABLE OF CONTENTS

Landscape Concept Theory 2

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Plant Palette 6

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LANDSCAPE CONCEPT THEORY

The fundamental basis for the plant selection for this project was to unite the principals from the Rancho Bella Vista specific plan with updated guidelines and ordinances. Although we strive to follow the specific plan to the extent possible, recent County and State conservation measures have made certain criteria unattainable. In addition, the proximity to the open space corridor, has also played a factor in how a balance could be achieved between fire prevention guidelines and native plant communities.

Where defensible space is not a concern, such as entry monuments, street planting and small pedestrian spaces, the plant palette focuses on ornamental elements, while still incorporating water efficient practices.

Planting at the utility lots is intended to encourage residents to view these spaces as amenities, and quiet relaxing spaces. The planting in these areas was focused primarily on aesthetics.

The planting in the water quality basins, are intended to bring together the elements of the native open spaces, the protective nature of the fire prevention plant palette while still attempting some degree of ornamentals.

The areas along the open space corridor need to follow certain preservation guidelines. As such, a compromise was reached between natural plant life and fire prevention to come up with a palette that satisfies both recommendations.

LANDSCAPE MAINTENANCE PLAN



March 20, 2012

Mr. Christian Hinojosa
Urban Regional Planner
County of Riverside
4080 Lemon St.
Riverside, CA 92502

Re: Tract 36376 Maintenance Plan

Dear Christian:

The recent submittal for the proposed Tentative Tract Map 36376 consisting of 446 homesites and offsite Butterfield Stage Road improvements consists of both public and private facilities.

These facilities shall be maintained by the following entities:

Facility	Type of Maintenance	Entity
WQMP Basins Lots A, B, I, R	Landscape Maintenance	Homeowner Association
Open Space Lots O, N. and Walkways Lots L, M and Slope Lot D	Landscape Maintenance	Homeowner Association
Open Space Lots E, F, G, H, P, Q, U, V, W	Landscape/Fuel Mod	Homeowner Association
Sewer/S.D. Easements Lots J, K	Landscape Maintenance	Homeowner Association
Preserved Open Space Lots Y, Z, AA	Habitat Conservation Plan	Long Term Manager
Butterfield Stage Road & Pourroy Road Landscape in Right of Way	Landscape Maintenance	Valleywide Parks & Recreation
Park Lot X	Landscape/Parking Lot	Valleywide Parks & Recreation

391 N. Main St., Suite 300, Corona, CA 92880
951-817-3600 fax 951-817-3650

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Facility

Type of Maintenance

Entity

Butterfield Stage Road &
Interior Streets

General Road Maintenance

Transportation Department

Please feel free to contact me for further clarification.

Sincerely,

A handwritten signature in blue ink that reads "Jarnne J. Valdez".

Jarnne' J. Valdez
Senior Project Manager

391 N. Main St., Suite 300, Corona, CA 92880
951-817-3600 fax 951-817-3650

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PLANT PALETTE

Alnus cordata

Italian Alder, Alnus pyrifolia

There are about 30 [species](#) and many [cultivars](#) of the short-lived Alder. Most of these [deciduous](#) trees like colder climates and moist or wet soils along streams and ponds. Use in grove plantings or as [single](#), multi-trunked trees. Spring flowers are followed by [toothed](#) leaves and cone-like fruits. Roots can be shallow and [invasive](#). They grow rapidly in [infertile](#) and poorly drained soils. [Prune](#) in winter to remove dead or damaged limbs.



Attributes - Alnus cordata

Plant Type: [Shrub](#), [Tree](#)

Foliage: [Deciduous](#)

Height: 30 ft. to 75 ft.

Width: 30 ft.

Sunlight: Full Sun, Partial Sun

Climate: [Zones](#) 5, 6, 7

Notes: Thrives in [Acid Soil](#), Dry Climates, Hot Climates, Wet Soil. Drought Tolerant, Low Maintenance.

The new bark on this fast-growing pyramidal to pyramidal-rounded tree is glistening brown. Yellow catkins appear in late winter and early spring, followed by heart-shaped leaves.

Related Plants

[Alnus oregona](#), [Alnus rhombifolia](#), [Alnus rugosa](#), [Alnus sinuata](#)

Plant Index: [A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)


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for OCTOBER



Weather Station

Plant Database Search Results > Anigozanthos 'Bush Gold'

Anigozanthos 'Bush Gold' - Yellow Kangaroo Paw



Habit and Cultural Information

Category: Perennial
 Family: Haemodoraceae
 Origin: Australia (Australasia)
 Evergreen: Yes
 Flower Color: Yellow
 Bloomtime: Spring/Fall
 Parentage: (A. flavidus x A. humilis)
 Height: 2-3 feet
 Width: 1-2 feet
 Exposure: Full Sun
 Irrigation [\(H2O Info\)](#): Medium Water Needs
 Winter Hardiness: 25-30° F

Anigozanthos 'Bush Gold' (Yellow Kangaroo Paw) - This mid-sized kangaroo paw has foliage to 2 feet tall with lightly branched 3 foot flower stems bearing masses of bright yellow flowers throughout spring and summer and sporadically the rest of the year. Plant in a sunny and open position in the garden in moderately well drained soils (this cultivar more tolerant to heavier soils). Irrigate regularly and fertilize in spring (not heavily and keep Phosphorus on the low side). Fans only flower once and need to be cleaned out after the flowering period so remove the old leaves down to as low as possible at the end of a season. Care should be exercised that the new emerging fans are not damaged. Hardy and evergreen to about 25 degrees F and will re-sprout after being knocked down by temperatures as low as 20° F. 'Bush Gold' is a great garden plant and nice for flower arrangements. It is the result of a genetic mutation of A. 'Bush Glow', a hybrid of A. flavidus with A. humilis. Noted garden writer and Anigozanthos hybridizer Angus Stewart thinks this is the best yellow mid-sized paw. In his book "Gardening on the Wild Side" he states: "The vibrant yellow flowers of this cultivar coupled with its bombproof vigor have made it popular commercially. I highly recommend it as one of the toughest of all the hybrid kangaroo paw cultivars." This description is based on our research of Anigozanthos 'Bush Gold' and our observations of it growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, even if they disagree with what we have written.

[\[MORE INFO\]](#)



Compact Strawberry Bush

Arbutus unedo 'Compacta'



Dense, upright branches hold masses of white flowers followed by red strawberry-like fruit. Tolerates poor soil.. Use as single accent shrub or mass for screens or hedges. Evergreen.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a tidy, neat appearance, shear annually to shape. Pruning time: winter.

Design Ideas

This fine evergreen can be grown as a large shrub or a multi-trunked small tree, where its ruddy, peeling bark can be admired. Flowers and fruit can appear at the same time. Plant it as a single specimen or as a large, informal hedge.

Botanical Pronunciation: AR-bu-tus EW-nee-do kom-PAK-ta

Key feature: Hedge Plant

Plant type: Shrub

Deciduous/evergreen: Evergreen

Cold hardiness zones: 7 - 9

Light needs: Partial to full sun

Sunset climate zones: 4 - 24

Water Needs: Once established, needs only occasional watering.

Average landscape size: Moderate growing 6 to 8 ft. tall, 5 to 6 ft. wide.

Growth rate: Moderate

Growth habit: Round

Flower attribute: Showy Flowers

Special features: Attracts Hummingbirds, Dwarf Plant

Landscape uses: Border, Firescaping/Fire Wise, Privacy Screen

Flower color: White

Blooms: Fall

Foliage color: Green

Item no.: 0290

This page located at <http://www.monrovia.com/plant-catalog/plants/103/compact-strawberry-bush.php>


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for OCTOBER

**Weather Station****Plant Database Search Results > Arctostaphylos 'Sunset'****Arctostaphylos 'Sunset' - Manzanita****[2nd Image]****Habit and Cultural Information**

Category: Shrub
 Family: Ericaceae (Heaths, Heathers)
 Origin: California (U.S.A.)
 Evergreen: Yes
 Flower Color: Pink
 Bloomtime: Spring
 Parentage: (A. hookeri x A. pajaroensis)
 Height: 4-5 feet
 Width: 4-5 feet
 Exposure: Full Sun
 Drought Tolerant: Yes
 Irrigation ([H2O Info](#)): Low Water Needs
 Winter Hardiness: 0-10° F

Arctostaphylos 'Sunset' (Manzanita) - This hybrid of A. pajaroensis and A. hookeri forms a dense, mounding shrub to 4 feet tall by 5 feet wide with shiny medium green leaves that are bright copper when young; young twigs are covered with fine white hairs. Mature bark is light brown. During the plant's shedding of old bark the new bark is a honey brown. Pinkish white flowers appear in spring. Hardy to 5 degrees F. This description is based on our research of Arctostaphylos 'Sunset' and our observations of it growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, even if they disagree with what we have written.

[\[MORE INFO\]](#)



SEVENOAKS NATIVE NURSERY

Shrubs

Baccharis pilularis *coyote bush*

Habit: growing in two different forms, the coastal version of *Baccharis pilularis* is low and prostrate, while the interior form is upright and shrubby. The evergreen leaves are covered with resin glands, which vary the coloring of the shrub from dark green to gray. The flowers are dioecious, meaning the female and male flowers are on separate plants. As part of the *Asteraceae* family the inflorescences are composed of many disc flowers. It has an extensive root system with the tap root growing up to 10 ft long, as well as forming many outward-growing roots.

Ecology: found in Oregon, California and New Mexico, coyote bush prefers settling near the coast, or in canyons from sea level to 2000 ft (600 ft).

Growing Conditions: full sun, *Baccharis pilularis* can tolerate drought once established, and is more deer resistant than most plants. When planting, plant further apart than normal as the underground growth is much greater than that above ground.

In the garden, coyote bush can be used as a hedge, or in areas that are prone to erosion. It should be pruned back periodically simulating fires/grazing that would occur naturally in the wild. Coyote bush is beneficial as habitat for birds, and other small animals; cover for native perennials to establish themselves; nectar for many insects.



Type:

Evergreen Shrub

Height:

1-9 ft. (0.3-3 m)

Width:

2-9 ft. (0.6-3 m)

USDA Zones:

5-11



Heritage Perennial *Profile*

Here's the complete description for this Heritage Perennial. Drop in any time to see the rest of our collection.

Plant Number: 1.130.050

USDA Zone: 1 - 9

Appearance

Flower Colour

White

Blooming Time

Early Summer
Late Spring

Foliage Color

Silver

Plant Uses & Characteristics

Accent: Good Texture/Form
Border
Containers
Deer Resistant
Drought Tolerant
Edging
Rabbit Resistant
Evergreen
Ground Cover
Massed

Flower Head Size

Very Small

Height

15-20 cm
6-8 inches

Spread

60-75 cm
23-29 inches

Foot Traffic

Light

Growth Rate

Fast

Cerastium tomentosum

Common name : Snow-in-Summer



A very useful groundcover perennial, often grown in dry, sunny areas with poor soil. Plants form a low, fast-spreading mat of silvery-grey leaves, studded with tiny white star flowers in late spring and early summer. An indestructible choice for difficult sites, but be sure to plant this where its spreading habit will not become a problem. Beautiful spilling over rock walls or on steep sunny slopes, used as a lawn substitute. Also grows well in tubs or mixed containers. Easily divided in spring or fall. Plants should be clipped hard or mowed (to 2 inches) after blooming to maintain a tidy habit.

What others say about this plant...

Think about snow-in-summer as a problem solver in desperate situations. Rock walls, sandy sunny slopes, and dry, rocky soils may seem inhospitable to most, but not to this robust spreader!; Larry Hodgson, Perennials for Every Purpose

Conditions

Sun Exposure

Full Sun

Soil Type

Normal
Sandy
Clay

Soil pH

Neutral
Alkaline
Acid

Soil Moisture

Average
Dry

Care Level

Easy



Western Redbud

Cercis occidentalis



Beautiful in all seasons, this native Redbud is well worth growing. Highly ornamental multi-trunked small tree or shrub is covered with masses of brilliant rose-purple blossoms in early spring. Long seed pods that start out lime green and age to purple-brown appear in summer. The rounded heart-shaped leaves emerge apple green and develop to bluish-green. In colder areas, the leaves take on a nice yellow or red fall color. The smooth silvery-gray branches are picturesque in the winter landscape.

Care Information

Tolerates alkaline and clay soils, pH 5.5-8. Needs a winter chill to set flowers set properly.

History

Native Californians use the twigs of the Western Redbud to weave baskets. The bark provides a faint reddish dye for the finished basketry.

Key feature:	Year round interest
Plant type:	Tree
Garden styles:	Asian/Zen, Contemporary, Cottage
Deciduous/evergreen:	Deciduous
Cold hardiness zones:	6 - 9
Light needs:	Partial to full sun
Water Needs:	Requires little water once established.
Average landscape size:	Reaches fifteen feet tall and ten feet wide.
Growth habit:	Narrow
Flower attribute:	Showy Flowers
Special features:	Attractive Bark, Attracts Birds, Attracts Hummingbirds, Dramatic Foliage Color, North American Native, Waterwise, Year-round Interest
Landscape uses:	Mass Planting, Specimen
Flower color:	Purplish-pink
Blooms:	Spring
Foliage color:	Light Green
Item no.:	4301

This page located at <http://www.monrovia.com/plant-catalog/plants/3124/western-redbud.php>



Purple Rock Rose

Cistus x purpureus



Neat, compact shrub with showy rose-purple blooms with maroon spots. Tolerates drought, poor soil, little maintenance. Great for informal divider, in rock gardens or accent plant. Evergreen.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a formal appearance, shear annually after flowering. Pruning time: summer after flowering.

Design Ideas

This popular Rock Rose is at home in the traditional landscape and the rugged dryland garden. Beautiful in bloom, it looks fine as a single specimen or in a group to fill overly large planting areas. Makes a heat-tolerant background and foundation plant for full sun plantings. Fits along fence lines and spreads enough to be a filler too. Its muted foliage color and unique textural quality is valuable for complementing rugged conifers and wild-looking perennials. Even does exceptionally well in the reflected heat street side or along the driveway.

Companion Plants

Purple Rock Rose fits with favorite easy-care flowering shrubs like Indian Princess™ Indian Hawthorne (Raphiolepis indica 'Monto'), Variegated Mock Orange (Pittosporum tobira 'Variegatum'), Wheeler's Dwarf Mock Orange (Pittosporum tobira 'Wheeler's Dwarf') and Pink Abelia (Abelia x 'Edward Goucher'). Looks beautiful accented by Petite Plum™ Crape Myrtle (Lagerstroemia indica 'Monum') and Petite Indigo™ Dwarf Butterfly Bush (Buddleia davidii nanhoensis 'Mongol').

History

Oil rich rockroses cloak the arid Mediterranean region from Portugal to Italy. Early breeders of the 1820s sought to coax more cold hardy plants for cultivation in the north for oil production. Later M. Edouard Bernet of Antibes became the Cistus specialist and between 1860 and 1875 he was responsible for over 230 new cultivars. Though long out of favor as the demand for oil evaporated, only the ornamental varieties such as C. x purpureus remain in cultivation.

Lore

Oil harvested from the rockrose plants was known as labdanum, a valuable alternative to rare whale ambergris in the ancient perfume trade.

Botanical Pronunciation: SIS-tus per-PU-re-us

Key feature: Firescaping Plant

Plant type: Shrub

Garden style: Mediterranean

Deciduous/evergreen: Evergreen

Cold hardiness zones: 8 - 11

Light needs: Full sun

Sunset climate zones: 6 - 9, 14 - 24

Water Needs: Once established, needs only occasional watering.

Average landscape size: Moderate grower to 4 ft. tall, 4 to 6 ft. wide.

Growth rate: Moderate

Growth habit: Compact, Round

Flower attributes: Fragrant, Showy Flowers

Special features: Deer Resistant, Easy Care, Improved Pest and Disease Resistance, Waterwise, Year-round Interest

Landscape uses: Border, Container, Erosion Control, Firescaping/Fire Wise, Hedge, Mass Planting, Rock Garden, Seacoast Exposure

Problem/solution: Deer Resistant, Erosion Control

Flower color: Purple

Blooms: Late spring into summer

Foliage color: Green

Item no.: 2460



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Weather Station

Plant Database Search Results > Coprosma kirkii 'Variegata'

Coprosma kirkii 'Variegata'



Habit and Cultural Information

Category: Shrub

Family: Rubiaceae (Madders)

Origin: New Zealand (Australasia)

Evergreen: Yes

Variegated Foliage: Yes

Bloomtime: Not Significant

Height: 1-2 feet

Width: 4-6 feet

Exposure: Full Sun

Seaside: Yes

Irrigation ([H2O Info](#)): Medium Water Needs

Winter Hardiness: 10-15° F

Coprosma kirkii 'Variegata' - A low growing woody groundcover that grows to 1 foot and spreads to 4 to 6 feet wide with narrow blunty rounded small gray-green leaves that have creamy margins. Plant in coastal full sun or light shade and irrigate regularly to occasionally. Can survive temperatures down to about 10 degrees F. This is a great small scale groundcover that flows outward with branches near the extremities flat to the ground. Good for covering banks, spilling over walls or as a filler in large containers. A very useful plant in in near coastal situations. This description is based on our research of Coprosma kirkii 'Variegata' and our observations of it growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, even if they disagree with what we have written.



African Iris

Diets iridioides



Exotic white flowers with yellow and purple-blue markings burst from stalks amid stiff, iris-like foliage. Profuse bloomer; blooms last only one day but are quickly replaced. Fire resistant.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. For a neat appearance, remove old flower stalks. Divide clumps every 2 to 3 years in early spring.

Design Ideas

Here is a white Iris that is simple to maintain and fits into virtually any garden, from prim perennial borders to low-maintenance parking lots! One of the best all-purpose plants for home landscapes, it stands up to heat, drought and neglect. Flank gateways with them, add to courtyards and entry gardens, or spot into larger foundation plantings, where the vertical reed-like foliage makes a great accent or contrast. A perfect plant to grow beside koy ponds, streambeds and fountains. Evokes the Mediterranean countryside when planted below or beside wall fountains. Or, evoke ancient Rome with this Iris in classical terra-cotta pots on pedestals or lined on steps. Grow as a low hedge around edges of porches and decks.

Synonym:	Moraea iridioides
Botanical Pronunciation:	mor-EE-a eye-rid-i-OH-deez
Key feature:	Easy Care Plant
Plant type:	Perennial
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	8 - 11
Light needs:	Partial to full sun
Water Needs:	Once established, needs only occasional watering.
Average landscape size:	Moderate grower to 2 to 3 ft. tall, 3 to 4 ft. wide.
Growth rate:	Moderate
Flower attribute:	Showy Flowers
Special features:	Easy Care, Waterwise
Landscape uses:	Border, Container, Firescaping/Fire Wise, Hedge, Poolside, Rock Garden, Woodland Garden
Flower color:	White
Blooms:	Spring through late fall
Foliage color:	Green
Item no.:	6160



Fruitland Silverberry

Elaeagnus pungens 'Fruitlandii'



Densely-branched evergreen shrub creates a superb screen, hedge, barrier, or naturalizer. Silvery scales on rich green round leaves with wavy edges; silvery-white and brown scales on underside.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a tidy, neat appearance, shear annually to shape. Pruning time: winter.

Design Ideas

Use this tough, drought-resistant shrub in hot and dry places. Its dense foliage serves as a fast-growing screen when arranged in small groups or a true hedge. Covers up unattractive views and fits naturally into wild gardens. Blends well in drought-resistant gardens as an individual or in groups to support more dramatic trees and shrubs.

Botanical Pronunciation: e-le-AG-nus PUN-jenz

Key feature: Easy Care Plant

Plant type: Shrub

Deciduous/evergreen: Evergreen

Cold hardiness zones: 6 - 9

Light needs: Full sun

Water Needs: Once established, needs only occasional watering.

Average landscape size: Fast growing to 6 to 10 ft. high, equal width.

Growth rate: Fast

Growth habit: Round

Flower attribute: Fragrant

Special features: Easy Care, Ornamental Berries

Landscape uses: Border, Espalier, Privacy Screen, Seacoast Exposure, Windbreak

Flower color: White

Blooms: Fall

Foliage color: Green

Item no.: 3195

This page located at <http://www.monrovia.com/plant-catalog/plants/1078/fruitland-silverberry.php>

A TREE A DAY

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Stats

COMMON NAME Bronze loquat

BOTANICAL NAME Eriobotrya deflexa

HEIGHT 20 feet

TYPE Broadleaf evergreen



Bronze loquat

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AdChoices

Here is a lovely tree that has everything going for it, everything that is except cold hardiness. It is the Bronze loquat, or *Eriobotrya deflexa*. This is one of the more tropical loquats and is even more limited in range than its better known cousin, the Japanese loquat, or *Eriobotrya japonica*. But the lack of cold tolerance may not be too big of a problem if it is kept in mind that Bronze loquat is small enough for pot culture or could be accommodated in most greenhouses and its assets are so excellent that its more than worth the effort. And for those who live in warm weather areas such as the southern US and Australia, then this is a must-have garden treasure.

Bronze loquat has a neat habit and compact growth making it an ideal specimen or patio tree, or even street tree since it can be grown beneath power lines. It also blends well into a shrub border and can be espaliered against a south facing wall, which is popular in the UK. Bronze loquat only reaches a height of 15 to 20 feet with a 10 to 15 foot spread if grown in full sun. Its chief asset is the large, heavily textured, evergreen leaves, which, when emerging in spring, are bright red-bronze and burnished copper. And they maintain this color for a considerable period of time before eventually turning a rich dark green for summer. In addition to the striking foliar display there are small, white flowers, produced on showy panicles in spring. The flowers are also fragrant and will perfume your garden for weeks. These are followed by small fruits, similar to the Japanese loquat but not palatable, though the wildlife will appreciate them.



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**Weather Station****Plant Database Search Results > Erythrina speciosa 'Pink'****Erythrina speciosa 'Pink' - Pink Coral Tree****Habit and Cultural Information**

Category: Tree

Family: Fabaceae = Pea Family

Origin: Brazil (South America)

Flower Color: Pink

Bloomtime: Summer/Fall

Height: 12-16 feet

Width: 8-12 feet

Exposure: Full Sun

Irrigation ([H2O Info](#)): Medium Water Needs

Winter Hardiness: 25-30° F

May be Poisonous ([More Info](#)): Yes

Erythrina speciosa 'Pink' (Pink Coral Tree) - This is a deciduous small tree or multi-stemmed shrub to about 16 feet tall. It has pink flowers in the later summer and fall. It prefers the full sun and has moderate watering needs. Blooms naked much like E. coralloides. Our plants from cuttings given to us by the San Diego Zoo. Has proven hardy to at least 28 F. This description is based on our research of Erythrina speciosa 'Pink' and our observations of it growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, even if they disagree with what we have written.

[\[MORE INFO\]](#)

Fremontodendron Pacific Sunset

Identification

Genus: Fremontodendron **Species:** None **Variety:** None
Cultivar: Pacific Sunset
Common name: Flannel Bush.



Description

Pacific Sunset was introduced by Rancho Santa Ana Garden. This flannel bush is a hybrid between *F. californicum* and *F. mexicanum*. Flannel bushes like lighter soils with moisture nearby, but not next them. Their favorite spots are sandy washes with moisture down 8 ft or so below grade level. In heavy soils any extra rainfall or one summer watering will kill the bush after it gets 3 years old. The pathogens take no hostages and although they do not always die in adobe, they are much harder to work with. If you live with adobe and want Fremontias make a big, big flower bed 3 feet or so deep and fill it with sand, plant it take and water until the roots reach the adobe below, then no more water. If you live in the interior or deserts water extra in spring (also in winter if you are in the deserts), but no summer water after the second year. Pacific Sunset can be a huge plant. The size of a single car garage. Do not plant in a little tract lot if you wish to be able to open the back door, or you really want to bug a neighbor. We made that mistake more than 20 years ago.



You could see the flowers from 400 feet away, but you had a great deal of trouble walking around the bushes as we planted them 10 feet off of a walkway, not enough room! Use F.'Ken Taylor' or Fr. decumbens in smaller yards

Characteristics

Fremontodendron Pacific Sunset Flannel Bush tolerates sand.

Available at our Online store.

Contact: pan@laspilitas.com

Container Size	Quantity In Production	Quantity For Purchase	Unit-Price
One Gallon	1	0	\$ 12.99

Available at our Santa Margarita store.

Contact: bawilson@laspilitas.com

Hours: Open Saturday only from 9am to 4pm

Address: 3232 Las Pilitas Rd. Santa Margarita, CA 93453

Container Size	Quantity In Production	Quantity For Purchase	Unit-Price
One Gallon	1	0	\$ 12.99
Five Gallon	0	2	\$ 29.99
Fifteen Gallon	0	1	\$ 79.99

Available at our Escondido store.

Contact: escondido@laspilitas.com

Hours: Open Tuesday through Saturday from 9am to 4pm

Address: 8331 Nelson Way Escondido, CA 92026

Container Size	Quantity In Production	Quantity For Purchase	Unit-Price
One Gallon	0	11	\$ 12.99
Five Gallon	3	0	\$ 29.99
Fifteen Gallon	0	0	\$ 79.99

Fremontodendron Pacific Sunset Flannel Bush is great for a bird garden.
Fremontodendron Pacific Sunset Flannel Bush's foliage type is evergreen.
Fremontodendron Pacific Sunset Flannel Bush's flower color is yellow.

Communities

Communities for Fremontodendron Pacific Sunset Flannel Bush: Closed-cone Pine Forest, Coastal Sage Scrub, Joshua Tree Woodland and Yellow Pine Forest.

Ranges for Fremontodendron Pacific Sunset

ph: 6.50 to 7.50

usda: 7 to 10

height[m]: 3.00 to 6.00

width[m]: 3.00 to 6.00

rainfall[cm]: 50.00 to 100.00

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**Weather Station****Plant Database Search Results > Galvezia speciosa 'Bocarosa'****Galvezia speciosa 'Bocarosa' - Island Snapdragon**

[2nd Image]

Habit and Cultural Information

Category: Shrub
 Family: Scrophulariaceae (Figworts)
 Origin: California (U.S.A.)
 Evergreen: Yes
 Flower Color: Red
 Bloomtime: Summer/Fall
 Height: 3-4 feet
 Width: 4-5 feet
 Exposure: Sun or Shade
 Seaside: Yes
 Drought Tolerant: Yes
 Irrigation ([H2O Info](#)): Low Water Needs
 Winter Hardiness: 20-25° F

Galvezia speciosa 'Bocarosa' (Island Snapdragon) - This California native sub shrub forms a dense mound with arching stems reaching to 4 feet tall or taller if provided with support. In the late winter through early fall it produces tubular 1 inch long bright red flowers which are flared at the lip, resembling small snapdragon flowers, with the weight of the flowers at the tips weighing down the long slender branches. Plant in full sun to moderate shade in well-drained soil. It is drought tolerant, especially if planted in shade, and hardy to about 20-25 degrees F. This tough plant is very adaptable and can hedged or even pruned annually to its crown at ground level in late winter to keep the foliage fresh and the size down. The species is native to rocky canyons and bluffs in coastal sage scrub below 3,000 feet on San Clemente and Santa Catalina island in the Santa Barbara Channel Islands with a disjunct population on Guadalupe Island off of Baja California. It is included in the CNPS Inventory of Rare and Endangered Plants on list 1B.2 (rare, threatened, or endangered in CA and elsewhere). There are two cultivars generally available in the horticultural trade; 'Firecracker', introduced by Tree of Life Nursery in 1986, is a compact plant with hairy leaves and flower calyces and 'Bocarosa', selected by the Saratoga Horticultural Foundation in 1980, has glabrous bright green leaves and is particularly floriferous. The cultivar name translates from Spanish meaning "red lips". The name for the genus honors José Gálvez (1720's-1787), a Spanish administrator. There are 5 species in the genus with 2 (G. speciosa and G. juncea) found in the California floristic province and the others in South America or the Galapagos Islands. This description is based on our research of Galvezia speciosa 'Bocarosa' and our observations of it growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, even if they disagree with what we have written.

[\[MORE INFO\]](#)



Stella De Oro Dwarf Daylily

Hemerocallis x 'Stella de Oro'



Sensational, award-winning selection that blooms with heavy clusters of 2-1/2 in. yellow blooms. Reblooms freely into early fall. This easy to care for plant forms neat, compact clumps. Herbaceous.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. For a neat appearance, remove old foliage before new leaves emerge. Divide clumps every 2 to 3 years in early spring.

Design Ideas

This carefree perennial fits into almost any garden. Spot into perennial borders as individuals or small clusters. Mass into a sea of color that functions much like groundcover. You can arrange them in a row against foundations as a mini hedge. With its strap-leaved form and flowers on long wand-like stems, Daylily offers dramatic relief between dwarf shrubs.

Botanical Pronunciation: hem-er-o-KAL-is HIB-rid

Key feature: Summer Flowering

Plant type: Perennial

Deciduous/evergreen: Herbaceous

Cold hardiness zones: 4 - 11

Light needs: Partial to full sun

Sunset climate zones: 1 - 24

Water Needs: Once established, needs only occasional watering.

Average landscape size: Foliage to 1 ft. tall, flower stalks to 2 1/2 ft. tall.

Growth rate: Moderate

Landscape uses: Firescaping/Fire Wise, Seacoast Exposure, Very Wet Areas, Woodland Garden

Problem/solution: Very Wet Areas

Flower color: Yellow

Blooms: Early summer

Foliage color: Green

Item no.: 4011

This page located at <http://www.monrovia.com/plant-catalog/plants/2447/stella-de-oro-dwarf-daylily.php>



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Weather Station

Plant Database Search Results > Kniphofia uvaria 'Wilhelm's Lance'

Kniphofia uvaria 'Wilhelm's Lance' - Giant Torch Lily



Habit and Cultural Information

Category: Perennial
 Family: Asphodelaceae (~Liliaceae)
 Origin: South Africa (Africa)
 Evergreen: Yes
 Flower Color: Yellow & Orange
 Bloomtime: Spring/Summer
 Height: 2-3 feet
 Width: 3-4 feet
 Exposure: Full Sun
 Deer Tolerant: Yes
 Irrigation ([H2O Info](#)): Low Water Needs
 Winter Hardiness: 0-10° F

Kniphofia uvaria 'Wilhelm's Lance' (Giant Torch Lily) - A giant among the Red Hot Pokers, from the nearly 3 feet all deep green foliage clumps, in spring rise the flowers atop stout stems to an amazing 6 to 8 feet tall. These flowers are in immense 10 inch long by 3 inch wide clusters of flowers that are vibrant orange in bud and open from the bottom up to pure golden yellow. This plant was a selection made by Randy Baldwin from a seed crop of Kniphofia "Pfitzer's Hybrids" grown by San Marcos Growers in 1982. The plant was planted in Randy's Puente Drive garden then moved to the San Marcos Growers nursery garden in 1987. The name 'Wilhelm's Lance' was chosen to both indicate the stature of the plant and commemorate Wilhelm Pfitzer, the patriarch of the Pfitzer Nursery in Stuttgart, Germany where the seed for this amazing plant originated. Plant in well drained soils and give some supplemental irrigation in summer to encourage flower formation. Hardy to below 15 ° F (to around 0° F if it is mulched or the foliage is retained to protect the growth crown). The name Kniphofia honors Johann Hieronymus Kniphof (1704 -1763), a German physician and botanist. The pronunciation of this genus is often argued about and while most continue to use the easiest to pronounce versions such as ny-FOE-fee-ah or nee-FOF-ee-a, others argue correctly that the name should follow the pronunciation of the name it commemorates but even for this there are differences of opinion owing to different German regional dialects - one such pronunciation often noted as correct is nip-HOFF-ee-uh while another that is particularly hard to pronounce is k-nip-HOF-ia. Keeping it simple we still use ny-FOE-fee-ah. This description is based on our research of Kniphofia uvaria 'Wilhelm's Lance' and our observations of it growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, even if they disagree with what we have written.



Tuscarora Crape Myrtle

Lagerstroemia indica x *fauriei* 'Tuscarora'



Deciduous large shrub or small tree with profuse crepe-like coral-pink flowers. Exquisite orange-red foliage color in the fall. Smooth, mottled, light cinnamon brown bark adds year-round interest. Use for accent, background, specimen or street tree.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a formal appearance, shear annually after flowering.

Key feature:	Summer Flowering
Plant type:	Tree
Deciduous/evergreen:	Deciduous
Cold hardiness zones:	6 - 9
Light needs:	Full sun
Sunset climate zones:	7 - 10, 12 - 14, 18 - 21
Water Needs:	Once established, needs only occasional watering.
Average landscape size:	Moderate growing to 15 ft. tall and wide.
Growth rate:	Moderate
Growth habit:	Round
Special features:	Attractive Bark, Fall Color, Waterwise
Landscape use:	Firescaping/Fire Wise
Flower color:	Pink
Blooms:	Summer
Foliage color:	Green
Item no.:	0903

This page located at <http://www.monrovia.com/plant-catalog/plants/256/tuscarora-crape-myrtle.php>



LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER

Although this is one of the oldest Leucophyllum selections, it is still a winner! Its dense, rounded form requires little or no pruning, and its mature size of 5 feet tall and wide is still small enough to warrant a space in most residential gardens. 'Compacta' has evergreen grey-silver foliage and produces oodles of dark pink flowers when the humidity rises in the summer and fall. It tolerates more water and heavier soils than other Leucophyllum selections. USDA Zone 8.



AT A GLANCE SUMMARY	
SIZE (H X W)	5 feet x 5 feet
FLOWER COLOR	Dark pink
FLOWER SEASON	Summer - Fall
EXPOSURE	Full sun
WATER	Low
GROWTH RATE	Moderate
HARDINESS	10° F, USDA Zone 8
PRUNING	Minimal



S
H
R
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B



Palo Alto Sweetgum

Liquidambar styraciflua 'Palo Alto'



Maple-like leaves turn brilliant orange-red or bright red in autumn. Provides reliable fall color, even in warm winter areas. Narrow, pyramidal form adapts well to urban conditions. Deciduous.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Pruning time: winter.

Design Ideas

Plant a grove or single specimen of Palo Alto in your front or backyard for a guaranteed autumn show no matter how warm your climate. Almost columnar in form, this tree creates an ideal screen in narrow side yards. Use to separate multistory homes on narrow lots. Pretty as a pair flanking a driveway or garden gateway. Also make the perfect carefree accent for less interesting, drought-resistant trees. May help reduce wind problems during the growing season if planted in a tightly spaced windrow.

Companion Plants

Plant this tree with evergreens from the drought-resistant or Mediterranean groups such as Marina Strawberry Tree (*Arbutus x 'Marina'*) or Sweet Bay (*Laurus nobilis*). Combine with reliable flowering specimens for a cottage garden using Royal Star Magnolia (*Magnolia stellata* 'Royal Star') or Eastern Redbud (*Cercis canadensis*). It's a natural with the long flower clusters of Texas Purple Japanese Wisteria (*Wisteria floribunda* 'Texas Purple'), or the Purple-leaf Japanese Honeysuckle (*Lonicera japonica* 'Purpurea').

History

This colorful tree is native to much of the southern United States as well as many eastern states. It is classified from the Latin *liquidus* and the Arabic *ambar* to describe the resin, once of great commercial value harvested from the European species. This species was introduced from America to Europe sometime in the 17th century, and since then over twenty varieties have been developed.

Lore

This colorful tree is native to much of the southern United States as well as many eastern states. It is classified from the Latin *liquidus* and the Arabic *ambar* to describe the resin, once of great commercial value harvested from the European species. T

Botanical Pronunciation: lik-wid-AM-bar sti-ra-se-FLOO-a

Key feature: Fall Color

Plant type: Tree

Deciduous/evergreen: Deciduous

Cold hardiness zones: 6 - 9

Light needs: Full sun

Water Needs: Needs regular watering - weekly, or more often in extreme heat

Average landscape size: Moderate grower to 40 ft. or more in height, 15 to 20 ft. wide.

Growth rate: Moderate

Growth habit: Pyramidal

Special features: Attracts Birds, Dramatic Foliage Color, Fall Color, North American Native, Year-round Interest

Landscape uses: Firescaping/Fire Wise, Very Wet Areas, Windbreak

Problem/solution: Very Wet Areas

Flower color: Yellow

Blooms: Inconspicuous

Foliage color: Green

Item no.: 5870



Arnold Tulip Tree

Liriodendron tulipifera 'Arnold'



This upright grower is well suited for narrow spaces, though its stately size is best suited for larger properties. Unusual yellow-green, tulip-like flowers appear in late spring through summer. Foliage has pretty golden yellow color in fall.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring.

Key feature:	Low Maintenance
Plant type:	Tree
Deciduous/evergreen:	Deciduous
Cold hardiness zones:	5 - 9
Light needs:	Full sun
Water Needs:	Once established, needs only occasional watering.
Average landscape size:	Fastigate, upright grower to 25 ft. tall, 8 to 10 ft. wide, ultimately to 50 ft. tall.
Growth rate:	Fast
Growth habit:	Columnar
Flower attribute:	Showy Flowers
Flower color:	Green
Blooms:	Late Spring to Early Summer
Foliage color:	Green
Item no.:	3680

This page located at <http://www.monrovia.com/plant-catalog/plants/2364/arnold-tulip-tree.php>

Lyonothamnus floribundus ssp. asplenifolius

Identification

Genus: Lyonothamnus **Species:** floribundus **Variety:** ssp. asplenifolius **Cultivar:** None
Common name: Catalina Ironwood.



Description

A fast 50' evergreen tree. Its flowers are white with yellow centers and appear spring-summer. Native to Ca. Islands. Its conifer shape looks like a redwood until you look close. It needs good drainage and water to bring its rainfall to above 15". It's hardy to about 20-22 degrees, with no burn, ours has recovered from 6-8 but it froze to the trunk. It is possible it is tolerant to lower temperatures if the plant was a little older. The one that survived the 6-8 was only 8' tall. A fine tree for large lawn or patio, very ornamental and woodsy looking. Protect from the deer for the first 5 years. It can handle the second zone on the seashore. this is the area where the wind doesn't take the wave spray onto the plants. This area may be as far back as 1/2 mile if the waves are high and the wind bad.

Characteristics

Lyonothamnus floribundus ssp. asplenifolius Catalina Ironwood tolerates sand and clay.

Lyonothamnus floribundus ssp. asplenifolius Catalina Ironwood's foliage type is evergreen.
 Lyonothamnus floribundus ssp. asplenifolius Catalina Ironwood's flower color is white.

Communities

Communities for Lyonothamnus floribundus ssp. asplenifolius Catalina Ironwood: Chaparral and Coastal Sage Scrub.

Ranges for *Lyonothamnus floribundus ssp. asplenifolius*

ph: 5.00 to 8.00

usda: 8 to 10

height[m]: 6.00 to 17.00

width[m]: 5.00 to 8.00

rainfall[cm]: 36.00 to 100.00

[What does all this mean!?!?](#)

Available at our Online store.

Contact: pan@laspilitas.com

Container Size	Quantity In Production	Quantity For Purchase	Unit-Price
One Gallon	0	0	\$ 8.99

Available at our Santa Margarita store.

Contact: bawilson@laspilitas.com

Hours: Open Saturday only from 9am to 4pm

Address: 3232 Las Pilitas Rd. Santa Margarita, CA 93453

Container Size	Quantity In Production	Quantity For Purchase	Unit-Price
One Gallon	0	0	\$ 8.99
Five Gallon	0	0	\$ 24.99
Fifteen Gallon	0	0	\$ 80.00

Available at our Escondido store.

Contact: escondido@laspilitas.com

Hours: Open Tuesday through Saturday from 9am to 4pm

Address: 8331 Nelson Way Escondido, CA 92026

Container Size	Quantity In Production	Quantity For Purchase	Unit-Price
One Gallon	0	0	\$ 8.99
Five Gallon	0	0	\$ 24.99
Fifteen Gallon	0	0	\$ 80.00



Yellow Trumpet Vine

Macfadyena unguis-cati



Vigorously climbing vine clings to any surface! Bright yellow trumpet-shaped flowers add quite a show. Thrives in heat. Use to cover any sunny wall, fence, even trees! Semi-evergreen.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer. Provide support such as a trellis or arbor. Prune annually to control size. Pruning time: summer after flowering.

Design Ideas

This lovely tropical appearing vine is much hardier than expected. One of the few trumpet-flowered vines that self clings, its little suction cups are easy on masonry. Plant it out of the wind but in full sun to cloak a wall in golden yellow. Stunning when trained up buff-colored classical columns or pilasters. Let it wind its way through very large-dimensioned latticework, or send up on the roof, where it blooms with vigor in warm climates. Perhaps the best vine for sculpting over windows and doorways in warmer climates.

Companion Plants

To create a frost-tolerant semitropical garden, combine this Trumpet Vine with fragrant plants such as Star Jasmine (*Trachelospermum jasminoides*), First Love™ Gardenia (*Gardenia jasminoides* 'Aimee') and Variegated Winter Daphne (*Daphne odora* 'Aureo-marginata'). Lovely mixed with the lavender Little Grapette Miniature Daylily (*Hemerocallis* hybrids Little Grapette) and Mini Pearl Miniature Daylily (*Hemerocallis* hybrids Mini Pearl). Then, spot in Silvery Sunproof Lilyturf (*Liriope muscari* 'Silvery Sunproof') for foliage variation.

History

This vine and its kin are mired in a complex, changing nomenclature within the family Bignonia. Alfred Rehder of the Arnold Arboretum listed the genus as *Doxantha* and later it was dropped altogether and given *Macfadyena* to include only four species. The vine is native to the American tropics from Mexico south to Argentina. The *unguis-cati* is from the Latin for cat's claw, referring to the shape of its climbing holdfasts.

Lore

Trumpet vines of all kinds are exceedingly attractive to hummingbirds which can reach deep into the flowers for their nectaries.

Botanical Pronunciation: mak-fad-e-EN-ah un-gu-is-KAT-eye

Key feature: Waterwise

Plant type: Vine - Self-clinging

Garden style: Tropical

Deciduous/evergreen: Semi-evergreen

Cold hardiness zones: 9 - 11

Light needs: Full sun

Sunset climate zones: 8 - 24

Water Needs: Once established, needs only occasional watering.

Average landscape size: Fast grower, stems to 20 to 25 ft. long.

Growth rate: Fast

Special features: Attracts Butterflies, Attracts Hummingbirds, Waterwise

Landscape uses: Erosion Control, Espalier, Poolside, Seacoast Exposure

Problem/solution: Erosion Control

Flower color: Yellow

Blooms: Spring

Foliage color: Green

Item no.: 5938



Compact Oregon Grape Holly

Mahonia aquifolium 'Compacta'



Excellent evergreen shrub for massed plantings or a border. New growth has bronzy red coloring, turning to glossy, deep green. Purplish-red color in winter.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Pruning time: spring after flowering.

Design Ideas

This smaller version of Oregon Grape is more versatile as a shrub. Useful in smaller city gardens, where its dense evergreen foliage covers the exposed legs of taller plants. Use as a small hedge or edging material to cover the underpinnings of decks and steps. Plant near rocks or dry streambeds in wild gardens or add a clump to edge plants near water gardens for an interesting foliage variation. Ideal for unique form and texture in shaded condo or town-house patio gardens.

Botanical Pronunciation: ma-HOH-nee-a a-kwi-FOH-i-um

Key feature: Year-round Interest

Plant type: Shrub

Deciduous/evergreen: Evergreen

Cold hardiness zones: 5 - 9

Light needs: Partial to full sun

Sunset climate zones: 2 - 12, 14 - 21, 31 - 41

Water Needs: Needs regular watering - weekly, or more often in extreme heat.

Average landscape size: Moderate grower to 2 to 3 ft. tall, 3 to 4 ft. wide.

Growth rate: Moderate

Growth habit: Compact

Flower attribute: Fragrant

Special features: Attracts Birds, Deer Resistant, Easy Care, Improved Pest and Disease Resistance, North American Native, Ornamental Berries, Year-round Interest

Landscape uses: Border, Container, Firescaping/Fire Wise, Hedge, Woodland Garden

Problem/solution: Deer Resistant

Flower color: Yellow

Blooms: Spring

Foliage color: Green

Item no.: 6075

This page located at <http://www.monrovia.com/plant-catalog/plants/1833/compact-oregon-grape-holly.php>



Boston Ivy

Parthenocissus tricuspidata 'Veitchii'



Popular clinging vine with purplish new growth, maturing to green before turning a brilliant dark red-purple in fall. Valued for quick cover of brick or stone walls, fences. Deciduous.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer. Provide support such as a wall or fence. Prune annually to control size. Pruning time: winter.

Botanical Pronunciation:	par-the-no-SIS-us tri-kus-pi-DAY-ta
Key feature:	Fall Color
Plant types:	Groundcover, Vine - Self-clinging
Deciduous/evergreen:	Deciduous
Cold hardiness zones:	4 - 9
Light needs:	Partial to full sun
Water Needs:	Needs regular watering - weekly, or more often in extreme heat.
Average landscape size:	Fast grower to 30 to 45 ft. long.
Growth rate:	Fast
Special features:	Attracts Birds, Fall Color
Landscape uses:	Erosion Control, Woodland Garden
Problem/solution:	Erosion Control
Blooms:	Inconspicuous
Foliage color:	Green
Item no.:	0250

This page located at <http://www.monrovia.com/plant-catalog/plants/91/boston-ivy.php>



Fraser's Photinia

Photinia x fraseri



Excellent medium shrub for hedge or screens. New growth explodes in bright bronze-red in early spring, maturing to large, dark green leaves. Evergreen, can be used as espalier or as a patio tree.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a tidy, neat appearance, shear annually to shape. Pruning time: winter.

Design Ideas

This shrub is the backbone of landscapes in mild winter regions. Beauty and dense growth combine to produce the perfect tall hedge, whether grown natural or sheared. They are grown in side yards, down property lines or spaced out into a natural landscape for spring foliage contrast. Easily trained into a neat small tree, offering an evergreen lollipop for entries, front yards or even near the street.

History

This very common shrub that is often classified as a pure species, *P. fraseri*, but it is in fact a hybrid. Its most dominant parent is likely *P. serratifolia*, which is native to China where it is known as "Red For A Thousand Years" which is evidenced by *P. x. fraseri*'s bright, scarlet red new growth, its

most outstanding characteristic. The Chinese plant was first introduced into Britain in 1804 by Captain Kirkpatrick of the Dutch East India Company. The genus *Photinia* is classified in the Rosaceae family and English horticulturist John Lindley, 1799-1865, named it from the Greek for shining to describe its glossy foliage. Lindley also dubbed the species after a contemporary plant hunter, John Fraser, 1750-1811, who is best known for introducing many new species from North America into Britain.

Botanical Pronunciation: foh-TIN-i-a x FRAY-zer-eye

Key feature: Hedge Plant

Plant type: Shrub

Deciduous/evergreen: Evergreen

Cold hardiness zones: 7 - 9

Light needs: Full sun

Water Needs: Needs regular watering - weekly, or more often in extreme heat.

Average landscape size: Moderate to fast grower to 8 to 12 ft. high, 8 to 10 ft. wide.

Growth rate: Moderate

Special feature: Dramatic Foliage Color

Landscape uses: Border, Container, Espalier, Firescaping/Fire Wise, Privacy Screen, Specimen, Topiary, Windbreak

Flower color: White

Blooms: Spring

Foliage color: Green

Item no.: 6485



Chinese Pistachio

Pistacia chinensis



Desirable ornamental tree with attractive umbrella-like crown that turns a brilliant crimson in fall. Dependable tree for street or lawn, patio or garden corner planting. Pest resistant. Deciduous.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Pruning time: winter.

Design Ideas

No other tree produces such a vibrant, broad range of fall color in warmer winter climates. It may be used dozens of ways as a shade tree, street tree, accent or front-yard specimen. Ideal for flanking driveways or use a pair to meet overhead at street side. Give this colorful drought-resistant tree a solid evergreen background to provide high-intensity contrast for seasonal changes.

Companion Plants

This great tree grows well with all the warmer climate evergreens, such as Carob Tree (*Ceratonia siliqua*), Camphor Tree (*Cinnamomum camphora*), Willow-leaved Peppermint (*Eucalyptus nicholii*) and California Pepper Tree (*Schinus molle*). A natural with big bright-flowering shrubs like Turner's Tickled Pink™ Oleander (*Nerium oleander* 'Turner's Tickled Pink') and Noell Grevillea (*Grevillea* x 'Noell').

History

This is not the pistache of commerce but an ornamental tree native to China where it is little used except in the traditional pharmacopoeia. The genus was classified by Linnaeus who named it from the ancient Persian name for its nuts, pista. There are about nine evergreen and deciduous species but only two are cultivated, *P. vera* as a nut crop and *P. chinensis*. The latter was classified by Alexander von Bunge, 1803-1890, a Russian physician and botanist. Plants did not reach the west until Frank L. Meyer, working in Asia for the U.S. Department of Agriculture introduced it in 1921. This species is often used as a rootstock onto which *P. vera* is grafted. They are dioecious with males preferred as female plants produce litter of hard seeds.

Lore

This species is often used as a rootstock onto which *P. vera* is grafted. They are dioecious with males preferred as female plants produce litter of hard seeds.

Botanical Pronunciation: pis-TAY-shi-a chi-NEN-sis

Key feature: Fall Color

Plant type: Tree

Garden style: Mediterranean

Deciduous/evergreen: Deciduous

Cold hardiness zones: 6 - 9

Light needs: Full sun

Sunset climate zones: 4 - 16, 18 - 23, 26, 28 - 33

Water Needs: Once established, needs only occasional watering.

Average landscape size: Moderate grower to 30 to 35 ft. tall, 25 to 35 ft. wide.

Growth rate: Moderate

Growth habit: Spreading

Flower attribute: Fragrant

Special features: Deer Resistant, Dramatic Foliage Color, Easy Care, Fall Color, Showy Fruit, Waterwise, Year-round Interest

Landscape uses: Firescaping/Fire Wise, Seacoast Exposure

Problem/solution: Deer Resistant

Flower color: Green

Blooms: Inconspicuous

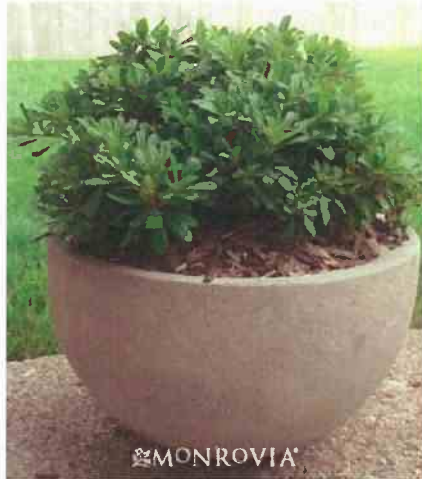
Foliage color: Green

Item no.: 6570



Wheeler's Dwarf Japanese Mock Orange

Pittosporum tobira 'Wheeler's Dwarf'



Miniature rounded shrub perfect as a low border, groundcover or container specimen. Prized for its dense, compact growth and glossy evergreen foliage. Produces small orange-blossom scented flowers occasionally. Requires little maintenance.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a tidy, neat appearance, shear annually to shape. Pruning time: winter.

Design Ideas

In milder climates this is one of the most useful low-growing shrubs available. Plant it as a single specimen or in small groups. Short stature makes an ideal foundation planting under windows. With its spreading, dense foliage, it is also a great groundcover or filler beneath tree canopies, or between taller shrubs. Rich green color gives vibrancy to tropical plantings or Asian schemes. Use in a formal garden as edging or short hedges clipped into rigid forms. Also great in planter islands inside circular driveways where it will tolerate the reflected heat.

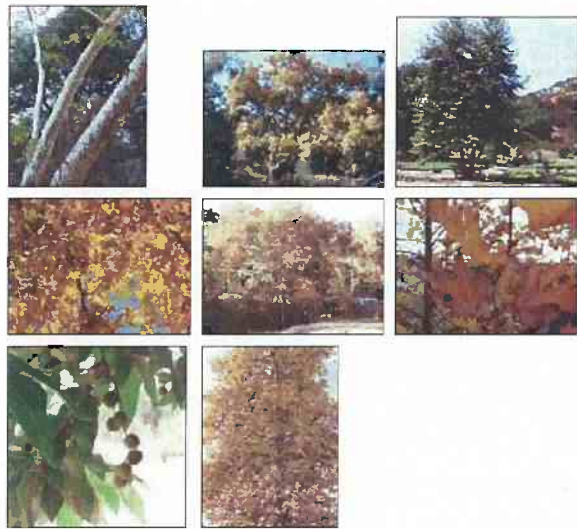
Botanical Pronunciation:	pit-o-SPOH-rum to-BY-ra
Key feature:	Easy Care Plant
Plant type:	Shrub
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	8 - 11
Light needs:	Partial to full sun
Sunset climate zones:	8 - 24
Water Needs:	Needs regular watering - weekly, or more often in extreme heat.
Average landscape size:	Moderate grower to 2 to 3 ft. tall, 4 to 5 ft. wide.
Growth rate:	Moderate
Growth habit:	Compact
Flower attributes:	Fragrant, Showy Flowers
Special features:	Dwarf Plant, Easy Care
Landscape uses:	Border, Container, Firescaping/Fire Wise, Hedge, Seacoast Exposure, Woodland Garden
Flower color:	White
Blooms:	Spring
Foliage color:	Green
Item no.:	6600

This page located at <http://www.monrovia.com/plant-catalog/plants/2454/wheelers-dwarf-japanese-mock-orange.php>

Platanus racemosa

Identification

Genus: Platanus **Species:** racemosa **Variety:** None
Cultivar: None
Common name: California sycamore.



Description

A fast 75' deciduous tree. It will grow to 15-20 ft. in 5-10 years. It is along creeks in the foothills and coast ranges of Calif.. It takes takes wind, heat, but not drought tolerant until established. (Then it will be drought tolerant only where there is a high water table or along the coast.) It likes sun and moderate water. Chips of bark from trunk and roots can be boiled for coffee. Plant at 15 deg. angle for sweep, or pull over with cables to encourage spreading habit, 'multi' means more than one stem from the base. 'Wild' habit can be achieved by planting 3, 3-5' apart and leaning out. This is a very important wildlife plant. Hummingbirds and butterflies use extensively. It is a food plant for the Western Tiger Swallowtail. It has some fall color. The white bark with the chips of brown spotted here and there make for an attractive formal trunk. Probably allelopathic.(Rice) Notice there is not much under a lot of sycamores in the wild? We use wood chips to mulch.The green tree in the picture is 6 years old in the nursery(30-40 ft.,the little post under it is a 4 ft. hitching post), the yellow tree is the fall color.

Characteristics

Platanus racemosa California sycamore tolerates sand, clay and seasonal flooding.
Platanus racemosa California sycamore is great for a bird garden and a butterfly garden.
Platanus racemosa California sycamore's foliage turns a different color in the fall, type is deciduous and is edible.
Platanus racemosa California sycamore's flower color is na.

Communities

Available at our Online store.

Contact: pan@laspilitas.com

Container Size	Quantity In Production	Quantity For Purchase	Unit-Price
One Gallon	17	0	\$ 7.99

Available at our Santa Margarita store.

Contact: bawilson@laspilitas.com

Hours: Open Saturday only from 9am to 4pm

Address: 3232 Las Pilitas Rd. Santa Margarita, CA 93453

Container Size	Quantity In Production	Quantity For Purchase	Unit-Price
One Gallon	17	0	\$ 7.99
Five Gallon	0	11	\$ 24.99
Fifteen Gallon	0	-8	\$ 79.98

Available at our Escondido store.

Contact: escondido@laspilitas.com

Hours: Open Tuesday through Saturday from 9am to 4pm

Address: 8331 Nelson Way Escondido, CA 92026

Container Size	Quantity In Production	Quantity For Purchase	Unit-Price
One Gallon	0	38	\$ 7.99
Five Gallon	20	16	\$ 24.99
Fifteen Gallon	0	7	\$ 79.98

Communities for Platanus racemosa California sycamore: Chaparral, Coastal Sage Scrub, Mixed-evergreen Forest, Northern Oak Woodland, Riparian (rivers & creeks), Shadscale Scrub, Southern Oak Woodland and Central Oak Woodland.

Ranges for Platanus racemosa

ph: 5.00 to 8.00

usda: 6 to 10

height[m]: 10.00 to 25.00

width[m]: 8.00 to 15.00

rainfall[cm]: 137.00 to 241.00

[What does all this mean!?!](#)



Kasan Pyracantha

Pyracantha coccinea 'Kasan'



Beautiful evergreen shrub producing an abundance of orange-red berries in the fall. Terrific source of fall through winter color. Use as barrier hedge or train as espalier.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a tidy, neat appearance, shear annually to shape.

Design Ideas

This is an excellent shrub to espalier against a wall, where its fall and winter berries can be fully displayed. The tall, spiny shrub also works well as an informal intruder-resistant barrier hedge.

Companion Plants

Nearly Wild Rose (Floribunda) (Rosa x 'Nearly Wild') provides summer color with pink blooms while the pyracantha is covered in white flower clusters, and later the rose's orange hips reflect the orange-red berries. Other warm-weather shrubs that provide summer color include Lord Baltimore Rose Mallow (Hibiscus x 'Lord Baltimore') with crimson blossoms. Companion perennials such as Fern Leaf Yarrow (Achillea x 'Moonshine') can be planted at the base of the trunk.

History

This large group of shrubs are in the Rose family and closely related to both hawthorn and cotoneaster. The genus was classified by Max Roemer of Germany in the mid 19th Century, who named it from the Greek for fire and thorn to describe red fruits and spiny branches. He also named this species for its coloring which is native to a large range in Southern Europe and Asia Minor. Its similarity to these other genera led it to be classified formerly in each. Edouard Spach, 1801-1879 of Strassbourg deemed it Cotoneaster pyracantha, and it was Crataegus pyracantha per Borkh. This is among the newer disease resistant cultivars.

Lore

Pyracantha is a highly valued berry producer for Christmas decor in warm climate regions.

Botanical Pronunciation: py-ra-KAN-tha cok-SIN-i-a

Key feature: Ornamental Berries

Plant type: Shrub

Deciduous/evergreen: Evergreen

Cold hardiness zones: 5 - 9

Light needs: Full sun

Water Needs: Once established, needs only occasional watering.

Average landscape size: Fast grower to 8 to 10 ft. tall, 6 to 8 ft. wide.

Growth rate: Fast

Flower attribute: Flowers for Cutting

Special features: Attracts Birds, Ornamental Berries, Waterwise, Year-round Interest

Landscape uses: Espalier, Firescaping/Fire Wise, Mass Planting, Privacy Screen, Seacoast Exposure, Windbreak

Flower color: White

Blooms: Spring flowers, winter berries

Foliage color: Green

Item no.: 6780



Eleanor Taber™ Indian Hawthorn

Raphiolepis indica 'Conor' P.P# 9398



Produces profuse clusters of pink flowers. Young leaf-spot resistant foliage is often bright reddish-orange, maturing deep green. Blue-black berries accompany deep maroon winter foliage. Excellent groundcover, hedge, accent or foundation shrub.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a formal appearance, shear annually after flowering.

Key feature:	Spring Flowering
Plant type:	Shrub
Patent Act:	Asexual reproduction of plants protected by the Plant Patent Act is prohibited during the life of the patent.
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	7 - 10
Light needs:	Partial to full sun
Sunset climate zones:	8 - 10, 12 - 24
Water Needs:	Once established, needs only occasional watering.
Average landscape size:	Moderate growing to 4 ft. tall, 3 ft. wide.
Growth rate:	Moderate
Growth habit:	Round
Landscape use:	Seacoast Exposure
Flower color:	Pink
Blooms:	Mid-winter through spring, again in fall
Foliage color:	Green
Item no.:	6494

This page located at <http://www.monrovia.com/plant-catalog/plants/1967/eleanor-taber-indian-hawthorn.php>

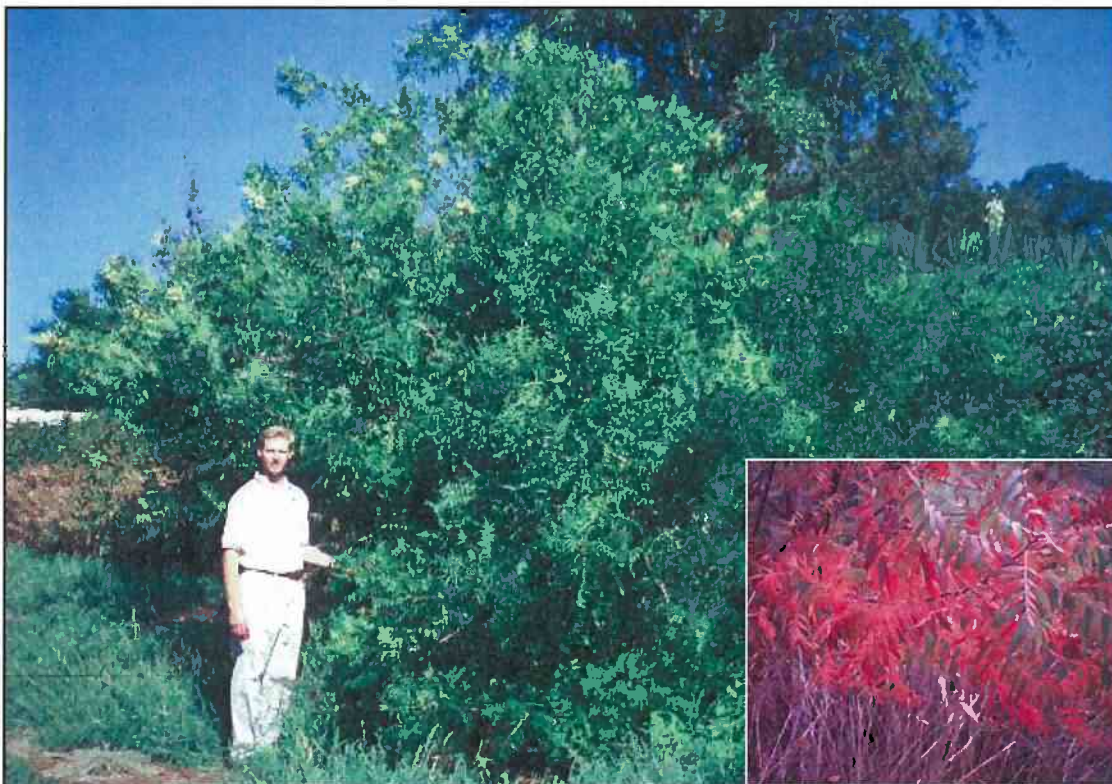


RHUS LANCEOLATA FLAME LEAF SUMAC

Native to most of the Southwest, this deciduous shrub or small tree has large, green, aromatic, compound leaves that turn a brilliant orange-red in the fall. Clusters of creamy white flowers are followed by hairy red-orange berries on female plants. Mature specimens are typically multi-trunked and short in stature but they may be trained into a single trunk standard. Natively it suckers to form wide spreading colonies. Plant in full sun to part shade and provide good drainage. Hardy to -20° F.

AT A GLANCE SUMMARY

SIZE (H X W)	12-18 feet x 15-20
FLOWER COLOR	White
FLOWER SEASON	Spring
EXPOSURE	Full Sun to Part Shade
WATER	Low
GROWTH RATE	Fast
HARDINESS	-20° F, USDA Zone 5
PRUNING	To Shape



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**Weather Station****Plant Database Search Results > Ribes viburnifolium****Ribes viburnifolium - Catalina Currant****[2nd Image]****Habit and Cultural Information**

Category: Shrub
 Family: Grossulariaceae (Gooseberries or Currants)
 Origin: Baja California (North America)
 Evergreen: Yes
 Flower Color: Rose Pink
 Bloomtime: Spring
 Height: 3-4 feet
 Width: 4-6 feet
 Exposure: Sun or Shade
 Drought Tolerant: Yes
 Irrigation [\(H2O Info\)](#): Low Water Needs
 Winter Hardiness: 15-20° F

Ribes viburnifolium (Catalina Currant) - Catalina Currant or Viburnumleaf Currant as it is also known is an open wide spreading evergreen shrub that grows 3-4 feet tall and spreads to 6 feet. Dark red stems bearing aromatic leathery dark green leaves arch up and out from the center of the plant. foliage. Rose pink flowers bloom in late winter to mid spring. Plant in sun or light shade along coast to shade inland. Requiring little supplemental water, this native shrub is a good candidate for planting underneath an oak canopy. Drought tolerant. This description is based on our research of Ribes viburnifolium and our observations of it growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, even if they disagree with what we have written.

[\[MORE INFO\]](#)



Lavender Cotton

Santolina chamaecyparissus



Fragrant, dense mound with attractive grayish-silver foliage. Displays bright yellow flowers on stalks. Effective groundcover or edging for walks or borders. Good foreground for herb garden. Evergreen.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a formal appearance, shear annually after flowering. Pruning time: late winter or early spring.

Design Ideas

This makes a lovely edging for the herb garden or English-style border. Combine with the all green species into a checkerboard groundcover. A valuable source of solid gray foliage in Mediterranean style planting. It can be sheared for a more formal look, which will also keep the growth more dense.

Companion Plants

Contrast the mounding silver-gray foliage of this Cotton with a vertical form, such as Heavenly Bamboo (*Nandina domestica*). Or, combine with the sword-like foliage of Bronze New Zealand Flax (*Phormium tenax* 'Atropurpureum Compactum'). For good color contrast, add the deep-purple foliage of Royal Purple Smoke Tree (*Cotinus coggygria* 'Royal Purple') to the planting.

History

This drought resistant species is a native of the Mediterranean where aromatic foliage protects it from browsing wildlife. It came into cultivation early on as a natural pesticidal herb but later became popular in Tudor knot garden pattern making. Its name translates to holy flax, even though this relates to no aspect of its use.

Lore

In France this plant was known as garde robe, because sprigs were used in closets and trunks to repel moths.

Botanical Pronunciation: san-tow-LEEN-ah kam-e-sip-ar-IS-us

Key feature: Fragrant

Plant type: Shrub

Deciduous/evergreen: Evergreen

Cold hardiness zones: 7 - 9

Light needs: Full sun

Sunset climate zones: 3 - 24, 27, 29, 30, 32 - 35, 39

Water Needs: Once established, needs only occasional watering.

Average landscape size: Moderate grower to 1½ ft. tall, 3 ft. wide.

Growth rate: Moderate

Flower attribute: Fragrant

Landscape uses: Firescaping/Fire Wise, Green Roof, Seacoast Exposure

Flower color: Yellow

Blooms: Summer

Foliage color: Gray-green

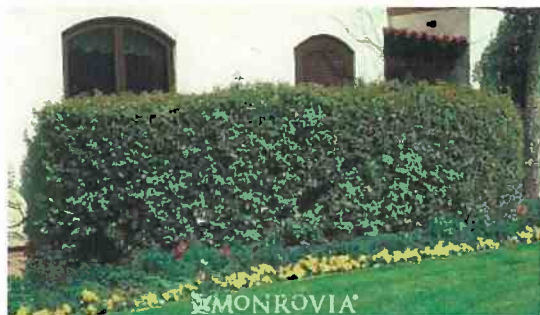
Item no.: 7040

This page located at <http://www.monrovia.com/plant-catalog/plants/2072/lavender-cotton.php>



Shiny Xylosma

Xylosma congestum



Versatile hedge or screening plant displays bronzy young foliage on spreading, gracefully arching branches. Takes shearing well, easily trained as espalier. Tolerates heat. Evergreen.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a tidy, neat appearance, shear annually to shape. Pruning time: spring.

Design Ideas

Xylosma can be used as either a shrub or small tree in the landscape. Makes a fine natural hedge gently pruned to size or it will adapt to mild shearing for a more formal appearance. Allow it to grow naturally for a shiny light green background for beds and borders. Excellent for breaking up long fence lines or for de-emphasizing large multistory walls in foundation planting.

Companion Plants

Evergreen xylosma belongs with bright warm climate bloomers such as Rainbow Knock Out Rose, (Rosa x 'Radcor'), Lavender Lady Passionflower, (Passiflora x 'Lavender Lady'), Patriot Rainbow

Compact Lantana, (Lantana camara 'Robpatrai') and Catawba Crepe Myrtle, (Lagerstroemia indica 'Catawba').

History

This genus contains about one hundred species of evergreens found everywhere in the tropics and subtropics except Africa. The plant was discovered in China by Portuguese Jesuit missionary Juan Louriero, 1715-1796 whose descriptions reached Dutch botanist Friedrich Miquel. However, the final classification was made by English botanists at Kew Gardens or via the London Horticultural Society.

Lore

When in bloom, xylosmas draw bees in droves which makes this shrub vital in wildlife gardens and an undesirable plant near swimming pools.

Botanical Pronunciation: zi-LOS-ma kon-GES-tum

Key feature: Hedge Plant

Plant type: Shrub

Garden style: Contemporary

Deciduous/evergreen: Evergreen

Cold hardiness zones: 8 - 11

Light needs: Partial to full sun

Water Needs: Needs regular watering - weekly, or more often in extreme heat.

Average landscape size: Moderate grower to 10 to 12 ft. tall and wide.

Growth rate: Moderate

Growth habit: Spreading

Special features: Attracts Birds, Easy Care, Ornamental Berries, Waterwise, Year-round Interest

Landscape uses: Container, Espalier, Privacy Screen, Windbreak, Woodland Garden

Blooms: Inconspicuous

Foliage color: Green

Item no.: 7695

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8' ADA Picnic Table - Inground

Product model : 1148
Price: \$920.00**Age Range :** 0 to 0

CAD file: [1148.dwg](#)
PDF file: [1148.pdf](#)
CPSC Compliant: No
ASTM Compliant: No
ADA Compliant: No
Ground Space: 5'-8" x 8' (1.7m x 2.4m)
Surface: PVC

0

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Parameters of Product: Playground

Age 0-0
Protective Area 0-250 sq. ft.

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6' Picnic Table - Inground

Product model : 1116-2**Price:** \$748.00**Age Range :** 0 to 0

CPSC Compliant: No

ASTM Compliant: No

ADA Compliant: No

Ground Space: 5'-8" x 6' (1.7m x 1.8m)

Surface: PVC

0

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Parameters of Product: Playground A

Age 0-0

Protective Area 0-250 sq. ft.

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Last Updated: Wednesday, 05 October 2011 20:15

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6' Bench - Inground

Product model : 1266**Price:** \$466.00**Age Range :** 0 to 0

CPSC Compliant: No

ASTM Compliant: No

ADA Compliant: No

Ground Space: 2' x 6' (.6m x 1.8m)

Surface: PVC

0

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Model 3380

Model 3380, barrier-free, pedestal drinking fountain with satin finish stainless steel bowl and green powder-coated galvanized steel pedestal, supplied by 100% lead-free waterways.

1
2
3
4
5

[Write a Review](#)

Model 3380 Description

Custom Colors Are Available With This Model

Complete the look of Model 3380 by adding custom Color options.

[View Custom Colors](#)

Haws pedestal drinking fountain 3380 uses a patented stainless steel push-button valve assembly (Pat.# 6,981,692) allowing for front access stream adjustment as well as cartridge and strainer access. The fashionable barrier-free design of the 3380 allows the circular pedestal to be placed securely in multiple locations without taking up excess space. Equipped with vandal resistant components, this fountain is not easily disrupted, quickly discouraging the worst of vandals.

- Heavy-duty 11 gauge fabricated galvanized steel with green powder-coated finish provides an exceptional corrosion resistance in one of our toughest made fountains
- 100% lead-free waterways
- Maintenance is made easy with front access to valve adjustment and cartridge replacement

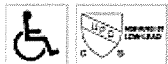
Model meets all current Federal Regulations for the disabled including those in the Americans with Disabilities Act. Haws manufactures drinking fountains and electric water coolers to be lead-free by all known definitions

including NSF/ANSI Standard 61, Section 9, California Proposition 65, and the Federal Safe Drinking Water Act. Product is compliant to California Health and Safety Code 116875 (AB 1953-2006).

Buy America Act Information

The vast majority of Haws products qualify under the terms of the act. However, since different purchases often require subtly different responses, Haws recommends that the specific document requesting certification be sent to customer service for a specific answer.

Industry Standards Compliant



*Rancho Bella Vista Park
Valley Wide Park District*



CD190752

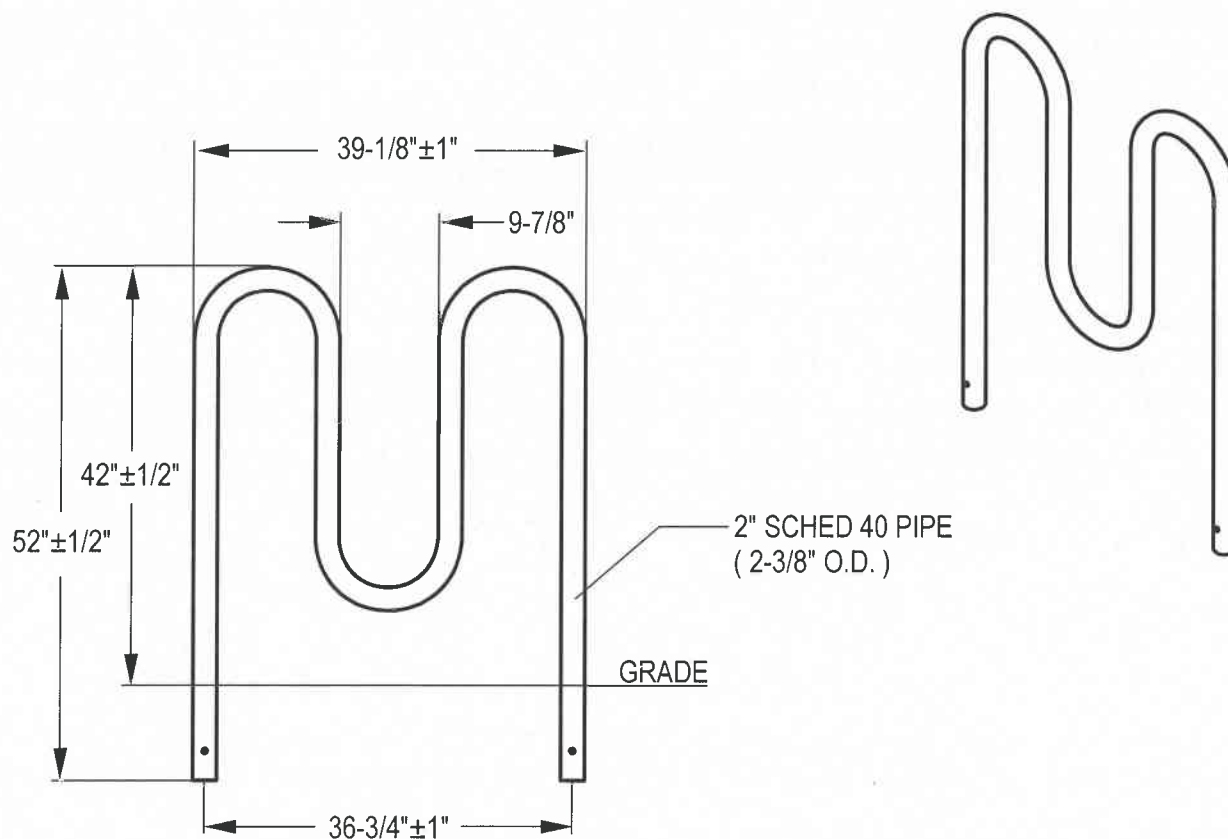


MIRACLE.
RECREATION EQUIPMENT COMPANY

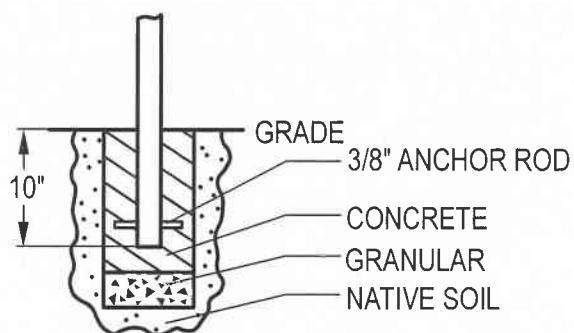
Model # HW238-5-IG-P

Dimension Sheet

HEAVY-DUTY WINDER | 3 LOOPS 5 BIKES



ELEVATION VIEW



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Heavy-Duty Park Grill

Product model : 1104-8**Price:** \$568.00**Age Range :** 5 to 12

CPSC Compliant: No

ASTM Compliant: No

ADA Compliant: No

Age Range: 5 to 12

Ground Space: 3'-8" x 3' (1.1m x .9m)

0

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Parameters of Product: Playground An

Age 5-12

Protective Area 0-250 sq. ft.

[Ask a question about this product](#)

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Litter Receptacle w/Dome Lid

Product model : 1129**Price:** \$644.00**Age Range :** 0 to 0

CPSC Compliant: No

ASTM Compliant: No

ADA Compliant: No

Ground Space: 3' Diameter (.9m)

0

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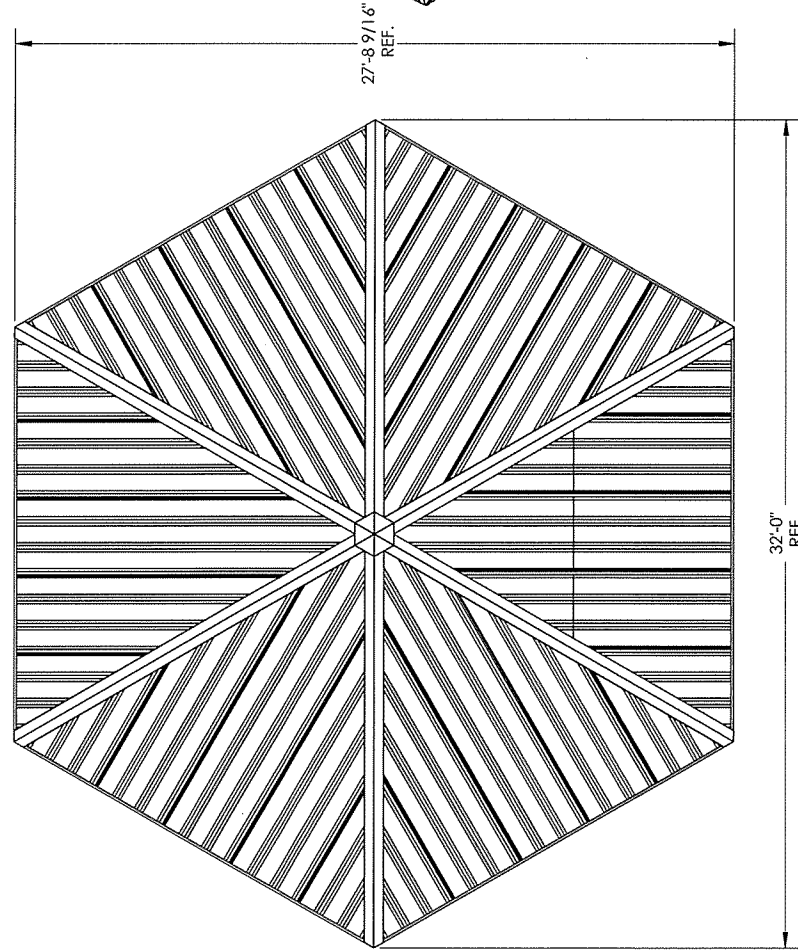
Parameters of Product: Playground A

Age 0-0

Protective Area 0-250 sq. ft.

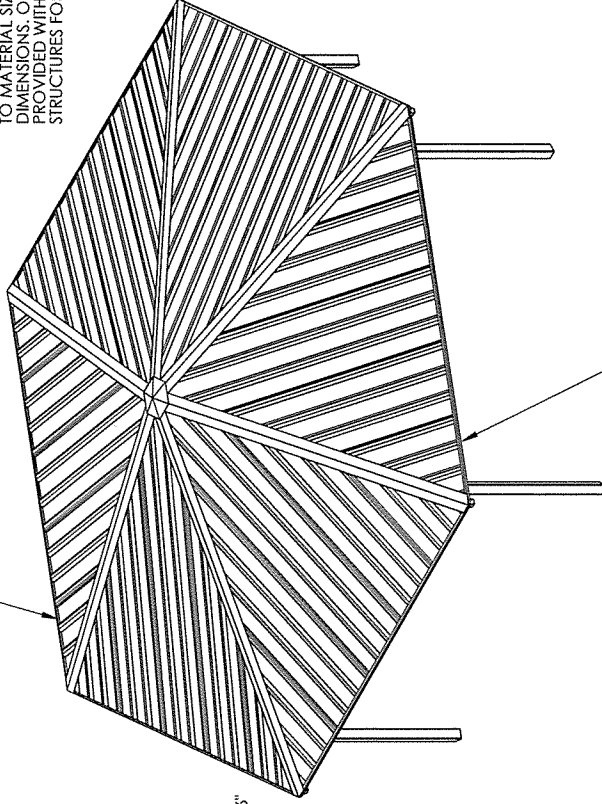
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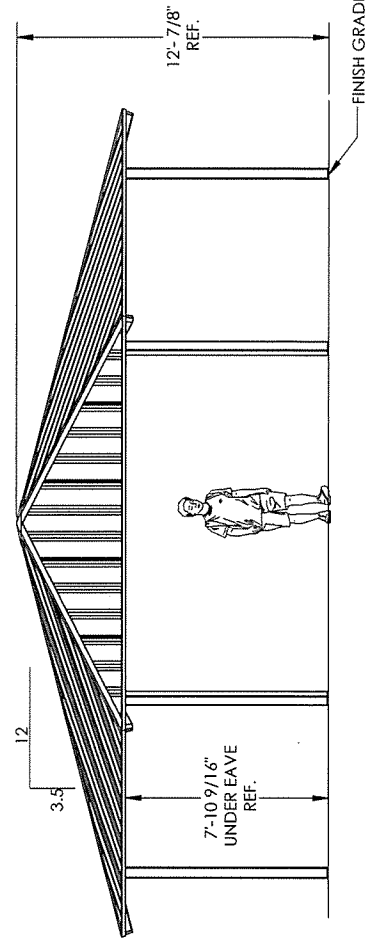


NOTE: THIS IS A
PLANNING LEVEL DRAWING.
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 ON-GOING DESIGN REVIEW AND
 UPDATE. EXPECT SOME CHANGES
 TO MATERIALS, SIZES AND GENERAL
 DIMENSIONS. ONLY USE DRAWINGS
 PROVIDED WITH ENGINEERED
 STRUCTURES FOR CONSTRUCTION.

24 GA., GALVALUME COATED,
 KYNAR 500 PAINTED, STEEL
 ROOFING PANELS. SEE COLOR
 MATRIX FOR AVAILABLE
 COLORS.



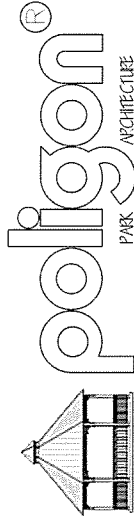
ROOFING TRIM IS 24 GA. KYNAR 500 COATED
 STEEL, COLOR MATCHED TO ROOF. EAVE
 CHANNEL TRIM IS REINFORCED WITH 18 GA.
 GALVANIZED INNER CHANNEL FOR ADDITIONAL
 EAVE SUPPORT.



SHELTER MODEL:

HEXAGON 32
HXE-32

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SHEET

ELEVATION VIEWS

Copyright laws protect the style and visual appearance of the structure while patents may protect other parts of the design.



MAINTENANCE RESPONSIBILITIES

	VALLEYWIDE PARKS AND RECREATION
	32,613 sf
	HOME OWNERS ASSOCIATION
	387,798 sf
	HOME OWNER
	82,786 sf
	RIVERSIDE LAND CONSERVANCY
	As part of the MCF, Tulelake Creek open space area is to be maintained by the Riverside Land Conservancy

THIS SHEET IS AN OVERVIEW OF THE THIS
EXHIBIT ONLY. REFER TO INDIVIDUAL
SHEETS FOR ENLARGED VIEW

OVERALL PRELIMINARY
LANDSCAPE MAINTENANCE PLAN
TENTATIVE TRACT MAP NO.

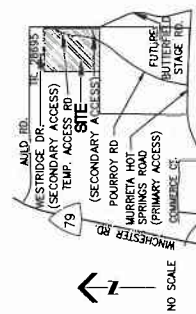
36376

AMENDMENT NO. 1

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
(951) 782-0707
(FAX) 951.782.0723

RICK
ENGINEERING COMPANY

APRIL 4, 2012



NO SCALE

VICINITY MAP T. 7 S., R. 2 W. SEC. 8



SCALE: 1" = 400'
0 200 400



PLANS PREPARED UNDER SUPERVISION OF:

JAMES C. KUNKIN, P.E. 42281 EXP. 1/31/2014

DATE

CASE #: TR36376, AMD. #2
EXHIBIT: M (Sheets 1-5)
DATED: 4/03/12
PLANNER: C. HINOJOSA

- LANDSCAPE RESPONSIBILITIES**
- VALLEY-WIDE PARKS AND RECREATION
332.613 sf
 - HOME OWNERS ASSOCIATION
307.768 sf
 - HOME OWNER
82.756 sf
 - RIVERSIDE LAND CONSERVANCY
As part of the MCA, Tulelake Creek open space area is to be maintained by the Riverside Land Conservancy

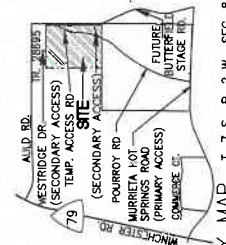
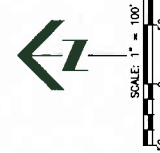


SHEET KEY:

DATE	BY	REVISIONS



PLANS PREPARED UNDER SUPERVISION OF
JAMES C. KUMPKEN, PLS. NO. 1228, EXP. 1/31/2014



VICINITY MAP T. 7 S., R. 2 W. SEC. 8

PRELIMINARY LANDSCAPE
MAINTENANCE PLAN (1 of 4)
TENTATIVE TRACT MAP NO.

36376
AMENDMENT NO. 1

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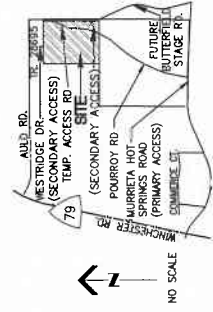


APRIL 4, 2012

- MAINTENANCE RESPONSIBILITIES:**
- VALLEY-WIDE PARKS AND RECREATION
33,673 sf
 - HOME OWNERS ASSOCIATION
307,760 sf
 - HOME OWNER
87,756 sf
 - REVERSHIDE LAND CONSERVANCY:
As part of the MCT, Tricolite Creek open space area is to be maintained by the Revershide Land Conservancy



SHEET KEY: NOT TO SCALE



PRELIMINARY LANDSCAPE
MAINTENANCE PLAN (2 of 4)
TENTATIVE TRACT MAP NO.

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AMENDMENT NO. 1

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
1770 JONA AVENUE, SUITE 100
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APRIL 4, 2012

PLANS PREPARED UNDER SUPERVISION OF:
JAMES C. NAKHLEN P.L.A. #281 EXP. 10/30/14

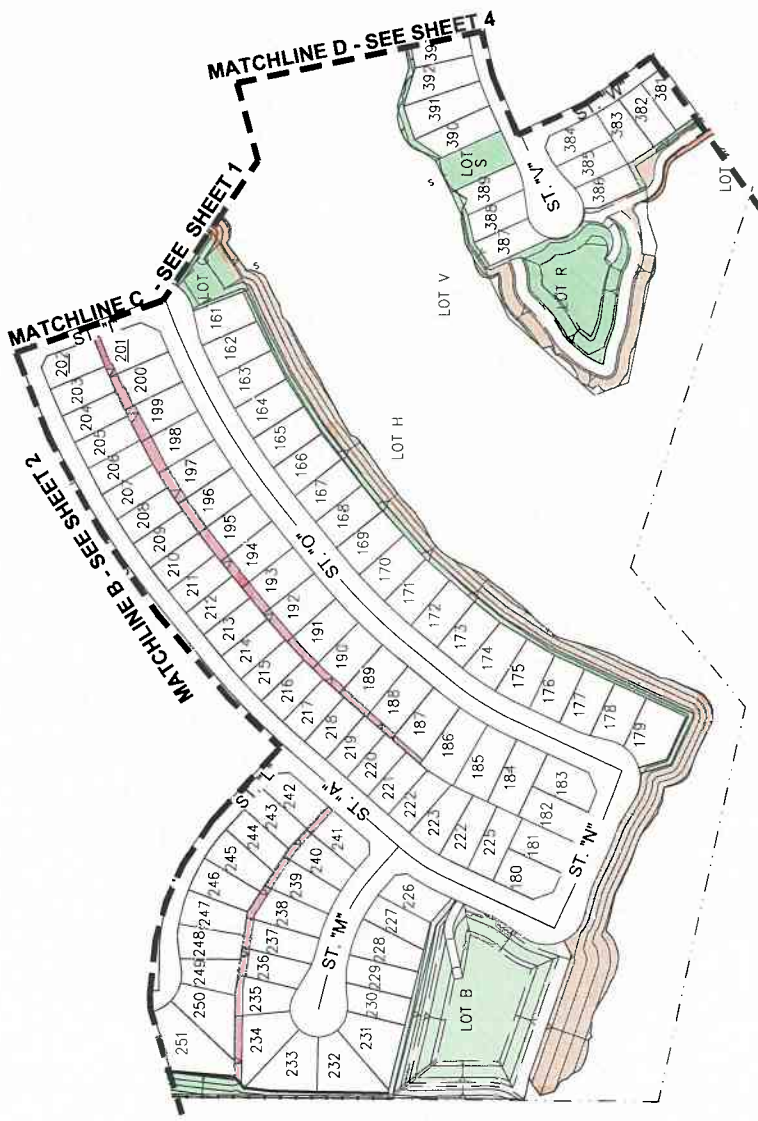


DATE	BY	REVISIONS

SCALE: 1" = 100'

VICINITY MAP T. 7 S., R. 2 W., SEC. 8

- MAINTENANCE RESPONSIBILITIES:**
- VALLEY-WIDE PARKS AND RECREATION
333.673 ft
 - HOME OWNERS ASSOCIATION
307.766 ft
 - HOME OWNER
82.756 ft
 - RESERVED LAND CONVEYANCY
As part of the MCA, the above open space area is to be maintained by the Riverside Land Conservancy



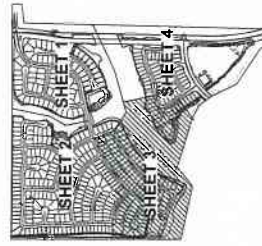
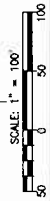
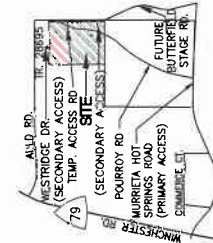
PRELIMINARY LANDSCAPE
MAINTENANCE PLAN (3 of 4)
TENTATIVE TRACT MAP NO.

36376
AMENDMENT NO. 1

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APRIL 4, 2012



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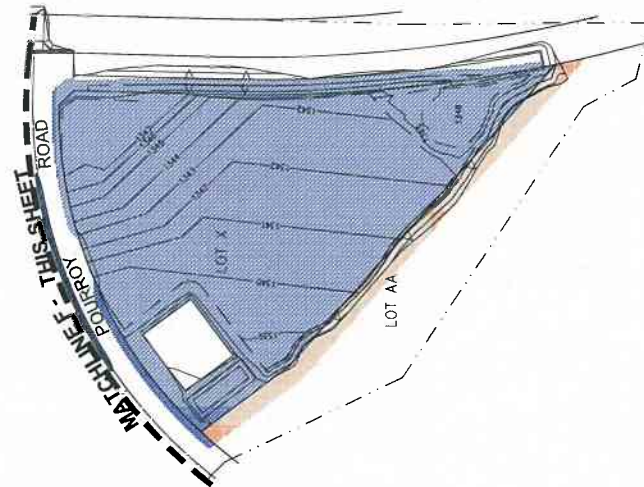
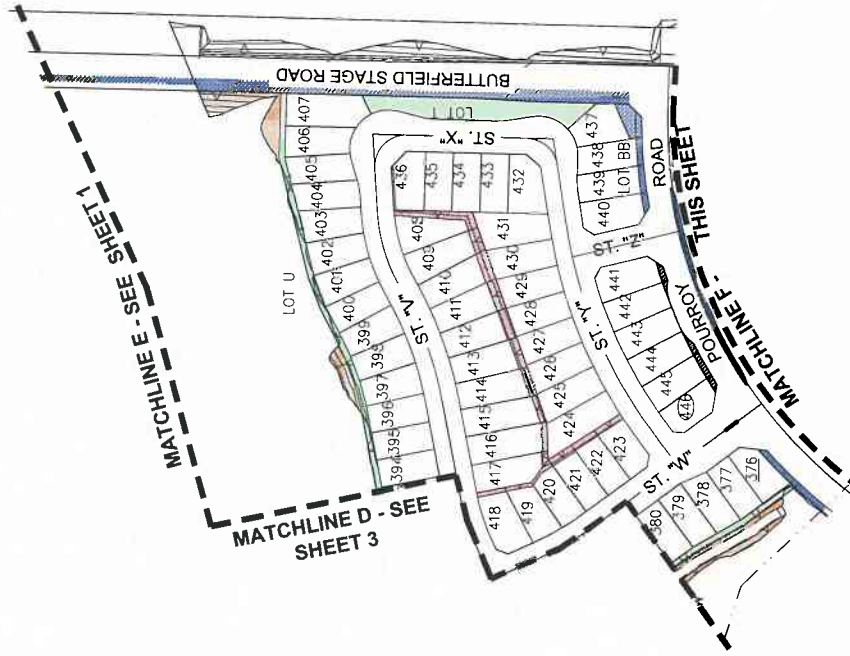
DATE	BY	REVISIONS



PLANS PREPARED UNDER SUPERVISION OF:
JAMES C. NUNEZ, PLS, No. 4281 EXP. 10/00/14

DATE

- MAINTENANCE SCHEDULES:**
- VALLEYWOOD PARKS AND RECREATION
332,813 sf
 - HOME OWNERS ASSOCIATION
307,784 sf
 - HOME OWNER
2,729 sf
 - RIVERSIDE LAND CONSERVANCY
100,000 sf (approximate) - this area is to be maintained by the Riverside Land Conservancy

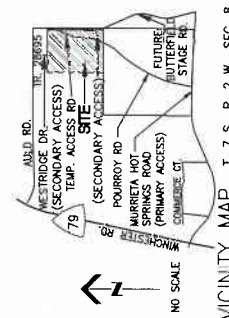


SHEET KEY:

DATE	BY	REVISIONS



PLANS PREPARED UNDER SUPERVISION OF:
JAMES C. KORNIEH, P.E. #2281 EXP. 10/3/2014



PRELIMINARY LANDSCAPE
MAINTENANCE PLAN (4 of 4)
TENTATIVE TRACT MAP NO.

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AMENDMENT NO. 1

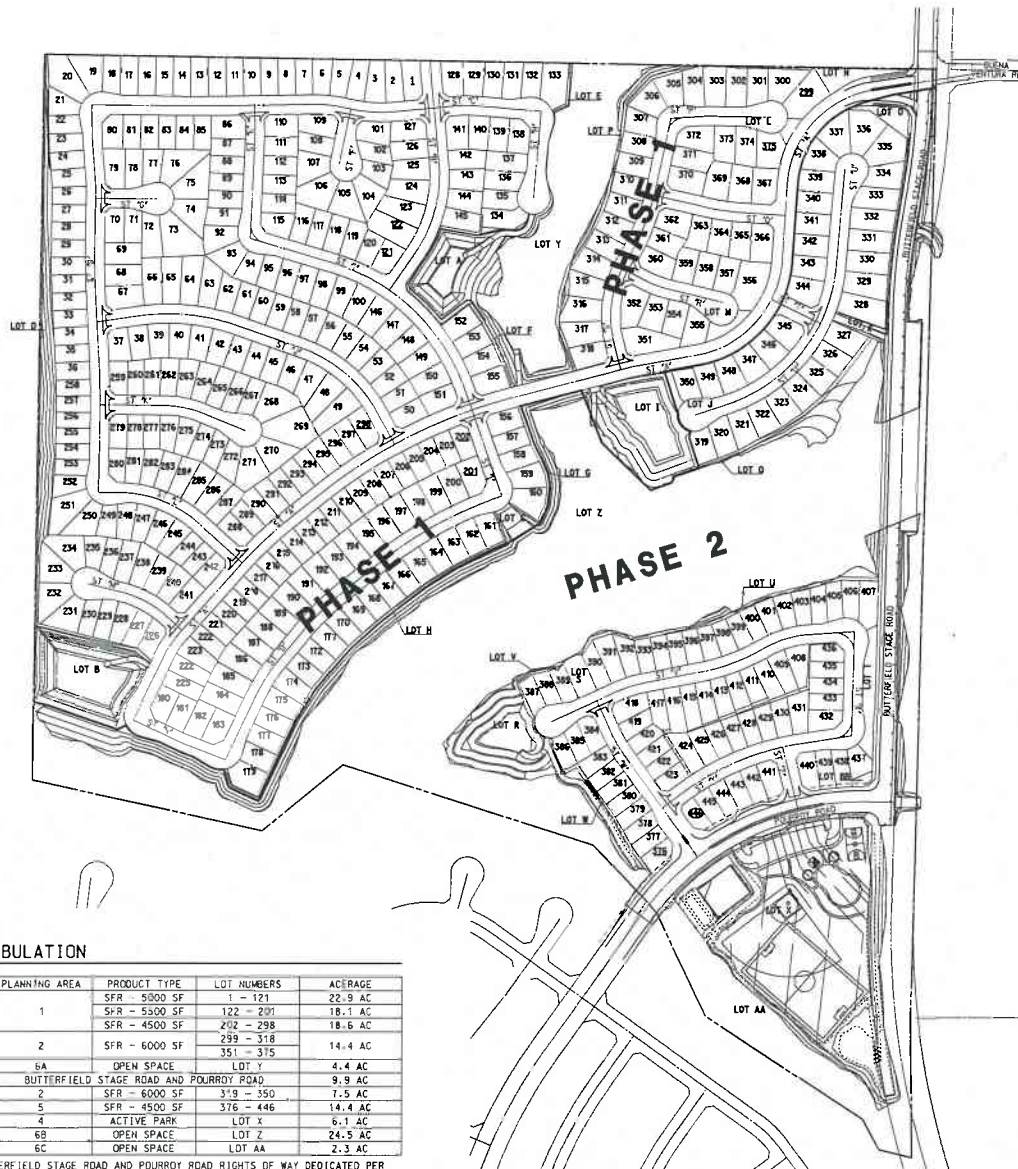
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1770 OWEN AVENUE - SUITE 100
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APRIL 4, 2012

TENTATIVE TRACT 36376 PHASING MAP

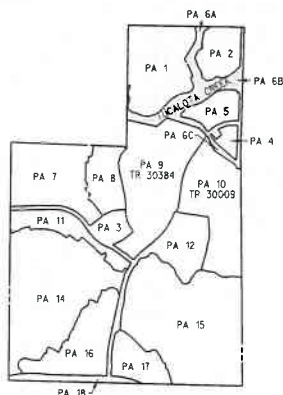
PREPARED: JANUARY 24, 2012



LOT TABULATION

PHASE	PLANNING AREA	PRODUCT TYPE	LOT NUMBERS	ACERAGE
1	1	SFR - 5500 SF	1 - 121	22.9 AC
		SFR - 5500 SF	122 - 291	18.1 AC
		SFR - 4500 SF	292 - 298	18.6 AC
		SFR - 6000 SF	299 - 318	14.4 AC
	2	OPEN SPACE	351 - 375	4.4 AC
2	2	OPEN SPACE	LOT 1	9.9 AC
		BUTTERFIELD STAGE ROAD AND POURROY ROAD		7.5 AC
	5	SFR - 6000 SF	319 - 350	14.4 AC
	6	SFR - 4500 SF	376 - 446	14.4 AC
	4	ACTIVE PARK	LOT X	6.1 AC
	6B	OPEN SPACE	LOT Z	24.5 AC
	6C	OPEN SPACE	LOT AA	2.3 AC

NOTE: BUTTERFIELD STAGE ROAD AND POURROY ROAD RIGHTS OF WAY DEDICATED PER PHASE 1, BUT CONSTRUCTION IS NOT REQUIRED UNTIL PHASE 2.



SCALE: 1" = 100'

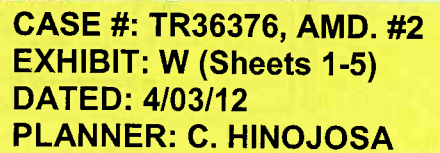
DATE PREPARED: JANUARY 12, 2012
TENTATIVE TRACT MAP NO.

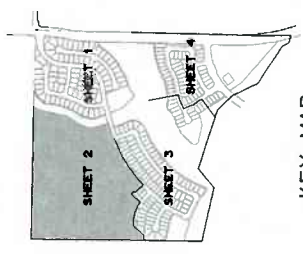
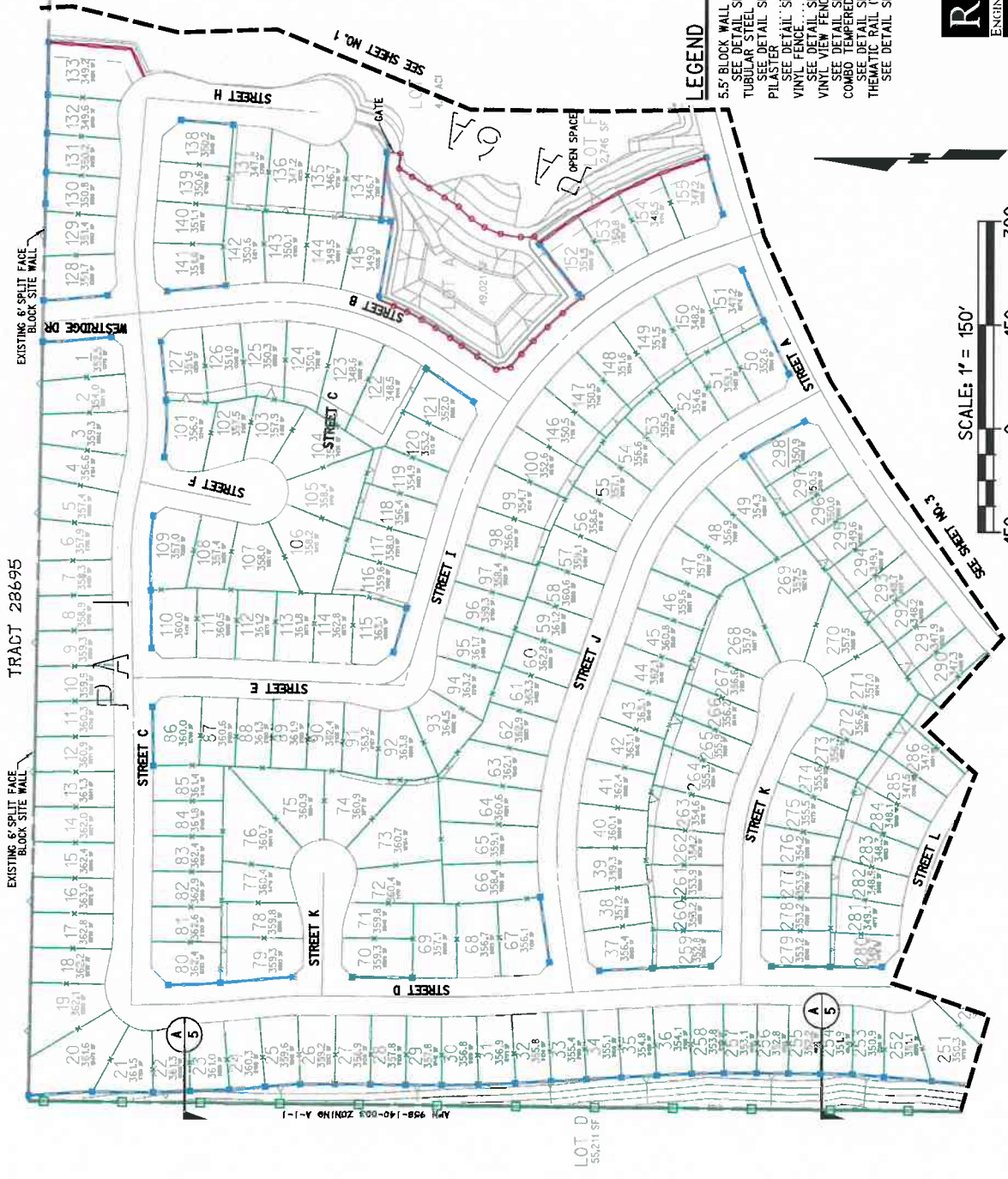
36376 PHASING MAP

FORMERLY TRACT 33804
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

RICK
REGISTERED PROFESSIONAL ENGINEER
No. 10000
Exp. 12/31/2012

CASE #: TR36376, AMD. #2
EXHIBIT: P
DATED: 3/26/12
PLANNER: C. HINOJOSA





LEGEND

- 5.5' BLOCK WALL W/6' PILASTER.....
- SEE DETAIL SHEET 5
- TUBULAR STEEL FENCE.....
- SEE DETAIL SHEET 5
- PILASTER DETAIL SHEET 5.....
- VINYL FENCE.....
- SEE DETAIL SHEET 5
- VINYL NEW FENCE.....
- SEE DETAIL SHEET 5
- COMBO TEMPERED GLASS/BLOCK WALL OR FULL BLOCK WALL.....
- SEE DETAIL SHEET 4
- THEMATIC RAIL (VINYL) FENCE.....
- SEE DETAIL SHEET 4

SHEET 2 OF 6

1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

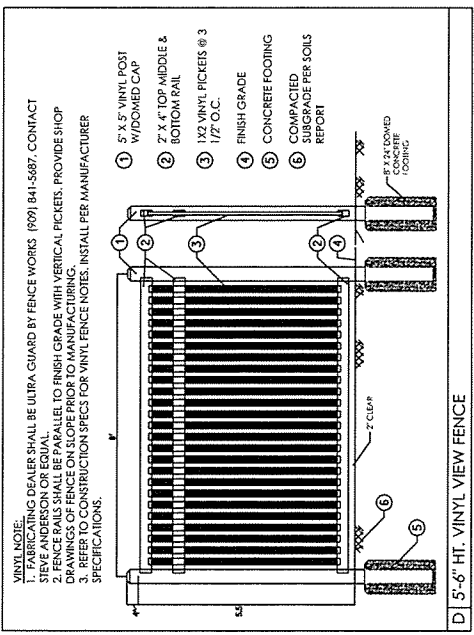
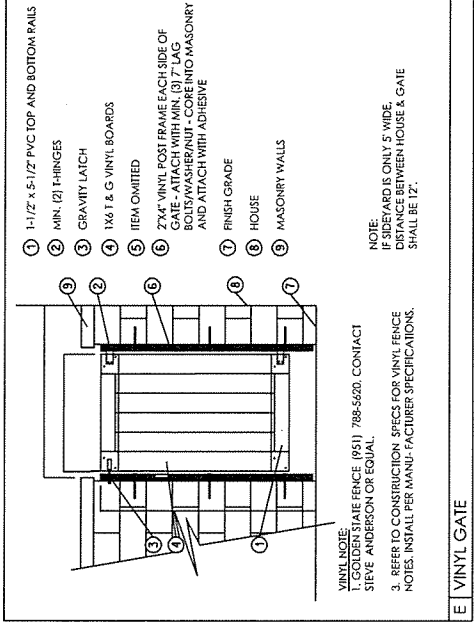
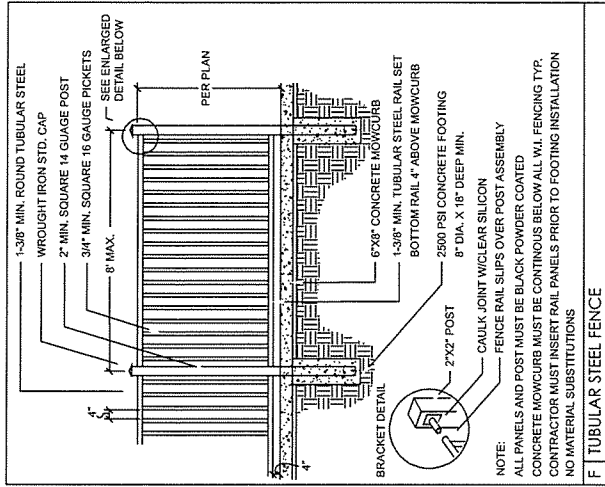
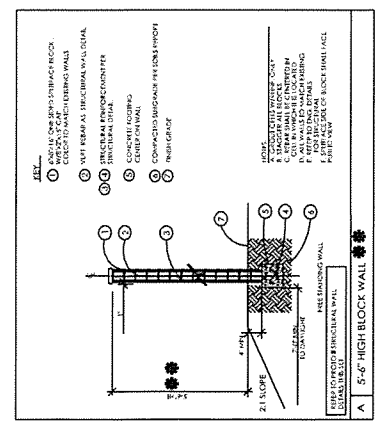
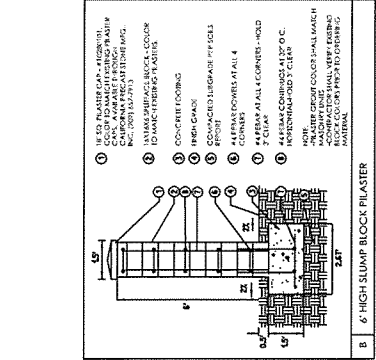
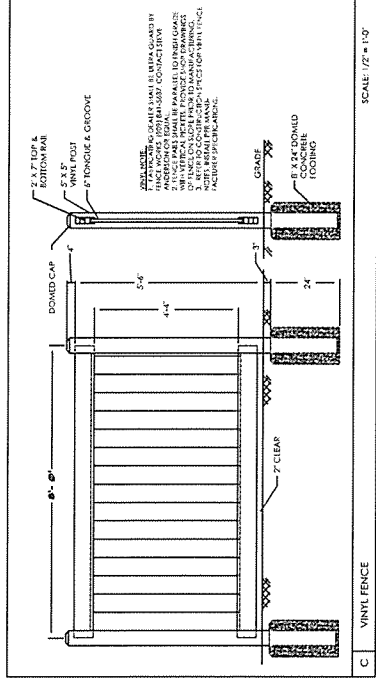
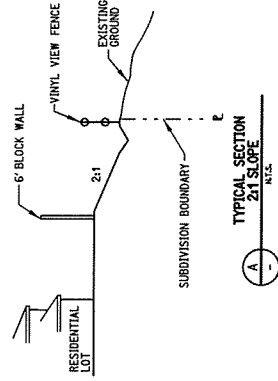


San Diego Orange Sacramento Phoenix Tucson
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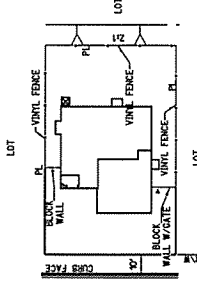








NOTE: HEIGHT OF BLOCK WALL MAY BE INCREASED TO 8' HIGH TO ADJUST TO LOT 437 AND 325-335' HIGH TO ADJUST TO LOT 376 AND 441-446' HIGH TO ADJUST TO LOT 376, 377 AND 441-446' DUE TO NOISE MITIGATION REQUIREMENTS.



NOTE: COLORS AND ELEVATIONS ON FENCE/WALL TYPES TO MATCH EXISTING

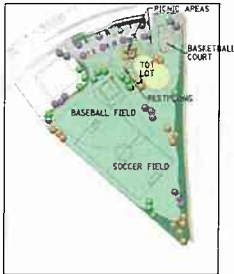
SHEET 6 OF 6
NOT TO SCALE

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OCTOBER 21, 2011



CROWN VALLEY VILLAGE PARK
(5.7 ACRES)



PROP. RANCHO BELLA VISTA PHASE 3 PARK
(6.0 ACRES)



PANCHO BELLA VISTA PHASE 4 PARK
(3.5 ACRES)

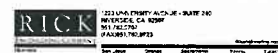
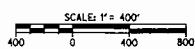


BROWNING STREET PARK
(~6.1 ACRES)



LEGEND

EXISTING PARK
PROPOSED PARK
PROPOSED POCKET PARK AREA FACILITIES INCLUDE
BENCH, WALKING TRAIL, LANDSCAPING



**RANCHO BELLA VISTA, SPECIFIC PLAN 184,
Initial Study and Addendum
(Project Case Type and Number: CZ07770, SP00184S4, TR36376)
April 26, 2012**

Prepared by:
HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard, Suite 200
La Mesa, CA 91942

Prepared for:
Lennar Homes
391 North Main Street, Suite 301,
Corona, CA 92880

**CASE #: ADDENDUM #1 TO
SEIR00401 (138 PAGES)
DATED: 4/26/12
PLANNER: C. HINOJOSA**

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**ADDENDUM NO.1 TO SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 401 FOR
RANCHO BELLA VISTA, SPECIFIC PLAN NO. 184, AMENDMENT NO. 2, SUBSTANTIAL
CONFORMANCE NO. 4**

A. Document Purpose

This introduction is included to provide the reader with general information regarding: (1) the history of Specific Plan No. 184, Amendment No. 2; (2) the purpose of an Addendum to an Environmental Impact Report (Addendum); (3) standards for adequacy under the California Environmental Quality Act (CEQA); (4) a description of the format and content of this Addendum; and (5) the processing requirements for the proposed Project.

B. History of Specific Plan No. 184

In 1986, the County of Riverside (County) approved the Rancho Bella Vista Specific Plan (SP No. 184) and certified the associated Environmental Impact Report (EIR No. 181). The SP included land uses which allow for development of approximately 2,580 residential units on 583 acres, a 13-acre neighborhood commercial center, a 2-acre lake-oriented commercial area, a 15-acre school/park complex, a 34-acre lake, and 151 acres of natural open space. Specific Plan Amendments (SPA) were approved by the County in 1988 and 1997 (SPA Nos. 1 and 2, respectively). SPA No. 2 required the preparation of a Subsequent EIR (SEIR) to analyze the environmental impacts associated with the proposed SPA. SEIR No. 401 was certified in June 1997. Subsequent to the adoption of SPA No. 2 and certification of SEIR No. 401, changes were made to the SP Land Use Plan through two Substantial Conformance approvals. Substantial Conformance No. 1 was approved in 1999 and Substantial Conformance No. 2 was approved in 2003. Please see *Project Planning Background*, below, for a more detailed project history. The project evaluated in the SP and SEIR, and Amendment Nos. 1 and 2, including Substantial Conformance Nos. 1 and 2, are hereafter referred to as the previous project.

The property owner now proposes Substantial Conformance No. 4 to Amendment No. 2, which would result in changes to Phase III of the Rancho Bella Vista development, which would include a reduction in total acreage of Phase III, total residential lots, and minimum lot size associated with residential development, as well as changes to water quality improvements and the alignment of Butterfield Stage Road (refer to *Project Description* for more detail), resulting in a reduction to the park size.

C. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines environmental review procedures allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Section 15164 of the CEQA Guidelines state the following with respect to an Addendum to an EIR:

- (a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

- (c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) *The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

Under CEQA, once an EIR has been prepared for a project, there is a strong presumption against requiring further environmental review. The CEQA Guidelines identify criteria for determining whether a subsequent EIR would be required for a project with a previously approved EIR. Further environmental review is required only if proposed changes to the project would require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (CEQA Guidelines Section 15162). Therefore, once an EIR has been approved, no SEIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- *Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:*
 - a) *The project will have one or more significant effects not discussed in the previous EIR;*
 - b) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - c) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - d) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, none of the above circumstances are present, and an Addendum is determined to be the appropriate type of CEQA document required.

D. Type of EIR and Level of Analysis

This document, prepared pursuant to CEQA, Public Resources Code 21000 *et seq.*, constitutes an Addendum to SP No. 184A2/SEIR No. 401 for the Rancho Bella Vista Specific Plan (June 1997). As such, this Addendum is intended to provide additional information regarding effects associated with implementation of Tentative Tract Map No. 36376, Change of Zone No. 7770, and Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4 (TR36376, CZ07770, and SP 00184S4). Section 15161 of the State CEQA Guidelines states that a Project EIR "should focus primarily on the changes in the environment that would result from the development project." In addition, a Project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make a final decision on the current requested application, which consists of a revision to Specific Plan No. 184, Amendment No. 2.

The County has determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. TR36376, CZ07770, and SP00184S4 would not require "major revisions" to the previous EIR because the project would not involve any substantial increases in the severity of the previously identified significant impacts. As proposed, TR36376, CZ07770, and SP00184S4 would involve the following:
 - Change of Zone No. 7770 proposes to define the Specific Plan Planning Area boundaries and revise the Riverside County zoning ordinance for the project.
 - Butterfield Stage Road would be constructed to the full right-of-way (ROW) width on site, rather than half on and half off site as previously proposed. Butterfield Stage Road would be fully on site for the majority of its length and would span Tualota Creek with an approximately 250 to 400-foot-long bridge.
 - The existing Pourroy Road "Arizona" crossing of Tualota Creek would be removed due to the Butterfield Stage Road extension. The area where the crossing would be removed would be revegetated to a natural condition.
 - A sewer line would be constructed across Tualota Creek downstream of the bridge as proposed in the original Specific Plan, rather than within the alignment of Butterfield Stage Road as depicted in more recent project approvals. It would be constructed by digging a trench, laying the sewer line, encasing the sewer line with concrete, placing rip rap around the pipe, and then placing fill over the pipe to return the soil surface elevation to pre-project grades. The impact area would then be revegetated with native species.
 - The park would be reduced from the previously approved 7.2 acres to 6.1 acres (primarily due to Butterfield Stage Road moving full width on-site and an existing 0.25-acre sewer lift station).
 - Total acreage associated with Phase III would be reduced from the previously approved 152.8 to 143.1. This reduction would be due primarily to a previous dedication of open space (portion of Tualota Creek) as part of Phase II.

- Four water quality basins covering an area of approximately 5.7 acres would be constructed instead of the previously anticipated 1.5 acres of bioswales.
- The lot count for residential units would be reduced from a maximum of 466 (previously reduced from the original 476 planned units) to 446. Specifically, the units would be reduced from the most recently approved 315 to 298 units in PA 1, and from 83 to 77 units in PA 2; the number of units in PA 5 would be increased from 68 to 71.
- The largest lots in PA 1 would be reduced from 6,000 sf to 5,500 sf minimum (the previously approved 4,500 sf and 5,000 sf lots remain the same).
- The minimum lot size of PA 2 would be reduced from 7,200 sf to 6,000 sf.
- The minimum lot size of PA 5 would be reduced from 7,200 sf to 4,500 sf.

Construction would not simultaneously occur on more than one-third of Phase III.

As indicated in the above description, the changes included as part of TR36376 would involve minor changes to SP No. 184A2. The limits of ground disturbance and construction characteristics would be similar, and the land use after construction would remain the same. The revisions proposed would not result in any changes to allowable land uses and the environmental effects associated with development of the property as a residential development were previously subjected to evaluation under CEQA as part of SEIR No. 401. As demonstrated in the accompanying Environmental Assessment (EA) changes proposed as part of the Tentative Tract Map and Specific Plan Substantial Conformance would not substantially increase the significance of impacts to the environment as compared to impacts that were evaluated and disclosed as part of SEIR No. 401.

- b. Subsequent to the certification of SEIR No. 401, no new information of substantial importance that was not known at the time that SEIR No. 401 was prepared has become available, which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- c. As proposed, TR36376 would not involve any land uses or construction or operational characteristics that were not included in the analysis contained in SEIR No. 401, and would therefore not result in any new significant effects that were not previously identified.
- d. TR36376 would result in a comparable level of development as approved by SP No. 184A2, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous SEIR No. 401.
- e. Updated technical studies were prepared for biology (including focused surveys for least Bell's vireo and southwestern willow flycatcher and a jurisdictional delineation), fire hazards, air quality, greenhouse gases, noise, and traffic (copies are contained as appendices to this document). These technical studies did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in SEIR No. 401.

Mitigation measures identified in SEIR No. 401, other than those that have changed as a result of updated conditions (e.g., specific noise abatement requirements) remain appropriate and feasible for TR36376.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Final Subsequent Environmental Impact Report No. 401 (SEIR No. 401) would be prepared for TR36376. Its focus is to evaluate TR36376 in relation to the previously approved SP No. 184A2.

E. Format and Content of this Addendum

The principal objectives of CEQA are to provide information that will: (1) disclose the significant environmental impacts associated with a proposed project; and (2) identify alternatives to minimize those significant impacts.

An EA (EA42440) has been prepared by the County of Riverside, which, when combined with the technical appendices (A-F), comprises Addendum No. 1 to SEIR No. 401 and reaffirms the findings of the previously certified Final SEIR No. 401. The studies are as follows:

- A. Mitigation, Monitoring and Reporting Program for TR36376.
- B1. Air Quality and Greenhouse Gas Emissions Analysis Technical Report, Rancho Bella Vista (Phase III). HELIX Environmental Planning. April 2012.
- B2. Appendices to Air Quality and Greenhouse Gas Emissions Analysis Technical Report, Rancho Bella Vista (Phase III). HELIX Environmental Planning. April 2012.
- C. Cultural Resources Survey of Rancho Bella Vista, Temecula, California. Applied Earthworks. December 2004.
- D. A Cultural Resources Survey Update Letter Report for Rancho Bella Vista (Tract Map 36376). Brian F. Smith and Associates, Inc. January 2012.
- E. Preliminary Acoustical Study. RK Engineering Group, Inc. August 2011.
- F. Updated Traffic Impact Study. RK Engineering Group, Inc. September 2011.

The technical studies, in conjunction with the attached Environmental Assessment/Initial Study Checklist, describe the findings of Final SEIR No. 401 as they relate to each environmental topic or issue, identify the potential impacts attributable to the proposed Project, reference the mitigation measures identified in Final SEIR No. 401 that are intended to avoid or minimize significant impacts, and identify significant impacts that would occur even after mitigation measures are implemented.

The attached Environmental Assessment/Initial Study ("IS") has been prepared to determine if the proposed changes in the SPA2, identified in the *Project Description* below, would trigger any new or more severe significant environmental impacts as compared to those analyzed in the context of SEIR No. 401. The IS classifies impacts in one of four ways:

- Potentially Significant Impact—This category is for any potentially significant impact that was not analyzed in SEIR No. 401.
- Less than Significant with Mitigation Incorporated—This category is for any impacts which were not analyzed or found in SEIR No. 401, but are nonetheless found to be less than significant with mitigation incorporated.

- Less than Significant New Impact—This category is for any impacts which were not analyzed or found in SEIR No. 401, but which are nonetheless less than significant.
- Impacts Fully Analyzed in SEIR No. 401—This category is for impacts which are equal to or less than the impacts found and analyzed in SEIR No. 401.

The result of the IS is that the environmental impacts of the SPA2, as modified by the proposed project, do not require substantial changes to SEIR No. 401. The impacts would not create any form of significant environmental impacts which were not previously analyzed in SEIR No. 401, nor would the impacts of the modified project be substantially more severe than those already analyzed in SEIR No. 401. Given that fact, CEQA provides that an Addendum to SEIR No. 401 is the proper form of environmental review for the proposed project.

F. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum together with Final SEIR No. 401, which has been reviewed and determined to be complete and accurate by the Riverside County Planning Department. A public hearing will be held before the Riverside County Planning Commission, to consider the proposed action (i.e., TR36376, SP00184S4, and CZ07770) and the adequacy of this Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will take action to approve or deny TR36376 and SP00184S4, and tentatively approve or deny CZ07770. If approved, the Planning Commission will also adopt findings relative to TR36376, CZ07770, and SP00184S4's environmental effects following the implementation of mitigation measures as described in Addendum No. 1 to SEIR No. 401. If approved, the proposed action will be forwarded to the Board of Supervisors, for their consideration.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42440 (Addendum No. 1 to Final SEIR No. 401)

Project Case Type (s) and Number(s): Tentative Tract Map No. 36376, Change of Zone No. 7770, and Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Christian Hinojosa

Telephone Number: (951) 955-0972

Applicant's Name: Lennar Homes

Applicant's Address: 391 North Main Street, Suite 301; Corona, CA 92880

I. PROJECT INFORMATION

- A. Project Description:** Tentative Tract Map No. 36376, Change of Zone No. 7770, and Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4 (TR36376, CZ07770, and SP00184S4) proposes modifications to SP No. 184, which was originally approved by the County Board of Supervisors on February 4, 1986. Final EIR No. 184 (State Clearinghouse No. 83102605) was certified on February 4, 1986. On October 6, 1988, Specific Plan No. 184, Amendment No. 1 (SP00184A1) was approved. Specific Plan No. 184, Amendment No. 2 (SP00184A2) was approved and Final SEIR No. 401 (State Clearinghouse No. 1995112065) was certified in association with the case on June 17, 1997.

Background

Specific Plan No. 184 (Rancho Bella Vista) was adopted for the Project site on February 4, 1986. The original Specific Plan proposed 2,580 residential units on 583 acres with a mixture of residential units having densities ranging from less than 1 dwelling unit per acre (du/ac) to 10 du/ac. The remaining acreage included a 13-acre neighborhood commercial center, a 2-acre lake-oriented commercial area, a 15-acre school/park complex, a 34-acre lake, and 151 acres of natural open space. An Environmental Impact Report (EIR) was prepared in association with the original Rancho Bella Vista Specific Plan and was certified by the Riverside County Board of Supervisors in conjunction with Project approvals on February 4, 1986.

On October 6, 1988, the Specific Plan was amended to reduce the number of approved dwelling units from 2,580 to 2,571 and increase the amount of designated open space from 151 to 210 acres. In addition, SP00184A1 realigned certain interior roadways to more closely conform to the site's topography and to create more useable land use Planning Areas (PAs). Since the changes did not significantly alter the identified Project effects, a Negative Declaration was prepared for the amendment.

On June 17, 1997, SP00184A2 was approved, with this action reducing the number of dwelling units from 2,571 units to 1,998 units on 583 acres. The amount of open space increased from 210 acres to 304.7 acres. In addition, the combined total of school and park uses increased to approximately 75 acres in SP00184A2 compared to 40 acres in SP00184A1. Commercial and high-density (multi-family) residential uses were eliminated. A Subsequent EIR (SEIR) was prepared to evaluate potential impacts associated with SP00184A2.

Subsequent to the adoption of SP00184A2 and certification of Final SEIR No. 401 on June 17, 1997, certain changes have been made to the Land Use Plan through two Substantial Conformance approvals. These actions resulted in overall increases to the open space, residential, school and park

areas, as well as an overall decrease in primary road acreage. They did not, however, change the total project acreage, dwelling unit count or residential density designations. The two Substantial Conformance actions are summarized below.

Substantial Conformance No. 1 (November 1999) created an open space linkage between the two biological preserves in PAs 14 and 15, and realigned the eastern portion of Murrieta Hot Springs Road. This necessitated boundary adjustments in residential PAs 11, 16 and 17, thereby increasing the total developable residential area by five acres. The total open space acreage was increased by 8.7 acres while the total school and park acreage was increased by approximately 1 acre.

Substantial Conformance No. 2 (October 2003) modified the Land Use Plan by reconfiguring the northern realignment of Pourroy Road and the new connection to Butterfield Stage Road. The modification rearranged the location of PAs 4 and 5, and the new alignment of Pourroy Road eliminated the road crossing between PA 5 and PA 2. Open Space PAs 6B and 6C were combined to form PA 6B and the former PA 6D become PA 6C. An additional Phase IV was added to the Specific Plan Phasing Plan, which included the development of PAs 7 and 8. The County determined that this modification to the project was within the scope of Final SEIR No. 401 and a Notice of Exemption was prepared.

Substantial Conformance No. 3 was never approved by the County and did not move forward.

Detailed Description

The County determined that an Addendum to the certified Final SEIR for the previous project (refer to Addendum Introduction Section B for a discussion of the previous project; Specific Plan No. 184, as revised) would be necessary due to subsequent proposed changes to the project description. Two phases (Phases I and II) of the SP have been constructed to date. Phase IV is currently under construction. The following changes to Phase III are proposed as Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4, TR36376, and CZ07770 (proposed Project):

- Change of Zone No. 7770 proposes to define the Specific Plan Planning Area boundaries and revise the Riverside County zoning ordinance for the project.
- Butterfield Stage Road would be constructed to the full right-of-way (ROW) width on site, rather than half on and half off site as previously proposed. Butterfield Stage Road would be fully on site for the majority of its length and would span Tualota Creek with an approximately 250 to 400-foot-long bridge.
- The existing Pourroy Road "Arizona" crossing of Tualota Creek would be removed due to the Butterfield Stage Road extension. The area where the crossing would be removed would be revegetated to a natural condition.
- A sewer line would be constructed across Tualota Creek downstream of Butterfield Stage Road, rather than within the alignment of Butterfield Stage Road as depicted in more recent project approvals. It would be constructed by digging a trench, laying the sewer line, encasing the sewer line with concrete, placing rip rap around the pipe, and then placing fill over the pipe to return the soil surface elevation to pre-project grades. The impact area would then be revegetated with native species.
- The park would be reduced from the previously approved 7.2 acres to 6.1 acres (primarily due to Butterfield Stage Road moving full width on-site and an existing 0.25-acre sewer lift station).
- Total acreage associated with Phase III would be reduced from the previously approved 152.8 to 143.1. This reduction would be due primarily to a previous dedication of open space (portion of Tualota Creek) as part of Phase II.
- Four water quality basins covering an area of approximately 5.7 acres would be constructed instead of the previously anticipated 1.5 acres of bioswales.
- The lot count for residential units would be reduced from a maximum of 466 (previously reduced from the original 476 planned units) to 446. Specifically, the units would be reduced

from the most recently approved 315 to 298 units in PA 1, and from 83 to 77 units in PA 2; the number of units in PA 5 would be increased from 68 to 71.

- The largest lots in PA 1 would be reduced from 6,000 sf to 5,500 sf minimum (the previously approved 4,500 sf and 5,000 sf lots remain the same).
- The minimum lot size of PA 2 would be reduced from 7,200 sf to 6,000 sf.
- The minimum lot size of PA 5 would be reduced from 7,200 sf to 4,500 sf.

Construction would not simultaneously occur on more than one-third of Phase III.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 143.1 acres

Residential Acres 95.9	Lots: 446	Units: 446	Projected No. of Residents: 1,155
Commercial Acres N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other: Park, 6.1 acres; open space/drainage, including four water quality basins, 31.2 acres; Butterfield Stage Road, 8.4 acres; Pourroy Road, 1.5 acres.

D. Assessor's Parcel No(s): 964-080-004, 964-080-005, 964-080-006, 964-080-007, 964-080-009, 964-080-010, 964-080-012, 964-080-013

E. Street References: The Project site is located 1.2 mile east of Winchester Road, north of Murrieta Hot Springs Road, and adjacent to and west of Pourroy Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: The Project site is located within the SE ½ of Section 8, Township 7 South, and Range 2 West of the U.S. Geological Survey 7.5-minute Bachelor Mountain Quadrangle Map.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project encompasses approximately 143.1 acres associated with Phase III (PAs 1, 2, 4, 5, 6A, 6B, and 6C) of the Rancho Bella Vista Specific Plan. This area ("Project site") is situated in the northeastern portion of the approved 798-acre Specific Plan Area, approximately 1.5 miles southwest of the Lake Skinner-Domenigoni Preserve, and just north of the City of Temecula (Figures 1 and 2).

The Project site consists of an uneven terrain of low rolling topography and scattered rock outcroppings (Figure 3). Tocalota Creek enters the project site from the northeast and crosses the northern segment of the Butterfield Stage Road alignment in a generally northeast-southwest direction. It is joined by two tributaries flowing generally north-south and southeast-west, respectively, before leaving the Project site in the southwestern corner. Another dominant feature is the previously constructed segment of Pourroy Road, which traverses the Project site in a southwest-northeast direction.

The northwestern and southeastern portions of the site are highly disturbed, having been previously used for soil borrow/stockpile areas, construction staging and construction of a sewer lift station. The lift station is located east of Pourroy Road and immediately north of the westerly flowing tributary to Tocalota Creek. North of the lift station is a construction staging and debris storage area, where piles of dirt, a trailer, and debris were noted.

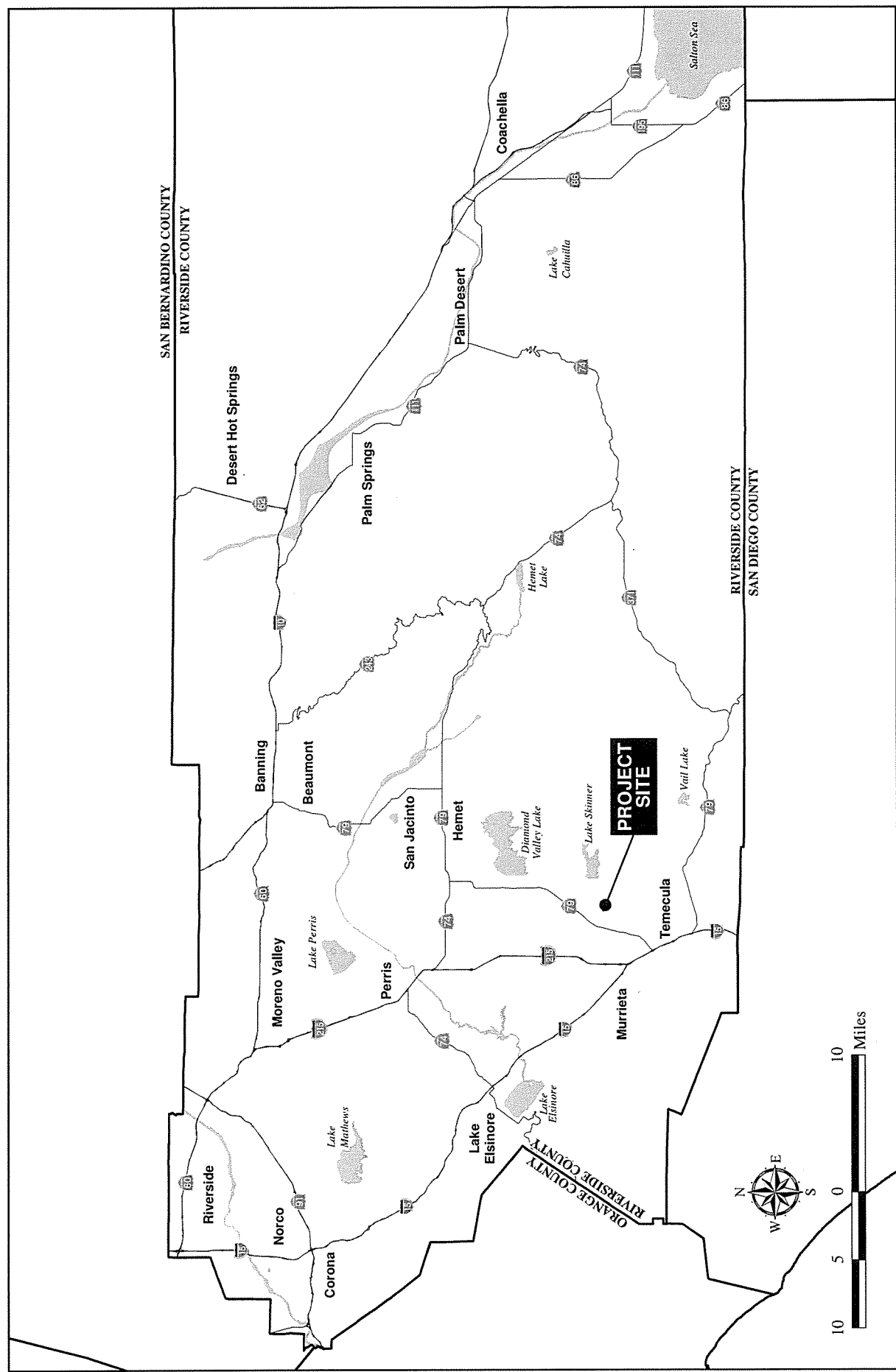
The site is dominated by disturbed habitat and non-native grassland. Smaller areas of Riversidean sage scrub and southern willow scrub are present, including some areas of southern willow scrub that have been created as mitigation for Rancho Bella Vista impacts.

The Project site is surrounded by open space and residential developments, either existing or under construction. To the south of the Project site is Phase II of Rancho Bella Vista, which is constructed and consists of residential housing. Rural residential homes exist east of Butterfield Stage Road, which is planned to run north-south along the eastern site boundary (Figure 4). There are also residential developments to the north of the Project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

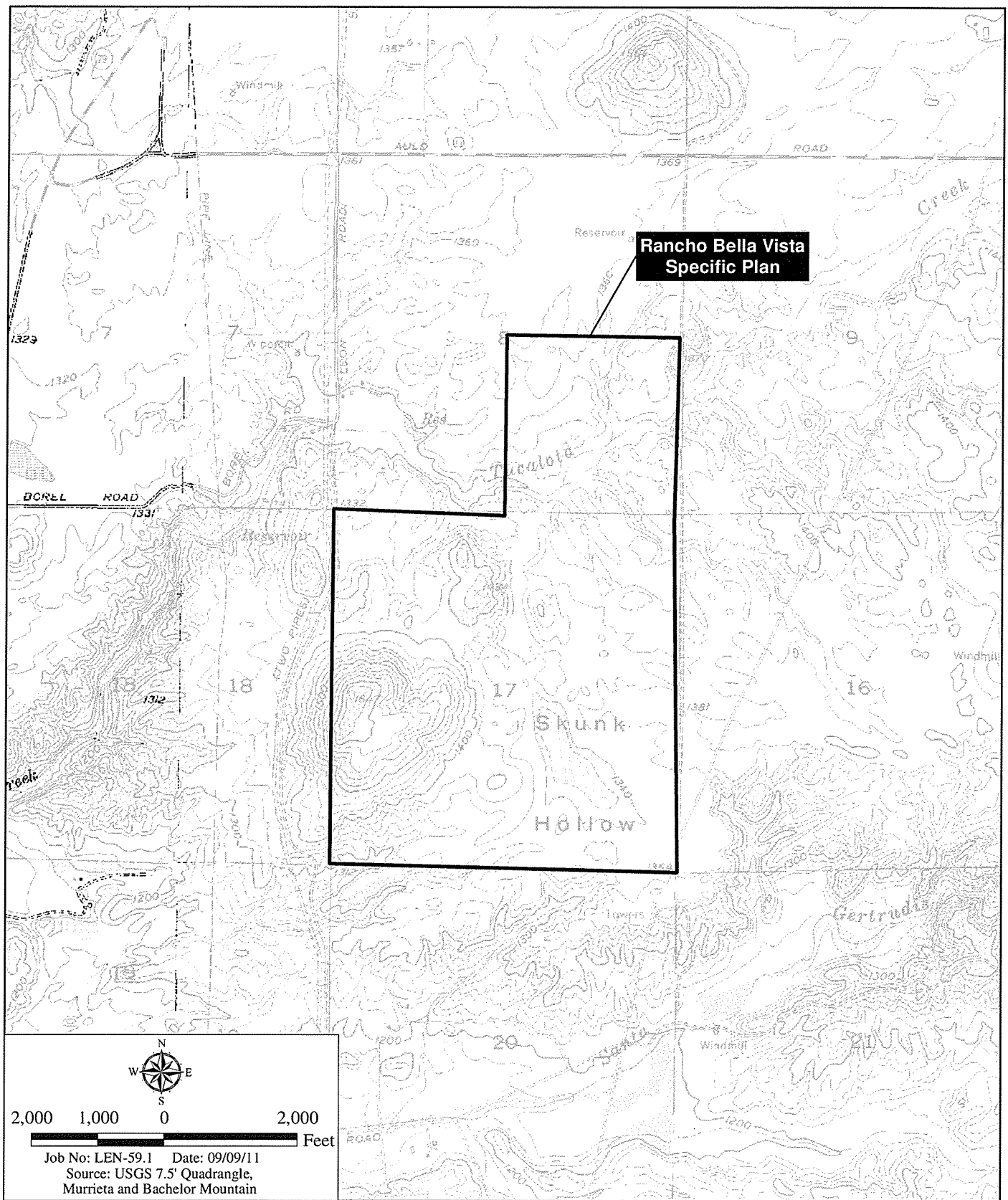
- 1. Land Use:** The proposed Project is consistent with the Riverside County General Plan and Southwest Area Plan land use designations of Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units per Acre), Open Space: Conservation (OS: C), and Open Space: Recreation (OS: R). The proposed Project is within the approved Rancho Bella Vista Specific Plan. The proposed Project meets all applicable land use policies.
- 2. Circulation:** The proposed Project has been reviewed by the Riverside County Transportation Department and is found to be in conformance with County Ordinance 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist and are proposed to serve the Project. The proposed Project adheres to all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The Project site is within the already approved Rancho Bella Vista Specific Plan and the portions of the site proposed for development are not designated for conservation by the Western Riverside County Multiple Species Habitat Conservation Plan, nor is it designated by the Riverside County General Plan as important farmland or mineral resource land. A portion of the site is designated as Open Space: Conservation (OS: C) and Open Space: Recreation (OS: R) land uses. These areas are not proposed for residential uses. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The Project site is located within an area subject to ground shaking, but it is not located within an Alquist-Priolo Fault Zone or a County Fault Hazard Zone. The proposed Project would be constructed consistent with California Building Code standards, which would adequately address seismic safety. The Project site is not located within a high fire hazard area. A portion of the Project site is within the 100-year floodplain; however, this portion of the site would be open space and no permanent structures would be placed within that portion of the park. The proposed Project is designed to accommodate the sufficient provision of emergency response services and has been reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable Safety Element policies.
- 5. Noise:** The proposed residential uses are considered a noise sensitive land use. A Preliminary Acoustical Study was prepared for the proposed Project and determined that with implementation of mitigation measures, residents would not be exposed to noise levels in excess of the County's interior and exterior noise levels. The proposed Project



Regional Location Map

RANCHO BELLA VISTA

Figure 1

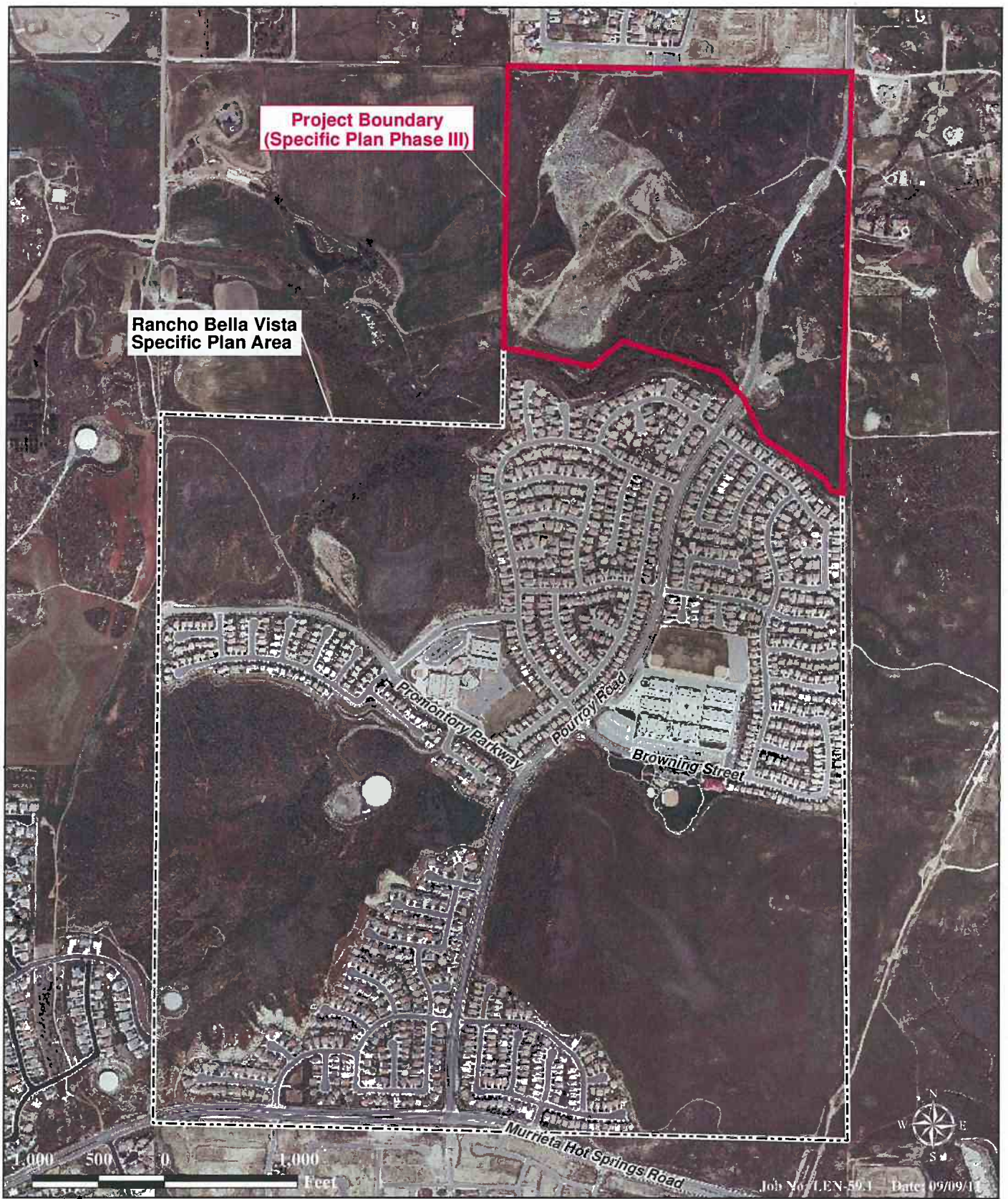


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Project Location Map

RANCHO BELLA VISTA

Figure 2



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Aerial Photograph

RANCHO BELLA VISTA

Figure 3



Site Plan

RANCHO BELLA VISTA

Figure 4

would implement mitigation from the previous Project Final SEIR for construction noise impacts. The proposed Project adheres to all applicable Noise Element Policies.

6. **Housing:** The proposed Project would not adversely impact the General Plan Housing Element. The Project site is part of the already approved Rancho Bella Vista Specific Plan, although the proposed Project slightly reduces the number of residential dwelling units proposed for the site. The proposed Project adheres to all applicable Housing Element policies.
7. **Air Quality:** An Air Quality Analysis was prepared for the proposed Project. The proposed Project includes mitigation measures to reduce air quality emissions. The proposed Project adheres to all applicable Air Quality Element policies.

B. General Plan Area Plan(s): Southwest Area

C. Foundation Component(s): Community Development and Open Space

D. Land Use Designation(s): Medium Density Residential (MDR) (2-5 Dwelling Units per Acre), Medium High Density Residential (MHDR) (5-8 Dwelling Units per Acre), Conservation (C), and Recreation (R)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area

2. **Foundation Component(s):**

To the North: Community Development and Open Space

To the South: Community Development and Open Space

To the East: Rural and Open Space

To the West: Community Development

3. **Land Use Designation(s):**

To the North: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre), Low Density Residential (LDR) (1/2 Acre Minimum) and Recreation (R)

To the South: Medium High Density Residential (MHDR) (5-8 Dwelling Units per Acre) and Conservation (C)

To the East: Rural Residential (RR) (5 Acre Minimum) and Conservation Habitat (CH)

To the West: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre)

4. **Overlay(s) and Policy Area(s):**

To the North, South, East, and West: Highway 79 Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Rancho Bella Vista, Specific Plan No. 184, Amendment No. 2

2. **Specific Plan Planning Area, and Policies, if any:** Planning Areas 1, 2, 4, 5, 6A, 6B, and 6C

I. Existing Zoning: Specific Plan (SP)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North and South: Specific Plan (SP)

To the East: Light Agricultural – 5 Acre Minimum (A-1-5)

To the West: Light Agricultural – 10 Acre Minimum (A-1-10) and Specific Plan (SP)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| ☐ Aesthetics | ☒ Hazards & Hazardous Materials | ☐ Recreation |
| ☐ Agriculture & Forest Resources | ☒ Hydrology / Water Quality | ☒ Transportation / Traffic |
| ☒ Air Quality | ☐ Land Use / Planning | ☒ Utilities / Service Systems |
| ☒ Biological Resources | ☐ Mineral Resources | ☐ Other: |
| ☒ Cultural Resources | ☒ Noise | |
| ☒ Geology / Soils | ☐ Population / Housing | ☒ Mandatory Findings of Significance |
| ☒ Greenhouse Gas Emissions | ☒ Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☒ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Christian Hinojosa, Project Planner
Printed Name

April 26, 2012
Date

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

Note: There would be no new significant impacts created by the proposed Project and the severity of impacts identified by the previous Project Final SEIR No. 401 would not be increased. Therefore, an Addendum to Final SEIR No. 401 is the appropriate form of CEQA documentation for the proposed Project.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐

Source: Riverside County General Plan, Figure C-9, *Scenic Highways*; Southwest Area Plan, Figure 9, *Scenic Highways*; Rancho Bella Vista Specific Plan No. 184, Amendment No 2/Subsequent Environmental Impact Report No. 401, Section V.B.13, "Aesthetics, Visual Analysis, Light and Glare".

Findings of Fact:

a) The Rancho Bella Vista Specific Plan area is not located adjacent to or within visual range of any state-designated scenic highways. Interstate 215 (I-215) is a county-eligible scenic highway, and Interstate 15 (I-15) is a state-eligible scenic highway; however, both are located over 3 miles from the project site. The proposed changes to the Specific Plan would not result in any effect upon a scenic highway corridor. No impact would occur and the proposed Project would not result in any new or substantially increased significant effects with respect to scenic highway corridors.

b) The previous Project Final SEIR concluded that at build-out, views of the site from surrounding areas would change from vacant rolling hills to urban residential, school, and recreational development. The previous Project Final SEIR concluded that implementation of the previous Project would result in a substantial change to the existing visual environment, but this alteration of the existing conditions would not be considered as significantly adverse. The French Valley area is already in the process of being transformed from agricultural uses to urban uses. Development of the revised Project would result in 30 residential units fewer than the previous Project (a reduction from 476 to 446). While the proposed Project also includes a small reduction in park size from 7.6 acres to

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6.1 acres (due to the construction of Butterfield Stage Road and an existing sewer lift station) and would allow reductions in minimum lots sizes in PAs 1, 2, and 5, these changes would not significantly alter the appearance of the Specific Plan Area or result in any new significant visual resource impacts. Visual impacts associated with the revised Project would be less than significant. This conclusion is based upon implementation of the same design features as those in the previous Project, including the following measures: (1) major scenic resources located on the site would remain undeveloped; (2) slopes would be contour graded; (3) landscaping would serve to alleviate potential visual impacts; (4) appropriate architectural design guidelines are incorporated for proposed development; and (5) the revised Project would conform to the Riverside County General Plan. With the incorporation of specific landscaping and architectural design requirements, which are directed at providing an aesthetically pleasing development, development of the revised Project would not result in new significant visual impacts, nor would it substantially change the severity of visual impacts previously identified in the previous Project Final SEIR. There are no changes to the environmental setting or Project characteristics that would raise important new aesthetic issues or visual analysis related to the development of the revised Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐
☐
☒
☐

Source: Ordinance No. 655 (Regulating Light Pollution); Riverside County Land Information System, site accessed September 14, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No 2/Subsequent Environmental Impact Report No. 401, Section V.B.13, "Aesthetics, Visual Analysis, Light and Glare".

Findings of Fact:

a) The previous Project Final SEIR indicates the Rancho Bella Vista Specific Plan is located within the 30-mile radius of the Mt. Palomar Observatory Special Lighting Area, which was created to control the effects of skyglow. As discussed in the previous Project Final SEIR, the French Valley area, in which the Rancho Bella Vista Specific Plan is located, contributes to reducing the usefulness of the Mt. Palomar Observatory due to the emission of lighting from street lights, automobiles, residences, and businesses. The previous Project Final SEIR identifies a less than significant project impact to the Mt. Palomar Observatory, as the project would be consistent with Riverside County Ordinance No 655 and would utilize low pressure sodium vapor street lights. The proposed Project would also include the use of low pressure sodium vapor street lights, and would comply with the requirements of Riverside County Ordinance No. 655. The project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. Zone B restricts the use of certain light fixtures that emit undesirable light rays into the night sky, which may have a detrimental effect on astronomical observation and research at the Mt. Palomar Observatory. Development within that zone requires that the project maintain preservation of the night sky. Adherence to the applicable lighting standards established by the County of Riverside (Ordinance No. 655) would reduce lighting-related impacts to a less than

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant level. No new significant impact associated with nighttime use of Mt. Palomar Observatory would occur. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

☐
☐
☒
☐

b) Expose residential property to unacceptable light levels?

☐
☐
☒
☐

Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.13, "Aesthetics, Visual Analysis, Light and Glare".

Findings of Fact:

a) & b) The previous Project Final SEIR concluded that proposed development would create a new source of light/glare that could potentially adversely affect day or nighttime views in the area. The analysis concluded that compliance with applicable Land Use Policies of the County General Plan would reduce potential impacts to less than significant levels. No change to the conclusions identified in the previous Project Final SEIR would occur from the revised Project with respect to the creation of new sources of light and glare, although the revised Project would result in fewer housing units (and correspondingly less light generation). As with the previous Project, the proposed Project would introduce new sources of lighting into the Project area that may also create spillover light impacts on surrounding land uses. Compliance with the County Development Code and the use of directional lighting techniques would reduce potential impacts to less than significant levels. The conclusion of significance for these impacts would not change for the proposed Project. With the incorporation of specific landscaping and architectural design requirements, which are directed at providing an aesthetically pleasing development, development of the proposed Project would not result in new significant visual impacts, nor would it substantially change the severity of visual impacts identified in the previous Project Final SEIR. There are no changes to the environmental setting or Project characteristics that would raise important new aesthetics, visual analysis, and light and glare issues related to the development of the revised Project. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture	☐	☐	☐	☒
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source: Riverside County General Plan, Figure OS-2, *Agricultural Resources*; Riverside County Land Information System, site accessed September 14, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.2, "Soils and Agriculture".

Findings of Fact:

a), b), c) & d) The previous Project Final SEIR discusses the trend in the French Valley area of conversion from agricultural uses to urban development. The Final SEIR discusses constraints to agricultural production in the Project area due to a lack of reliable water resources and urbanization. The Final SEIR identifies approximately 20 percent of the Rancho Bella Vista Specific Plan site that is designated as Local Important Farmland. The Rancho Bella Vista Specific Plan site is not identified in the Final SEIR as being located within an agricultural preserve, although adjacent lands to the north, west, and south were located in agricultural preserves at the time of the previous Project Final SEIR preparation. However, most of the adjacent preserves had filed notices of non-renewal and development proposals at the time of the previous Project Final SEIR preparation. Land adjacent to the project site is zoned for light agricultural uses, including Light Agricultural – 5 Acre Minimum (A-1-5) to the east, and Light Agricultural – 10 Acre Minimum (A-1-10) to the west. Therefore, the proposed Project would result in the development of non-agricultural uses within 300 feet of agriculturally zoned property. However, the proposed Project includes development of the Project site in a similar manner to that of the previous Project. Due to the urbanization occurring in the immediate Project vicinity, the previous Project Final SEIR concluded that development of the Project site, including all areas associated with the proposed Project, would not have a significant impact on agriculture. The proposed Project boundaries are completely within the boundaries associated with the previous Project. Because no impacts to agricultural resources were identified in the previous Project Final SEIR, no impacts to agricultural uses would occur as a result of the proposed Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	☐	☐	☐	☒
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

Source: Riverside County General Plan, Figure OS-3, Parks, *Forests and Recreation Areas*

Findings of Fact:

a), b) & c) Forest land impacts were not analyzed in the previous Project Final SEIR. The Project site does not include areas of native tree cover or timber production and is not presently zoned to support this type of use. The Project does not propose to change the zoning of the property. No impact to forest land would occur as a result of the proposed Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
6. Air Quality Impacts	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: California Code of Regulations Title 24; SCAQMD Significance Thresholds (2011); SCQAMD Air Quality Management Plan (2007); Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.7, "Air Quality"; Air Quality and

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Greenhouse Gas Emissions Analysis Technical Report, Rancho Bella Vista (Phase III) Addendum to Subsequent Environmental Impact Report No. 401, Specific Plan 184, Amendment No. 2, Substantial Conformance No. 4, prepared by HELIX Environmental Planning, Inc., dated April 2012.

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Local air quality management districts, such as the SCAQMD, regulate air emissions in their jurisdictions. The SCAQMD has adopted an Air Quality Management Plan (AQMP) to meet the state and federal ambient air quality standards. The most recent version, which was adopted by the SCAQMD on June 1, 2007, demonstrates attainment of the state and federal ambient air quality standards through the implementation of new emission control measures and by demonstrating the associated decrease in future Basin emission inventories.

The AQMP relies on Southern California Association of Governments growth projections of population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the AQMP. However, if a project proposes development that is greater than that anticipated in the local plan and SCAG's growth projections, the project might be in conflict with the AQMP and may contribute to a potentially significant cumulative impact on air quality. The population in Riverside County has not kept up with the projected population growth that was used as the basis for the AQMP, and the 446 residential units proposed are less than the previously approved 476 units. The proposed Project would be accommodated in the regional population forecast used to prepare the 2007 AQMP. Thus, the proposed project would be consistent at a regional level with the underlying growth forecasts in the AQMP and would not conflict or obstruct the AQMP. No impact would occur.

b) The proposed Project would result in the generation of pollutants during the construction and operational phases. Pollutants associated with these two phases are discussed below.

Construction Emissions

Construction activities, including soil disturbance, dust emissions, and combustion pollutants from on-site construction equipment and from off-site trucks hauling dirt, cement, or building materials, would create a temporary addition of pollutants to the local airshed. The previous Project Final SEIR concluded that significant short-term air quality impacts could potentially occur during site preparation and Project construction. These impacts were considered significant for Nitrogen Oxides (NO_x), Reactive Organic Compounds (ROCs), and particulate matter less than 10-microns in diameter (PM₁₀). Impacts were less than significant for other pollutants. Impacts associated with NO_x, ROCs, and PM₁₀ were reduced to a less than significant level with the incorporation of mitigation, including the following: implementing dust control measures mandated by the SCAQMD, scheduling receipt of construction materials to non-peak travel times, routing construction through areas of least impact sensitivity, limiting lane closures, providing ride-share incentives for contractor and subcontractor personnel, washing vehicles entering public roadways from dirt off-road project areas, washing/sweeping project access to public roadways, implementing a routine mandatory program of low-emissions tune-ups, incorporating mitigation strategies into a construction activity impact reduction plan, limiting grading/soil disturbance to no more than 25 acres per day, and limiting the application of architectural coatings to no more than 730 homes or equivalent non-residential development per year.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project construction involves site preparation, grading, demolition of the existing roadway, minor excavation, and the construction of houses, roads, a park, and water quality basins. For the purpose of this analysis, it was assumed that most of the site grading and minor excavation would occur at the beginning of each stage, so that building construction activities and functions could proceed unhindered. The analysis conservatively assumed construction of 454 units, based on an interim development plan. These units were assumed to be built in three stages, so that construction activities could be moved from one group of homes to the next. It was also assumed that the demolition of Pourroy Road would occur following construction of the first 151 housing units. While simultaneous construction of 151 homes was analyzed to provide a worst-case analysis of maximum daily construction emissions, the actual number of homes likely to be under simultaneous construction is likely to be far less. The development includes four communities with four home types. Under improved market conditions, it is anticipated that up to eight homes of each type could be under construction simultaneously, resulting in a total number of homes under simultaneous construction of 96, substantially less than the 151 conservatively modeled. Under current market conditions, it is likely that even fewer homes would be under simultaneous construction. Some construction activities would occur at the same time as roadway construction. To ensure a conservative analysis, each construction phase of residential units was assumed to occur at the same time as other heavy construction activities (such as roadway construction), representing an evaluation of a maximum emission scenario. Tables 1 through 3 summarize the emission estimates for the individual construction stages associated with the proposed Project.

Construction would occur in several stages. The first stage is site grading. During this stage, the Project site would be graded and excavated for utility installations, and for the paving and pouring of the foundation pads. The other construction stages would consist of the following: (1) housing construction, (2) roadway demolition and roadway/bridge construction, and (3) water quality basins/park construction.

The SCAQMD has identified significance thresholds for daily construction emissions for projects within the basin, as summarized in the SCAQMD Threshold row of Tables 1 through 3.

It is mandatory for all construction projects in the Basin to comply with SCAQMD Rule 403 for Fugitive Dust, Rule 1157 for PM₁₀ Emissions from Aggregate and Related Operations, and Rule 1186 for PM₁₀ Emissions from Unpaved Roads.

In addition, SCAQMD recommends that the project applicant consider additional emission controls, to minimize or eliminate significant adverse air quality impacts by adding the measures provided below.

- During project construction, all construction equipment operating on the project site should meet EPA-Certified Tier 2 emissions standards, or higher according to the following: From certain January 1, 2012, to December 31, 2014, all offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 3 offroad emissions standards at minimum. After January 1, 2015, all offroad diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards at a minimum, where available. All construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The emission calculations were based on the assumption that equipment would comply with the applicable SCAQMD Regulations and recommendations listed above, and be operating on site for an average of eight hours per day, five days per week. Tables 1 through 3 present a summary of construction emissions (i.e., equipment and fugitive dust) for each phase of construction associated with the proposed Project.

Table 1
PHASE IIIa ESTIMATED CONSTRUCTION EMISSIONS (lbs/day)

Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
House Construction of up to 151 Units	7.90	30.28	58.11	0.10	18.47	10.33
Existing Road Demolition	2.54	18.78	12.07	0.02	5.10	1.33
Road Construction – Pourroy	3.80	30.10	17.60	N/A	6.50	2.40
Installation of Sewer Pipeline	1.81	17.11	11.58	1.54	2.53	1.23
Total	16.05	96.27	99.36	1.66	32.60	15.29
SCAQMD Threshold	75	100	550	150	150	55
Exceedence?	No	No	No	No	No	No

Note: The Road Construction Model provided ROG, NO_x, CO, PM₁₀ and PM_{2.5} emission rates, therefore, the emission rates for SO_x is not applicable (N/A).

Table 2
PHASE IIIb ESTIMATED CONSTRUCTION EMISSIONS (lbs/day)

Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
House Construction of up to 151 Units	7.90	30.28	58.11	0.10	18.47	10.33
Bridge Construction - Butterfield Stage Bridge	5.90	46.40	36.30	N/A	6.00	2.70
Park Construction	6.02	22.76	41.10	0.08	18.47	10.33
Total	19.82	99.44	135.51	0.18	42.94	23.36
SCAQMD Threshold	75	100	550	150	150	55
Exceedence?	No	No	No	No	No	No

Note: The Road Construction Model provided ROG, NO_x, CO, PM₁₀ and PM_{2.5} emission rates, therefore, the emission rates for SO_x is not applicable (N/A).

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Table 3
PHASE IIIc ESTIMATED CONSTRUCTION EMISSIONS (lbs/day)

Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
House Construction of up to 151 Units	7.90	30.28	58.11	0.10	18.47	10.33
Road Construction – Butterfield Stage	3.90	29.10	18.40	N/A	11.40	3.40
Water Basins Construction (up to 4 basins)	6.02	34.38	41.10	0.08	29.66	2.34
Total	17.82	93.76	117.61	0.18	59.53	16.07
SCAQMD Threshold	75	100	550	150	150	55
Exceedence?	No	No	No	No	No	No

Note: The Road Construction Model provided ROG, NO_x, CO, PM₁₀ and PM_{2.5} emission rates, therefore, the emission rates for SO_x is not applicable (N/A).

As shown in Tables 1 through 3, the emissions associated with individual construction phases would be below the daily thresholds during all stages of construction, based on assumed phasing. For the reasons identified above, short-term construction-related air quality impacts would be less than significant and would not contribute substantially to an existing or projected air quality violation.

Operational Emissions

The previous Project Final SEIR identifies cumulative operational air quality impacts as a significant, unmitigable impact. The previous Project, as discussed in the Final SEIR, would result in the generation of traffic and the creation of emissions which adversely affect regional air quality on a cumulative level. The Final SEIR also indicates that mitigation of regionally significant air quality impacts is beyond the scope of a single project. The previous Project Final SEIR includes a discussion on a uniform transportation system management approach as a means of reducing vehicular traffic and its associated environmental effects and indicates that such a program is difficult to achieve in practice. Therefore, impacts associated with cumulative air quality were identified as unavoidable, adverse impacts.

SCAQMD has established operational emission thresholds, as summarized in Table 4. Operational emissions associated with the proposed Project would include area sources (such as landscaping, maintenance architectural coatings use), energy use (electrical and water), and vehicle emissions. The proposed Project is expected to generate 4,335 Average Daily Trips (ADT). As a result of the decrease in the number of residential units proposed in Phase III, the number of trips and associated emissions would be less than what would have occurred with the previously proposed Project. Table 4 presents the estimated operational emissions associated with the proposed Project.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 4
SUMMARY OF TOTAL ESTIMATED OPERATIONAL EMISSIONS

Emission Source	Maximum Daily Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	19.86	0.45	38.25	0.00	0.75	0.75
Energy Use Sources	0.54	4.65	1.98	0.03	0.36	0.36
Vehicular Sources	19.44	46.20	205.14	0.42	45.18	3.72
Total	39.84	51.30	245.37	0.45	46.29	4.83
Significance Threshold (lbs/day)	55	55	550	150	150	55
Exceed Thresholds?	No	No	No	No	No	No

Source: HELIX 2012

As shown in Table 4, the emissions associated with the proposed Project would be less than the daily significance thresholds, and no significant impacts are anticipated. Impacts would be less than significant and would not contribute substantially to an existing or projected air quality violation. However, the proposed project is required to comply with the mitigation set forth in the previous Project Final SEIR.

c) The South Coast Air Basin has a state designation of "Nonattainment" for ozone, PM₁₀, and PM_{2.5}, and a federal designation of "Nonattainment" for ozone and PM₁₀. As shown in Tables 1 through 4, the proposed Project would result in the generation of emissions of all three pollutants for which the South Coast Air Basin is in nonattainment. However, the proposed Project would not result in emissions of these pollutants in excess of SCAQMD daily thresholds, which have been established to address cumulative regional air quality impacts; therefore, the proposed Project would not result in a cumulatively considerable increase of any criteria for which the project region is in nonattainment. The previous Project Final SEIR, however, identifies cumulative air quality impacts as significant and unavoidable. The previous Project Final SEIR provides mitigation for cumulative air quality impacts; however, the impact remained significant and unavoidable. Mitigation measure **AIR-9** from the Final SEIR No. 401 has previously been implemented as part of the overall Specific Plan approval and is ongoing through regional planning efforts.

d) The previous Project Final SEIR identifies the parks and school sites associated with the previous Project as sensitive receptors. The previous Project Final SEIR also indicates the active portions of the elementary school in PA 3 and the park site in PA 4 would be exposed to vehicular traffic emissions associated with Pourroy Road. The elementary school site is not part of the proposed Project. The previous Project Final SEIR indicates that the park site would be planned in such a manner that active areas of the park, such as the athletic playing fields, would be located away from Pourroy Road and parking facilities would be placed adjacent to Pourroy Road to act as buffers from vehicle emissions. The proposed Project would result in fewer ADTs in the Project area, including those along Pourroy Road, resulting in fewer emissions. The exposure of sensitive receptors at the park site would be reduced as compared to the previous Project.

The proposed Project is located within an area that is developed (and continuing to be developed) with large Specific Plans consisting mostly of residential uses. Land directly adjacent to the proposed Project includes open space and residential uses. The proposed Project does not include any uses

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that would be substantial point source emitters, and therefore would not expose existing residences to substantial pollution associated with a point source emitter.

Diesel particulate matter (DPM) is not included as a criteria pollutant; however, it is recognized by the state of California as containing carcinogenic compounds. The risks associated with exposure to substances with carcinogenic effects are typically evaluated based on a lifetime of chronic exposure, which is defined as 24 hours per day, seven days per week, 365 days per year, for 70 years. DPM would be emitted from heavy equipment used in the construction process. The proposed construction period of less than two years for each stage of Phase III construction would be much less than the 70-year period used for health risk determination. Because of the short-term nature of project construction and the fact that heavy equipment exhaust emissions are relatively minor, exposure to diesel exhaust emissions during construction would not be significant.

Chrysotile and amphibole asbestos (such as tremolite) occur naturally in certain geologic settings in California, most commonly in association with ultramafic rocks and along associated faults. Asbestos is a known carcinogen, and inhalation of asbestos may result in the development of lung cancer or mesothelioma. Exposing or disturbing rock and soil that contains naturally occurring asbestos can result in the release of fibers to the air and, consequently, public exposure. Asbestos most commonly occurs in ultramafic rock that has undergone partial or complete alteration to serpentine rock (serpentinite) and often contains chrysotile asbestos. The Project site is not located in an area of potential naturally occurring asbestos. Typically, roadway materials do not have any asbestos-containing materials. However, old pipelines buried under the roadway (if any) may be coated with asbestos. Prior to roadway demolition activities, the proposed demolition area should be checked for any asbestos-containing materials. In accordance to SCAQMD Rule 1403 — Asbestos Emissions from Demolition/Renovation Activities, if any asbestos-containing material is present at the proposed project site, then the construction staff is required to notify the SCAQMD of proposed demolition/renovation activities and to survey these structures for the presence of asbestos-containing materials. The rule also includes notification requirements for any intent to disturb asbestos-containing materials; emission control measures; and asbestos-containing material removal, handling, and disposal techniques. All proposed structural demolition activities associated with proposed project construction would need to comply with the requirements of Rule 1403. As such, Project demolition impacts would be less than significant.

Given the nature of the proposed project (construction of new roadways, housing and neighborhood park needs), vehicle exhaust is the primary source of CO. Project-generated traffic has the potential to contribute to localized hotspots of CO off-site. Because CO is a byproduct of incomplete combustion, exhaust emissions are worse when fossil-fueled vehicles are operated inefficiently, such as in stop-and-go traffic or through heavily congested intersections, where the level of service (LOS) is severely degraded. However, CO concentrations in the Basin have steadily declined even though population, car ownership, and VMT have increased. The Basin has not experienced an exceedance of applicable CO ambient air quality standards in over ten years and was formally classified as maintenance in 2007. CO formation and attainment was thoroughly analyzed in the SCAQMD's 2003 Air Quality Management Plan (SCAQMD 2003) and the 1992 Federal Attainment Plan for Carbon Monoxide (SCAQMD 1992). The SCAQMD conducted CO hot-spot analyses for four extremely busy intersections in Los Angeles at the peak morning and afternoon time periods, the busiest of which is Wilshire Boulevard at Veteran Avenue with a daily traffic volume of approximately 100,000 vehicles. The Los Angeles County Metropolitan Transportation Authority found the LOS in the vicinity of this intersection to be Level E at peak morning traffic and Level F at peak afternoon traffic. The roadway emissions modeling did not predict a violation of CO standards at the four studied intersections. The

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis prepared for CO attainment in the Basin by the SCAQMD can be used to assist in evaluating the potential for Project-related CO emissions to result in exceedances.

The busiest of the proposed project area intersections is SR-79/Winchester Road and Murrieta Hot Springs Road. According to the traffic study prepared for the project (RK Engineering, September 2011), the maximum daily traffic volume is expected to be approximately 90,000 vehicles. Daily traffic volumes at the intersection of SR-79/Winchester Road and Murrieta Hot Springs Road are slightly less than those experienced at Wilshire Boulevard at Veteran Avenue. Although daily traffic volumes are slightly lower than those modeled in the SCAQMD study, emission factors will be even lower due to the cleaner vehicle emissions standards required in future years. The SCAQMD study used a 2002 emission rate for the CO hotspots analysis while the proposed project would be based on a 2035 emission rate, which is expected emit less CO per vehicle.

Thus, by comparison, the increased traffic resulting from the proposed project would not contribute to or cause an exceedance of CO standards. Therefore, the impact from CO would be considered less than significant and project-related traffic would not result in the exposure of sensitive receptors to substantial pollutant concentrations.

e) The proposed Project is located within an area that is developed (and continuing to be developed) with large Specific Plans consisting mostly of residential uses. Land directly adjacent to the proposed Project includes open space and residential uses. There are no existing substantial point source emitters located within one mile of the proposed Project. Thus, the proposed Project would not result in any impacts associated with the construction of a sensitive receptor within one mile of an existing substantial point source emitter. No impact would occur.

f) The previous Project Final SEIR does not specifically discuss odor impacts. The proposed Project could result in odors associated with the construction and operational phases of the Project. Project construction could result in minor amounts of odor associated with diesel heavy equipment exhaust. During construction, diesel equipment operating at various locations on the site may generate some nuisance odors; however, due to the temporary nature of construction, and the ongoing movement of the diesel equipment, odors would be temporary and not likely noticed beyond construction boundaries.

Land uses generally associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. The project would not include land uses typically associated with emitting objectionable odors. The project site would be developed with residential land uses, which are not land uses typically associated with odor complaints. On-site trash receptacles would have the potential to create adverse odors. As trash receptacles would be located and maintained in a manner that promotes odor control, such as keeping the receptacles closed and secured, and scheduling the timely garbage collections before the receptacles reaches odiferous conditions, no adverse odor impacts are anticipated from the proposed land uses. Therefore, the proposed Project would result in a less than significant impact associated with objectionable odors.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **AIR-1** through **AIR-8** in the attached MMRP. Mitigation measure **AIR-9** from the Final SEIR No. 401 has previously been implemented as part of the overall Specific Plan approval and is ongoing through regional planning efforts. Because implementation of the mitigation measure is ongoing, it is included in the attached MMRP.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring for mitigation measures **AIR-1** through **AIR-8** shall occur as specified in the Final SEIR No. 401 and the attached MMRP. No monitoring is required for mitigation measures **AIR-9**, as it has previously been implemented for the overall Specific Plan.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☐ ☒

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☒ ☐

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☒ ☐ ☐

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☒ ☐ ☐

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

Source: GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.3, "Biological Resources"; Rancho Bella Vista Habitat Conservation Plan; Jurisdictional Delineation Report; 45-day report on Least Bell's Vireo and Southwestern Willow Flycatcher presence/absence surveys.

Findings of Fact:

a) The previous Project received incidental take authorization under the Federal Endangered Species Act through the Section 10(a)(1)(b) process, and State Endangered Species Act through the 2080.1

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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process through approval of the Rancho Bella Vista Habitat Conservation Plan (HCP; Pacific Bay Homes 1999). The HCP identified take of endangered and other covered species, provided for mitigation of take, and provided for long-term management of on-site open space. As a result, the Rancho Bella Vista property boundaries were specifically excluded from Criteria Cells under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP; Dudek 2003), and on site open space was identified as Preexisting Conservation Agreements on Figures 3-30 and 3-31 of the MSHCP. The HCP also contemplated minor revisions to the open space boundaries on site, as long as the total conservation area is at least 162 acres in size.

The revised Project open space, when combined with overall project open space, totals 162 acres. Table 5 provides a summary of project impacts to vegetation communities within TM 36376. A total of 88.9 acres of Riversidean sage scrub (RSS) will be preserved within the 162 acres of open space through either preservation or restoration, which exceeds the HCP requirement of 86.0 acres. As a result, the revised Project is consistent with the HCP, and no impact would occur with respect to this issue.

Table 5 VEGETATION			
Habitat	Existing Acres	Impacts	Open Space
Southern Cottonwood-willow Riparian Forest	1.47	0.36 ¹	1.11 ²
Southern Willow Scrub	4.13	0.12 ³	4.01
Southern Willow Scrub – Restoration	3.16	0.0	3.16
Riversidean Sage Scrub Disturbed	6.16	5.13	1.03 ⁴
Non-native Grassland	66.17	52.03	14.14
Disturbed Habitat	57.94	53.52	4.42
Developed	4.34	3.12	1.22
TOTAL:	143.37	114.16	29.09

¹0.35 acres of temporary impacts and 0.01 acre of permanent impacts

²0.35 acre of temporary impacts will be restored and an additional 0.10 acre of creation will occur for a total of 1.56 acres post-project

³Part of previously approved impacts

⁴An additional 7.2 acres of sage scrub will be restored on-site

b) & c) Focused biological surveys for applicable species were carried out for the revised Project, in order to assess the impacts of the Butterfield Stage Road crossing over Tualota Creek and to confirm consistency between the proposed project and previously approved project. Focused surveys for the least Bell's vireo (*Vireo bellii pusillus*) noted a single male within Tualota Creek (just east of the Pourroy Road crossing) on three of the eight survey dates. This individual vireo was heard singing frequently and spent much of its time in the upper canopy of the riparian habitat. Due to its behavior and absence on subsequent surveys, this bird was presumed to have been a solitary male that was not breeding (Bloom Biological, Inc, 2011). The HCP for the project assumed take for up to two pairs of least Bell's vireos (which has not occurred in association with the previous phases of development). Based on this information, potential impacts to least Bell's vireo from the revised Project are considered less than significant.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Focused surveys for the southwestern willow flycatcher (*Empidonax trailii extimus*) noted three willow flycatchers during the first survey just east of Pourroy Road, but none during the subsequent four surveys. Based on this, these three birds were determined to be migrant rather than breeding birds. Additionally, it cannot be determined through vocalizations alone, which subspecies (the common *E. t brewsteri* versus the listed *E. t. extimus*) of flycatcher was present. Based on these considerations, no significant impacts to southwestern willow flycatcher would result from the revised project.

A rare plant survey was conducted for the project. No rare plants were identified in the project site, and no impacts to rare plants would occur.

d) The removal of Pourroy Road (an at-grade crossing) and replacement of the creek crossing with a bridge, would result in a substantial improvement for wildlife movement along Tualota Creek. Thus, no adverse impacts would occur relative to wildlife movement.

e) & f) An updated jurisdictional delineation was carried out for the revised Project, in order to assess the impacts of the Butterfield Stage Road crossing over Tualota Creek and the sewer crossing under the creek. The revised Project would result in temporary construction impacts to an additional 0.51 acre of jurisdictional areas (i.e., compared to the previous Project), including 0.04 acre of U.S. Army Corps of Engineers (ACOE) wetlands in the form of southern cottonwood-willow riparian forest and freshwater marsh, and 0.51 acre of California Department of Fish and Game (CDFG) jurisdictional area (also southern cottonwood-willow riparian forest and freshwater marsh). No permanent impacts to ACOE jurisdictional areas would result from the project. Permanent impacts to CDFG jurisdictional areas are limited to the footing associated with the bridge and total 0.01 acre.

Effects to ACOE jurisdictional areas are regulated under Section 404 of the Clean Water Act, and would require authorization under a Nationwide Permit. A Clean Water Act Section 401 Water Quality Certification, which is administered by the State Water Resources Control Board, must be issued prior to any 404 Permit. Effects on CDFG jurisdictional areas are regulated under Fish and Game Code Section 1602 and would require a Streambed/Lake Alteration Agreement. These additional Corps and CDFG impacts would be addressed through restoration of temporary impacts at the bridge crossing and sewer crossing, and on-site restoration of Tualota Creek following the removal of the existing Pourroy Road to be conducted as part of the project design, as discussed in the introduction to this document. The removal of Pourroy Road (an at-grade crossing) and replacing the creek crossing with a bridge, would result in long-term benefits to riparian resources by increasing the total acres of riparian vegetation along Tualota Creek by approximately 0.1 acre. As noted above, significant impacts related to wetland disturbance were identified in the previous Project Final SEIR and a mitigation requirement consisting of on-site restoration of wetland habitat at appropriate ratios was identified. No change to the conclusions identified in the previous Project Final SEIR would occur from the revised Project with regard to this issue. This conclusion is based on the fact that impacts from the revised project would be reduced below a level of significance through implementation of the mitigation measures summarized above and discussed in the previous Project Final SEIR (Section V.B.3, pages V.B-40 through V.B-42), as well as implementation of the revised Project design features identified in the introduction to this Addendum. Implementation of the revised Project would; therefore, not result in new significant impacts to jurisdictional resources, nor would it substantially change the severity of previously identified impacts.

g) With the exception of the Western Riverside County MSHCP as discussed in item a), above, there are no other local policies or ordinances protecting biological resources that are applicable to the subject property.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **BIO-1** and **BIO-2** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **BIO-1** and **BIO-2** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: Cultural Resources Survey of Rancho Bella Vista, Applied Earthworks 2004; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.4, "Cultural Resources".

Findings of Fact:

a) The previous Project Final SEIR relied upon 1977 archaeological surveys. An updated archaeology study was completed in 2004 (Applied Earthworks 2004), based upon a records search and field survey of the Project site. The Project site has previously been disturbed for agricultural uses and has been subjected to disturbance by both human and erosion activity. According to the Elsinore U.S. Geological Survey (USGS) 30-minute series topographic map (1901), two historic properties fall within the Project site along the northern bank of Tualota Creek. The archaeological survey did not identify any remaining evidence of resources in these locations and the report concluded that no potentially significant historical cultural resources were present at the project site. No impact would occur.

b) As discussed in response 8(a) above, no potentially significant historical cultural resources are present at the project site. Thus, the Project would not result in a substantial adverse change in the significance of a historical resource. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Cultural Resources Survey of Rancho Bella Vista, Applied Earthworks 2004; A Cultural Resources Survey Update Letter Report for Rancho Bella Vista (Tract Map No. 36376), Brian F. Smith and Associates 2012; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.4, "Cultural Resources".

Findings of Fact:

a) & b) The previous Project Final SEIR relied upon 1977 archaeological surveys which identified a complex of grinding slicks and mortars on the previous Project site, which were likely part of an unidentified archaeological site located outside of the Rancho Bella Vista Specific Plan boundaries. In the absence of an updated survey, the previous Project Final SEIR concluded that Project implementation had the potential to cause a significant impact to archaeological resources on site. The previous Project Final SEIR included mitigation measures which required several one by one meter test units to be excavated in the area of greatest concentration of bedrock mortars and grinding slicks. As a Condition of Approval for the previous Project, site-specific archaeological studies are required to be submitted to Riverside County prior to the approval of individual tentative tract maps.

An updated archaeology study was completed in 2004 (Applied Earthworks 2004), based upon a records search and field survey of the proposed Project site. The cultural resources records search identified four sites previously recorded within the Project boundaries (CA-RIV-2938, CA-RIV-2939, CA-RIV-7551, and Primary Number 33-13789), all of which were milling slicks. The field survey of the proposed Project site concluded that two of the previously recorded archaeology sites had been destroyed (CA-RIV-7551 and Primary Number 33-13789) and two could not be relocated (CA-RIV-2938 and CA-RIV -2939).

An additional cultural resources survey (Brian F. Smith and Associates 2012) was prepared for the project in January 2012. Based on the Native American community's concern and discussions with the County, this survey was focused on the eastern 85 acres of the project site. Native American concerns included the possibility that additional, previously unidentified cultural resources were present along the confluence of the drainages in the eastern portion of the project site, and that human burials associated with the Temecula Massacre of 1847 could be present in the area (refer to the response 9(c) below for further discussion of this topic). The updated cultural resources survey consisted of a pedestrian survey of the eastern 85 acres of the project site. When the pedestrian survey was conducted, the eastern portion of the project site had been disturbed by clearing, brushing, and general surface disturbance, except in the drainages. This disturbance substantially reduced the potential to locate any surface expressions of the prehistoric activity in the area of the drainage confluence.

The resurvey of the eastern portion of the project site was successful in relocating sites CA-RIV-2938 and CA-RIV-2939. Isolate P33-17789 (referenced as Primary Number 33-13789 in the 2004 Applied Earthworks report) was not relocated, and due to the disturbance of the area after the initial recording of the isolate, it has likely been moved or buried as part of erosion or earth movement. The resurvey identified one additional isolated milling station, just east of CA-RIV-2938. Based on this resource's proximity to CA-RIV-2938, the site was identified as CA-RIV-2938 Locus B.

A field testing program was conducted for each of the three located sites. The results of the subsurface enhanced survey for these sites indicated that no midden or subsurface cultural deposits are present in the recorded site areas. Based on these results, it was determined that the area represented by the confluence of the drainages in the eastern portion of the project site did not

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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contain any major occupation areas. Sites CA-RIV-2938, CA-RIV-2938 Locus B, and CA-RIV-2939 were determined to be less than significant through the archaeological evaluation program conducted as part of the updated survey. While impacts to these sites have been determined to be less than significant, the Conditions of Approval listed below has been included as part of the proposed Project.

Condition of Approval. Prehistoric cultural milling features identified as sites CA-RIV-2938 Locus B and CA-RIV-2939 will be impacted by the proposed grading for this project. Because avoidance of these resources is not possible, as part of the grading plan, the milling features shall be relocated, if possible, during the construction grading of these sites. Prior to the start of grading, during the Pre-Construction meeting, the developer/permit holder, project archaeologist and Native American Observers shall discuss and agree on the protocol to attempt to relocate the milling features. The protocol for the relocation of the milling features shall follow, at a minimum, these steps:

- 1) The project archaeologist shall stake and flag the milling features prior to the issuance of the grading permit for the project. The location shall then be mapped by the project surveyor and marked clearly on the grading plan. Once the area has been staked, flagged, and mapped, the grading contractor, the Native American Observers, the County Archaeologist, the Project Archaeologist, and the project applicant/permit holder shall meet at the milling feature locations to discuss the most protective and least destructive means to accomplish the relocation of the milling features.
- 2) For the feature at CA-RIV-2938 Locus B, the milling feature shall be moved by the least destructive method possible to a location on or near Lot S or the open space area north of Lot S, depicted to scale on a CONFIDENTIAL version of approved Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012, Archaeological Exhibit. The Project Archaeologist shall accurately record the original compass orientation of the feature, and once relocated, the feature shall be returned to this orientation if possible (i.e., meaning that if returned to that location they will not be subject to additional future disturbances or that a second attempt to relocate the features will not destroy or adversely affect the features).
- 3) For the feature at CA-RIV-2939, there are two potential options available. Move the feature to a location safely away from any ground-disturbing activity required for the alignment of Butterfield Stage Road. Once grading has been completed in its entirety for Butterfield Stage Road, the milling feature shall be moved a second time from its temporary position to a final relocation site that is as close as possible to its current original provenience in order to replicate this orientation as part of the second relocation of the feature. The second option available is to move the feature to an open space area which will not be subject to future disturbances. The final location that represents the best design option for the long term preservation of the feature shall be determined in concert with the grading contractor, the Native American Observers, the County archaeologist, the Project Archaeologist, and the applicant/permit holder.
- 4) The project archaeologist shall submit updated site forms to the Eastern Information Center at UC Riverside, the Pechanga Tribe, and to the County archaeologist to record the locations of the repositioned milling features.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5) Should the relocation efforts at either CA-RIV-2938 Locus B and/or CA-RIV-2939 fail to successfully relocate the milling features, the project archaeologist shall document the efforts employed to attempt the relocation in the final mitigation monitoring report for the project. In the event the features are damaged or destroyed during the relocation efforts, the Native American Observers, County Archaeologist, Project Archaeologist, and the applicant/permit holder shall discuss and agree upon the most appropriate, respectful, and reasonably cost-effective method of accomplishing the disposition of the features. This disposition process may include, but is not limited to, reburial of the features in an agreed upon open space area that will not be subject to future earth-disturbing activities and where the feature will be preserved in perpetuity.

While impacts to the sites identified above have been determined to be less than significant, the potential for discovering unknown archaeological remains and mitigation is required. Implementation of mitigation measures **CUL-1** through **CUL-4** would ensure impacts are less than significant.

c) Some concerns from the Native American community have been voiced regarding the potential for burials associated with the Temecula Massacre of 1847 to be present in the area. The cultural resources survey (Brian F. Smith and Associates 2012) identified two conflicting opinions as to the location of this massacre, neither of which is in the immediate project vicinity. One account places the massacre five miles southeast of the project area, while the other places the massacre nine miles southeast of the project site. Because the recorded locations of the Temecula Massacre of 1847 are well outside of the project site, impacts associated with this issue would be less than significant. Human remains are not known to exist beneath the surface of the subject property. Nonetheless and in the event that human remains are uncovered, the Project developer would be required to comply with California Public Resources Code Section 5097.98, which requires notification of the County Coroner and Native American Heritage Commission and specifies the procedures for disposition of the remains. With mandatory compliance with state law and implementation of mitigation measure **CUL-4**, potential impacts to human remains would be less than significant.

d) The Project site does not contain any known existing religious or sacred uses. Therefore, no impact would occur.

Mitigation: Four new mitigation measures (**CUL-1** through **CUL-4**) have been added to reduce archaeological impacts to a less than significant level.

CUL-1 Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist, as well as the Tribal Observer, shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate consultation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

CUL-2 Prior to the issuance of grading permits, the developer/permit holder shall enter into a cooperative agreement and retain a tribal observer designated by the Pechanga Band of Luiseno Mission Indians and Soboba Band of Luiseno Indians. This group shall be known as the Tribal Observer for this project. The agreement shall address the treatment and ultimate disposition of Native American cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer shall be allowed on-site when archaeological monitoring is occurring which may include clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., that are subject to archaeological monitoring. The Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities in coordination with the Project Archaeologist to allow for tribal consultation in the event that cultural resources associated with Native Americans are uncovered. The developer/permit holder shall submit a fully executed copy of the tribal observation agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

CUL-3 If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

CUL-4 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning/Director.

Monitoring: Monitoring for mitigation measures **CUL-1** through **CUL-4** shall occur as specified in the attached MMRP.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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Source: Riverside County General Plan, Figure OS-8, *Paleontological Sensitivity*; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.5, "Geology and Seismicity".

Findings of Fact:

a) The previous Project Final SEIR identified the potential for significant impacts to paleontological resources that may exist within the Rancho Bella Vista Specific Plan area (but have not been documented) in association with the Pauba Formation and older alluvium deposits. Based on the geologic resources identified within the boundaries of the proposed Project (previous Project Final SEIR Figure V-17, page V.B-47), it is not anticipated that the revised project would expose any geologic material with high potential to contain paleontological resources. If, however, such material is encountered during earth-moving activities, implementation of the mitigation measure **PAL-1** identified below would reduce associated impacts to below a level of significance.

Mitigation: Refer to mitigation measure **PAL-1** in the attached MMRP. No mitigation measures are identified in the previous Project Final SEIR for paleontological resources. One new mitigation measure (**PAL-1**) has been added to reduce impacts associated with paleontological resources.

PAL-1 - Prior to the issuance of grading permits:

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

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

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

Monitoring: Monitoring for mitigation measure **PAL-1** shall occur as specified in the attached MMRP.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	☐	☒	☐	☐
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source: Riverside County General Plan, Figure S-2, *Earthquake Fault Study Zones*; Riverside County Land Information System, site accessed September 14, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.5, "Geology and Seismicity".

Findings of Fact:

a) The previous Project Final SEIR identifies the Project site as being located in a region containing potentially active fault zones; however, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The Project site is not located on an active or potentially active fault trace. No faults are known to cross the site. The previous Project Final SEIR identified mitigation measures associated with geotechnical impacts (Section V.B.2, page V.B-20), including mitigation to prepare and submit detailed geologist's reports in compliance with the County's requirements prior to tract map approval.

There is no change to the proposed boundaries of the Rancho Bella Vista Specific Plan, and no new Alquist-Priolo Earthquake Fault Zones have been designated within the Project site since the preparation of the previous Project Final SEIR. The proposed Project includes the same type of uses as those analyzed in the previous Project Final SEIR; thus, there would be no new (previously un-proposed) uses that would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. No new significant impact associated with fault rupture would occur.

b) As discussed in response 11(a) above, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone, nor is located on an active or potentially active fault trace. No impact would occur.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required; however, GEO-1 has been revised as indicated below. Also refer to mitigation measures **GEO-2** and **GEO-3** in the attached MMRP.

The following measure was stricken due to redundancy with mitigation measure GEO-1. GEO-1 has been revised to incorporate this measure.

~~Detailed geologist's reports shall be submitted in compliance with the requirements of Riverside County Ordinances, and will be conducted prior to tract map approval. The report(s) will evaluate: (a) underlying soil conditions; (b) liquefaction potentials; (c) fault verification; and (d) site specific seismic parameters and building requirements.~~

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO-1 (page V.B-20, paragraph 2 of Final SEIR No. 401) **Required Soils Report and Geotechnical Study.** Prior to any grading activities on-site, a soils report and geotechnical study shall be prepared to further analyze soil conditions on the project site and slope stability. The study shall be submitted in compliance with the requirements of the Riverside County Ordinances, and shall include analysis of: 1) soils engineering qualities of underlying soils and rock conditions (e.g., soil bearing, consolidation, expansion, etc.); 2) seismic refraction traverses to determine rippability characteristics of crystalline rock units; 3) percolation testing of site earth materials for feasibility of on-site sewage disposal systems; 4) liquefaction potentials; 5) fault verification; and 6) site seismic parameters ~~for and~~ building construction requirements.

Monitoring: Monitoring for mitigation measures **GEO-1** through **GEO-3** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

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Source: Riverside County General Plan, Figure S-3, *Generalized Liquefaction*; Riverside County Land Information System, site accessed September 14, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.2, "Soils and Agriculture".

Findings of Fact:

a) The previous Project Final SEIR determined that the Rancho Bella Specific Plan was not shown as being located in a "Liquefaction Hazard Area." The previous Project Final SEIR also included a mitigation measure (Section V.B.2, page V.B-20) to prepare and submit detailed geologist's reports (including an evaluation of liquefaction potential) in compliance with the County's requirements prior to tract map approval. Liquefaction is a phenomenon that occurs when strong earthquake shaking causes soils to collapse from a sudden loss of cohesion and undergo a transformation from a solid to a liquefied state. Factors influencing a site's potential for liquefaction include area seismicity, the type and characteristics of on-site soils, and the level of groundwater. Liquefaction typically occurs in areas where groundwater is shallower than approximately 30 feet, and where there is the presence of loose, sandy soils. The Riverside County Land Information System identifies the proposed Project site as an area with low and moderate liquefaction potential. The proposed Project would have the same boundary as Phase III of the Rancho Bella Vista Specific Plan as identified in the previous Project and would therefore be subject to similar liquefaction potential. No new liquefaction impacts would occur as a result of the proposed Project.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required; however, GEO-1 has been revised as indicated below. Also refer to mitigation measures **GEO-2** and **GEO-3** in the attached MMRP.

The following measure was stricken due to redundancy with mitigation measure GEO-1. GEO-1 has been revised to incorporate this measure.

~~Detailed geologist's reports shall be submitted in compliance with the requirements of Riverside County Ordinances, and will be conducted prior to tract map approval. The report(s) will evaluate: (a)~~

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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~~underlying soil conditions; (b) liquefaction potentials; (c) fault verification; and (d) site-specific seismic parameters and building requirements.~~

GEO-1 (page V.B-20, paragraph 2 of Final SEIR No. 401) **Required Soils Report and Geotechnical Study.** Prior to any grading activities on-site, a soils report and geotechnical study shall be prepared to further analyze soil conditions on the project site and slope stability. The study shall be submitted in compliance with the requirements of the Riverside County Ordinances, and shall include analysis of: 1) soils engineering qualities of underlying soils and rock conditions (e.g., soil bearing, consolidation, expansion, etc.); 2) seismic refraction traverses to determine rippability characteristics of crystalline rock units; 3) percolation testing of site earth materials for feasibility of on-site sewage disposal systems; 4) liquefaction potentials; 5) fault verification; and 6) site seismic parameters for and building construction requirements.

Monitoring: Monitoring for mitigation measures **GEO-1** through **GEO-3** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan, Figure S-4, *Earthquake-Induced Slope Instability Map*, and Figures S-13 through S-21 (showing General Ground Shaking Risk); Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.5, "Geology and Seismicity".

Findings of Fact:

a) The previous Project Final SEIR identifies the Project site (like most of southern California) as an area prone to potential ground shaking. Because ground shaking is a geologic hazard that is common in the southern California region, construction in accordance with minimum standards of the California Building Code, which requires sufficient calculated factors of safety to resist seismically induced failure, would minimize potential damage from seismic activity. The proposed Project is subject to ground shaking hazards. Structures associated with the proposed Project would be constructed to current building standards to reduce ground shaking impacts to a less than significant level. No new impact associated with ground shaking would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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Source: Southwest Area Plan, Figures 13, *Steep Slope*, and 14, *Slope Instability*; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.1, "Landform and Topography/Slopes and Erosion".

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The previous Project Final SEIR indicates that the potential for landslides or rockslides on the Project site is remote due to the crystalline nature of the bedrock complex present on the Project site. The Project site is not identified as an area of existing landslides or an area of high susceptibility for landslides. The Project site boundaries would not change as a result of the proposed Project; thus, potential for landslide would be the same for the proposed Project as was identified in the previous Project Final SEIR. No new impact associated with landslides would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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Source: Riverside County Land Information System, site accessed September 14, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.5, "Geology and Seismicity".

Findings of Fact:

a) The previous Project Final SEIR does not specifically address subsidence impacts, but indicates that secondary hazards associated with earthquakes (including ground rupture, liquefaction, seismically induced settlement, seismically induced landslides, seiches, tsunamis and inundation due to failure of large water storage facilities) is low. Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal motion. The causes (mostly due to human activities) include dewatering of peat or organic soils, the dissolution in limestone aquifers, first-time wetting of moisture-deficient low-density soils (hydrocompaction), natural compaction, and the withdrawal of fluids (e.g., groundwater and petroleum). The Project site is located in an area identified by the Riverside County Land Information System as being susceptible to subsidence. Although the previous Project Final SEIR does not specifically identify a potential impact related to subsidence, it does include the requirement for preparation and submittal of a detailed geologist's reports in compliance with the County's requirements prior to tract map approval to address potential geotechnical hazards (previous Project Final SEIR Section V.B.2, page V.B-20). Conformance to these mitigation measures would reduce impacts to a less than significant level. A detailed geotechnical study would provide appropriate, site-specific seismic parameters that would ensure impacts associated with subsidence would be less than significant. The potential for ground subsidence was not previously identified in the Final SEIR for the Project site. However, with implementation of the mitigation contained in the Final SEIR, the new impact associated with subsidence would be less than significant.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required; however, GEO-1 has been revised as indicated below. Also refer to mitigation measures **GEO-2** and **GEO-3** in the attached MMRP.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following measure was stricken due to redundancy with mitigation measure GEO-1. GEO-1 has been revised to incorporate this measure.

~~Detailed geologist's reports shall be submitted in compliance with the requirements of Riverside County Ordinances, and will be conducted prior to tract map approval. The report(s) will evaluate: (a) underlying soil conditions; (b) liquefaction potentials; (c) fault verification; and (d) site specific seismic parameters and building requirements.~~

GEO-1 (page V.B-20, paragraph 2 of Final SEIR No. 401) **Required Soils Report and Geotechnical Study.** Prior to any grading activities on-site, a soils report and geotechnical study shall be prepared to further analyze soil conditions on the project site and slope stability. The study shall be submitted in compliance with the requirements of the Riverside County Ordinances, and shall include analysis of: 1) soils engineering qualities of underlying soils and rock conditions (e.g., soil bearing, consolidation, expansion, etc.); 2) seismic refraction traverses to determine rippability characteristics of crystalline rock units; 3) percolation testing of site earth materials for feasibility of on-site sewage disposal systems; 4) liquefaction potentials; 5) fault verification; and 6) site seismic parameters for and building construction requirements.

Monitoring: Monitoring for mitigation measures **GEO-1** through **GEO-3** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.5, "Geology and Seismicity".

Findings of Fact:

a) As discussed in response 15(a) above, the previous Project Final SEIR indicates that the potential for secondary hazards associated with earthquakes (including ground rupture, liquefaction, seismically induced settlement, seismically induced landslides, seiches, tsunamis and inundation due to failure of large water storage facilities) to occur at the Project site is low. The previous Project Final SEIR identifies a potential seiche hazard to the Project site associated with the Lake Skinner Dam, which is located approximately two miles from northeast of the Project site. A seiche is a free or standing-wave oscillation of the surface of water in an enclosed or semi-enclosed basin (as a lake, bay or harbor). It is generally caused by local changes in atmospheric pressure, aided by winds, tidal currents, and small earthquakes. As identified in the previous Project Final SEIR, any seiche flood water from the Lake Skinner Reservoir would likely fall within the limits of inundation for dam failure and would be less than significant. While the Skinner Reservoir may be subject to a seiche, the project site is located approximately two miles from this reservoir. Given the distance of the project site from this reservoir and the low likelihood of a seiche occurring, impacts would be considered less than significant. No volcanic hazards are present in the area and the site is not located in an area that would be subject to mudflows. No change to the conclusions for other geological hazards identified in the previous Project Final SEIR would occur as a result of the proposed Project. Impacts would be less than significant.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

17. Slopes				
a) Change topography or ground surface relief features?	☐	☒	☐	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☒	☐	☐
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.1, "Landform and Topography/Slopes and Erosion".

Findings of Fact:

a) & b) The previous Project Final SEIR characterizes the Rancho Bella Vista Specific Plan Area as level terrain incised by Tualota Creek and its natural drainages and tributaries. The previous Project Final SEIR identifies two prominent knolls in the western portion of the site. The site's highest elevations occur in these areas, with a maximum elevation of 1,625 feet above mean sea level (AMSL). The lowest elevation in the Specific Plan Area is 1,305 feet AMSL and is associated with the eroded drainages of Tualota Creek. As discussed in the previous Project Final SEIR, the Rancho Bella Vista Specific Plan would result in the creation of manufactured slopes of up to 35 feet throughout the development area. The previous Project Final SEIR identifies potentially significant impacts associated with landform and topography as a result of recontouring and landscaping of manufactured slopes. These impacts would be mitigated to below a level of significance through incorporation of mitigation measures identified in the Final SEIR (Section V.B.1, pages V.B-5 and V.B-6), including the following measures: (1) Prior to development of any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval; (2) All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months; (3) Prior to any grading activities, a soils report and geotechnical study will be performed to further analyze on-site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in mitigation measure number 1; (4) Where cut and fill slopes are created higher than three feet, detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs, and trees; (5) All streets shall have a gradient not to exceed 15 percent; (6) Slopes steeper than 2:1 or higher than ten feet are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. All slopes shall be landscaped per County Ordinance 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The California Building Code, County Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County shall be observed; (7) Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete; (8) Grading work on the entire project site shall be balanced on-site whenever possible; (9) Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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90 days of completion of grading, unless building permits are obtained; (10) On-site water wells shall be further investigated as a source of deep aquifer groundwater; (11) Planting of developed land shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices Construction Handbook Section 6.2; and (12) All grading shall be done in conformance with recommendations contained within the Geotechnical Report included as Appendix B in the previous Project Final SEIR.

The proposed Project is located entirely within the previously identified Specific Plan boundary. The grading associated with the proposed Project is expected to be similar to that previously identified for the Specific Plan. There are no new components that would result in changes to the previously identified impacts associated with grading and topography. No change to the conclusions for impacts associated with slopes identified in the previous Project Final SEIR would occur as a result of the proposed Project.

c) There are no subsurface sewage disposal systems on the Project site, thus, no impact would occur.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **GEO-4** through **GEO-15** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **GEO-4** through **GEO-15** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.1, "Landform and Topography/Slopes and Erosion".

Findings of Fact:

a) & b) The previous Project Final SEIR concluded that the major constraint on site is erosion potential. Because the Project would result in the creation of manufactured slopes up to 35 feet in height throughout the development area, impacts associated with soil erosion would be considered significant unless mitigated. Phase III would not include any slopes in excess of 30 feet in height. Implementation of the mitigation measures in the previous Project Final SEIR (Section V.B.1, pages V.B-5 and V.B-6 and summarized in response 17[a-b] above) would reduce potential impacts to less than significant levels. The proposed Project does not include any components that would change impacts or result in any new impacts associated with soil erosion. Impacts would be less than

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant with mitigation incorporated. No change to the conclusions of the previous Project Final SEIR for erosion impacts would occur as a result of the proposed Project.

c) No septic tanks are proposed as part of the Project, thus, no impact would occur.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **GEO-4** through **GEO-15** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **GEO-4** through **GEO-15** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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b) Result in any increase in water erosion either on or off site?

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.1, "Landform and Topography/Slopes and Erosion".

Findings of Fact:

a) & b) As discussed in responses 17 and 18 above, the previous Project Final SEIR concluded that the major constraint on site is erosion potential. Because the Project would result in the creation of manufactured slopes up to 35 feet in height throughout the development area, impacts associated with soil erosion would be considered significant unless mitigated. As noted above, Phase III would not include any slopes in excess of 30 feet in height. Implementation of the mitigation measures in the previous Project Final SEIR (Section V.B.1, pages V.B-5 and V.B-6 and summarized in response 17[a-b] above) would reduce potential impacts to less than significant levels. With implementation of mitigation, the proposed Project would not increase water erosion on or off site. Consequently, it would not result in erosion that would modify the channel or a river, stream, or bed of a lake. The proposed Project does not include components that would change impacts or result in any new impacts associated with soil erosion. No change to the conclusions of the previous Project Final SEIR for erosion impacts would occur as a result of the proposed Project.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **GEO-4** through **GEO-15** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **GEO-4** through **GEO-15** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

20. Wind Erosion and Blowsand from project either on or off site.

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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Figure S-8, *Wind Erosion Susceptibility Map*; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.G, "Effects Found Not to be Significant".

Findings of Fact:

a) The previous Project Final SEIR indicates that the Project site is not located in an area subject to high levels of wind erosion or blowsand and impacts associated with these issues would not be significant.

The Project site is located within an area identified as a "Moderate" wind erodibility rating by the County's General Plan. The proposed Project does not include components that would change impacts or result in new impacts associated with wind erosion or blowsand. No change to the conclusions of the previous Project Final SEIR for erosion impacts would occur as a result of the proposed Project. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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Source: Air Quality and Greenhouse Gas Emissions Analysis Technical Report, Rancho Bella Vista (Phase III) Addendum to Subsequent Environmental Impact Report No. 401, Specific Plan 184, Amendment No. 2, Substantial Conformance No. 4, prepared by HELIX Environmental Planning, Inc., dated April 2012.

Findings of Fact:

a) A greenhouse gas (GHG) analysis was not performed in association with the Project Final SEIR as none was required at that time. Unlike localized air emissions, which are a temporal issue, global climate change is an ongoing global issue. As global climate change impacts are by nature cumulative, direct impacts cannot be evaluated. The analysis herein, therefore, addresses cumulative impacts. The information from the Final SEIR regarding proposed uses was used in the HELIX GHG report (HELIX 2012) to generate a 'Business As Usual' (BAU) GHG emission level.

To date, there is little guidance and no local, regional, state, or federal regulations to establish a threshold of significance to determine project-specific impacts of GHG emissions on global climate change. The SCAQMD has provided a recommended interim GHG significance threshold proposal, which uses a five-tiered approach. The guidance includes a 3,000 metric tons of carbon dioxide equivalent (CO₂e) per year significance threshold for the residential/commercial sector. Accordingly, 3,000 metric tons of CO₂e per year is established as the significance threshold for the project's GHG

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emissions. For construction emissions, the interim guidance recommends that the emissions be amortized over 30 years and added to operational emissions.

The Riverside County Planning Department is developing a draft Standard Operating Procedure (SOP) for GHGs and CEQA compliance. According to the draft SOP, for non-industrial projects, a demonstration by the project applicant that the project has reduced GHG emissions by 30 percent or more below a BAU standard shall suffice for demonstrating the project has a less than significant impact. The draft SOP defines BAU as those emissions that would occur in 2020 if the average baseline emissions during the 2002–2004 period were grown to 2020 levels without control.

Based on emission factors from the SCAQMD, total GHGs associated with Project construction are summarized in Table 6. The total construction emissions amortized over a period of 30 years are estimated at 161.49 metric tons of CO₂e per year. As this would not exceed the 3,000 metric tons threshold, short-term construction-related GHG impacts would be less than significant.

Table 6 GREENHOUSE GAS EMISSIONS – CONSTRUCTION				
Emission Sources	CO₂ metric tons per year	CH₄ metric tons per year	N₂O metric tons per year	CO₂e metric tons per year
Existing Road Demolition	63.61	0.01	0.00	63.74
House Construction Phase IIIa (up to 151 units)	1,164.46	0.13	0.00	1,167.16
House Construction Phase IIIb (up to 151 units)	1,164.46	0.13	0.00	1,167.16
Sewer Pipeline	29.76	0.001	0.00	29.79
Park Construction	370.15	0.05	0.00	371.13
Road Construction – Butterfield Stage Road	116.08	N/A	N/A	116.08
Water Basins	460.14	0.05	0.00	461.14
Road Construction – Pourroy	110.97	N/A	N/A	110.97
Bridge Construction – Butterfield Stage	190.24	N/A	N/A	190.24
Total Construction Scenario				4,844.57
Amortized TOTAL				161.49
Significance Threshold				3,000.00
Exceedance?				No

Note: The Road Construction Model provided CO₂ emission rates, therefore, the emission rates for CH₄ and N₂O are not applicable (N/A).

Source: HELIX 2012

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operation of the proposed Project would result in GHG emissions from amortized construction, vehicular traffic generated by residents, area sources (natural gas appliances, hearth combustion, and landscape maintenance), electrical generation, solid waste generation, and water supply. The estimated GHG emissions associated with vehicular traffic, area sources, electrical generation, water supply, and solid waste generation are shown below in Table 7. The estimated emissions of CO₂e would be 8,363 metric tons per year without the GHG reduction measures, which would exceed significance thresholds, resulting in a potentially significant impact, requiring mitigation.

Implementation of mitigation measure **GHG-1**, in combination with GHG reduction measures discussed below, would reduce GHG emissions to a less than significant level. Emissions associated with amortized construction, vehicular traffic, electrical generation, and water supply would be reduced by implementing GHG reduction measures and mitigation measure **GHG-1** as a matter of Project design. As indicated in Table 8, the GHG reduction measures and mitigation measure **GHG-1** would reduce GHG emissions by approximately 30 percent to 5,840 metric tons per year.

Table 7 GREENHOUSE GAS EMISSIONS – BUSINESS AS USUAL OPERATION				
Emission Sources	CO ₂ metric tons per year	CH ₄ metric tons per year	N ₂ O metric tons per year	CO ₂ e metric tons per year
Amortized Construction				161.49
Area Sources	304.98	0.03	0.00	306.99
Energy Sources	1,928.31	0.06	0.03	1,940.22
Mobile Sources	5,508.87	0.24	0.00	5,513.64
Waste Sources	107.85	6.36	0.00	241.71
Water Sources	172.26	0.90	0.03	199.17
TOTAL	8,022.27	7.59	0.06	8,363.22
Significance Thresholds				3,000
Exceedance?				Yes

Source: HELIX 2012

The assumptions for the Project's GHG-reducing design features were obtained from California Air Pollution Controls Officer Association's *Quantifying Greenhouse Gas Mitigation Measures*. The proposed project would be consistent with the latest County building requirements by employing energy-efficient measures beyond those required by the Title 24 Energy Code, resulting in a 15 percent reduction in emissions generated by in-home energy use. Both the State of California and the federal government have adopted GHG emission reduction measures that are designed to reduce the amount of GHGs emitted from vehicles. The U.S. Congress has recently adopted legislation to require Corporate Average Fuel Efficiency (CAFE) standards to reach 35 miles per gallon (mpg) by the year 2020. The new CAFE standards would lead to approximately 23 percent greater fuel efficiency, which would lower GHG emissions. Additionally, mitigation measure **GHG-1** would require the overall use of potable water for the project to be reduced by 30 percent, consistent with the Riverside County Code.

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Table 8 ESTIMATED OPERATIONAL GHG REDUCTIONS (Metric tons per year)			
Emission Sources	Estimated CO₂e Emissions	CO₂e Emissions w/ GHG Reduction Measures	Percent Reduction
Amortized Construction	161.49	161.49	0%
Area Sources	306.99	260.94	15%
Energy Sources	1,940.22	1,299.95	33%
Mobile Sources	5,513.64	3,749.28	32%
Waste Sources	241.71	229.62	5%
Water Sources	199.17	139.42	30%
TOTAL	8,363.22	5,840.70	30%

Source: HELIX 2012

As shown in Table 8, with implementation of GHG reduction measures the proposed Project would reduce GHG emissions by 30 percent. The proposed Project would therefore meet the target of 30 percent below BAU that has been established for the purposes of assessing operational GHG emissions of projects in Riverside County, and this reduction would be consistent with the goals of Assembly Bill (AB) 32. With implementation of the energy efficiency programs, and State and federal vehicle emission reduction programs, the proposed Project would be consistent with the goals of AB 32 and would not result in a significant impact on global climate change. Impacts would be less than significant.

b) The County has not adopted an applicable plan, policy or regulation for the purpose of reducing the emissions of GHGs. Therefore, the significance of the project's consistency with applicable plans is determined by demonstration whether or not the project would reduce GHG emissions by 30 percent or more below a BAU standard, consistent with the BAU definition from the draft SOP (refer to response 21(a) above for more detail on the County's draft SOP and BAU standards). The 30 percent target is based on the estimated reductions California Air Resources Board (CARB) projected for 2020 emissions, extrapolated using 2002 through 2004 data, in order to meet the 1990 level emissions, as required by AB 32.

The core mandate of AB 32 is that statewide GHG emissions in 2020 be equal to 1990 levels. AB 32 is anticipated to secure emission reductions through a variety of mechanisms, such as increasing energy efficiency and introducing more renewable energy sources. CARB has already begun to adopt strategies to reduce GHG emissions under AB 32. Strategies included in the Climate Change Scoping Plan, such as SPM-2 (California Light-Duty Vehicle GHG Standards), SPM-3 (Energy Efficiency), SPM-4 (Renewables Portfolio Standard), SPM-5 (Low Carbon Fuel Standard), SPM-7 (Vehicle Efficiency Measures), and SPM-10 (Heavy/Medium-Duty Vehicles), while applicable to land use projects, are generally not under the control of local agencies. Nonetheless, emission reductions from these strategies are anticipated to occur as CARB adopts and implements regulations under AB 32. Reductions are already expected to take place in 2012, due to the newly adopted vehicle emission standards and the Low Carbon Fuel Standard.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With implementation of the energy efficiency programs, and state and federal vehicle emission reduction programs, the Proposed Project would be consistent with the goals of AB 32 and Riverside County's SOP.

Mitigation: For a list of GHG mitigation measures, refer to the attached MMRP. No mitigation measures for GHG were identified in the previous Project Final SEIR, as GHG impacts were not a required topic of analysis at the time the previous Project Final SEIR was prepared. One mitigation measure (mitigation measure **GHG-1**) has been added to the project to reduce GHG emission impacts associated with the project.

GHG-1 Prior to the issuance of occupancy permits, the Project applicant shall demonstrate to the Riverside County Planning Department that measures are in place to ensure a 30 percent reduction in overall use of potable water, consistent with Riverside County requirements.

Monitoring: Monitoring for mitigation measure **GHG-1** shall occur as specified in the attached MMRP.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.12, "Toxic Substances".

Findings of Fact:

a) The previous Project Final SEIR concluded that the Rancho Bella Vista Specific Plan would not result in any impacts associated with toxic substances. The Specific Plan includes residential and open space uses, two school sites, and three parks, none of which would generate toxic waste. The proposed Project does not include any new uses which would result in the use or transportation of toxic substances or wastes. Thus, there would not be a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No impact would occur.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The previous Project Final SEIR concluded that the Rancho Bella Vista Specific Plan would not result in any impacts associated with toxic substances. The potential release of hazardous materials from the proposed Project would be limited to construction-related materials such as vehicle fuels and lubricants. Given the types of hazardous materials needed during construction, hazardous materials on site would not be present in any significant quantity and any spill is likely to be easily contained. Because the use of these materials would be conducted in accordance with all applicable state and federal laws, which include requirements for secondary containment of hazardous materials and appropriate spill response procedures, and because quantities of these materials present on site would be small and would be limited to construction activities, impacts would be less than significant.

c) The previous Project Final SEIR did not evaluate impacts associated with an adopted emergency response plan. Roadways associated with the proposed Project have been designed to current County standards. The Project has no potential to impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impact would occur and no new impact would result from the proposed Project.

d) There are no uses proposed that would emit any hazardous wastes within one quarter mile of a school. No new impact would occur.

e) The previous Project Final SEIR did not evaluate impacts associated with a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

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b) Require review by the Airport Land Use Commission?

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c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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Sources: *Riverside County General Plan*, June 2003, Figure S-19, *Airport Locations*; *Southwest Area Plan*, Figure 5, *French Valley Airport Influence Policy Area*; *Riverside County Airport Land Use Compatibility Plan Policy Document*, adopted October 2007; *Rancho Bella Vista Specific Plan No. 184*, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.G., "Effects Found Not to be Significant"; Letter from Riverside County Airport Land Use Commission, dated October 5, 2011.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The French Valley Airport, which is located approximately 1.5 miles west of the Rancho Bella Vista Specific Plan area, is a general aviation airport owned and operated by Riverside County. The previous Project Final SEIR indicates that the western portion of the Rancho Bella Vista Specific Plan is located within the Airport Influence Area. However, uses proposed within the portion of the Project site that was within the Airport Influence Area did not include any non-residential uses sensitive to noise and flight hazards, such as schools or active parks. At the time of writing of the previous Project Final SEIR, the Airport Land Use Plan for French Valley Airport was still in draft form and had not been adopted. The previous Project Final SEIR determined that no impacts to French Valley Airport would occur as a result of the Rancho Bella Vista Specific Plan.

The most recently adopted version of the Riverside County Airport Land Use Compatibility Plan Policy Document was adopted in October 2007. Based on this document, the proposed Project site is located within Compatibility Zones D and E for the French Valley Airport. Hazards to flight are prohibited in Zones D and E. Zone D also prohibits highly noise-sensitive outdoor non-residential uses (e.g., amphitheaters and drive-in theaters). Uses proposed in Zone D include residential and open space, which are not considered highly noise-sensitive outdoor non-residential uses for the purposes of this policy. Uses proposed on the portion of the Project site located within Zone E are residential uses and an active park. There are no uses proposed in either area that are considered hazards to flight. The proposed Project site is not located within the noise compatibility contours for the French Valley Airport. In a letter dated October 5, 2011, the Riverside County Airport Land Use Commission determined the proposed project would be consistent with the 2007 French Valley Airport Land Use Compatibility Plan, subject to conditions identified in the letter. These conditions, identified as mitigation measures (mitigation measures **HAZ-1** through **HAZ-5** below) would reduce impacts to a less than significant level.

b) The Riverside County Airport Land Use Commission has previously reviewed the Specific Plan and found the Rancho Bella Vista project to be consistent with the Comprehensive Land Use Plan for the French Valley Airport, subject to the conditions specified in their letter dated August 15, 2002. As discussed above, the Riverside County Airport Land Use Commission reviewed the project and in a letter dated October 5, 2011, determined that the proposed Project would be consistent with the 2007 French Valley Airport Land Use Compatibility Plan. Refer to response 23(a) above and to mitigation measures **HAZ-1** and **HAZ-5** below. The proposed Project would not result in any significant changes to the Rancho Bella Vista Specific Plan and would not result in the need for additional review by the Riverside County Airport Land Use Commission. Impacts would be less than significant with mitigation incorporated.

c) As discussed in response 23(a) and (b) above, the Project site is located within Compatibility Zones D and E for French Valley Airport, and has been reviewed and approved by the Riverside County Airport Land Use Commission, subject to mitigation measures **HAZ-1** and **HAZ-5**. Like the remainder of the Rancho Bella Vista Specific Plan, the proposed Project would be subject to the conditions identified by the Riverside County Land Use Commission. Adherence to these conditions would ensure that impacts associated with airport safety would remain less than significant.

d) The Project site is not located within two miles of a private airstrip; thus, no impact would occur.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: For a list of all applicable hazard mitigation measures, refer to the attached MMRP. As compared to the mitigation measures identified in the previous Project Final SEIR, five new mitigation measures (**HAZ-1** through **HAZ-5**) have been added to reduce impacts associated with airport compatibility. The previous Project Final SEIR did not identify significant impacts associated with this issue, and thus, there are no mitigation measures related to airport compatibility in the previous Project Final SEIR.

HAZ-1 Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

HAZ-2 The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an Federal Aviation Administration (FAA)-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

HAZ-3 Prior to issuance of building permits for any structure within the subdivision with an elevation at top of roof exceeding 1,392 feet above mean sea level, the project applicant shall submit evidence to the County of Riverside Planning Department that the FAA has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 28 feet in height.

HAZ-4 The notice provided by the Riverside County Airport Land Use Commission shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.

HAZ-5 Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

Monitoring: Monitoring for mitigation measures **HAZ-1** through **HAZ-5** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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Source: Riverside County Land Information System, accessed September 7, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.3, "Fire Services"; Fire Protection Plan: Rancho Bella Vista Development Phase III.

Findings of Fact:

a) The Project site is not identified as a County Hazardous Fire Area in the previous Project Final SEIR; however, the previous Project Final SEIR does indicate that the open space areas proposed as part of the Rancho Bella Vista Specific Plan may increase fire potential for residents in the area. The Rancho Bella Vista Specific Plan established a fuel modification zone that is a minimum of 100 feet wide measured from the neighborhood property line to the natural open space area (Section V.C.3, page V.C-34). Landscaping for the Specific Plan consists of four landscaping zones. Zone 1, closest to the homeowner property line, would be planted with drought-tolerant, low fuel-generating subshrubs and ground cover. Zones 2, 3, and 4 would consist of native vegetation that has been selectively removed and thinned, with 70, 60, and 50 percent native vegetation removed, respectively. The current Fire Protection Plan for Phase III updates the previous requirements by establishing criteria for a defensible space installation and maintenance program. Specifically, this includes establishment of an irrigated Zone "A," consisting of the furthest level 20-foot wide portion of the homeowner's lot extending to a block wall, and a No/Low Fuel Zone "B," extending 10 feet further away from the structures. The inclusion of the defensible space program as well as incorporation of mitigation measures (Section V.C.3, pages V.C-33 and V.C-34) reduce the impact associated with wildland fires to a less than significant level. Mitigation measures include: the participation in an existing Fire Protection Impact Mitigation Program, construction of all structures on site with fire retardant roofing material as described in Section 3203 of the Uniform Building Code, requirements for fuel modification, and the requirements for all water mains and fire hydrants to be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval of Riverside County Fire Department.

The Project site is not located within a High Fire Area, as identified by the Riverside County Land Information System. The proposed Project does not propose changes to the Rancho Bella Vista Specific Plan that would result in any changes to the Specific Plan's exposure to wildland fires. The proposed defensible space and mitigation measures that were applied to Phases I and II of the Rancho Bella Vista Specific Plan would also be implemented for Phase III of the Specific Plan. No new impacts would occur.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **HAZ-6** through **HAZ-10** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **HAZ-6** through **HAZ-10** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts	☐	☒	☐	☐
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☒	☐	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	☐	☒	☐	☐

Source: Riverside County Land Information System, accessed September 7, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Sections V.B.6, "Hydrology, Flooding, and Drainage" and V.B.8, "Water Quality".

Findings of Fact:

a), b), d), g), & h) The previous Project Final SEIR concluded that grading, excavation and construction activities associated with the Rancho Bella Vista Specific Plan had the potential to impact water quality due to erosion and sedimentation, as well as the generation of construction related pollutants in drainage areas. Impacts were considered less than significant with incorporation of the specified standard measures identified in the previous Project Final SEIR (Section V.B.8, page V.B-67). Specifically, Section III.A.4, Drainage Plan, in the Final SEIR requires that all projects proposing construction activities that include clearing, grading, or excavation, resulting in the disturbance of at least five acres (this requirement has since been revised to any activity involving the disturbance of more than one acre) of total land area, or activity which is part of a larger common plan of development, shall apply for coverage under the latest version of the State National Pollutant Discharge Elimination (NPDES) Construction General Permit (CGP), currently Order No. 2009-0009-DWQ. The current CGP requires the preparation, submittal, and approval online of a

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Notice of Intent utilizing the State's Storm Water Multiple Application and Report Tracking System (SMARTS), preparation and uploading of a Storm Water Pollution Prevention Plan, an associated Construction Site Monitoring Program (CSMP), employee training, minimum BMPs, and the preparation of a Sediment Risk Analysis prior to the issuance of a grading permit (with additional requirements, such as a Rain Event Action Plan [REAP], also potentially required depending on the identified risk category). Preparation of the SWPPP and associated Sediment Risk Analysis would assist in designating appropriate Best Management Practices (BMPs) that can be utilized to ensure preservation of existing vegetation, where feasible, and protection of receiving waters from potential sediment and/or unauthorized non-storm water discharges.

In addition, the Project would require the preparation of a Standard Storm Water Mitigation Plan (SSMP) in conformance with NPDES requirements and the related San Diego Regional Water Quality Control Board Order No. R9-2010-0016, adopted November 10, 2010 for Southwestern Riverside County. Order No. R9-2010-0016 identifies the proposed development as a Priority Development Project and will require the implementation of applicable post-construction BMPs in order to mitigate for potential impacts to increased runoff volumes as a result of additional impervious surface, and increased pollutant loads based on land use type. In addition, the SSMP would detail the Project's Drainage Management Areas (DMAs) and incorporate infiltration, low impact development principles (LID), source control, and potentially treatment control BMPs into its design.

The proposed Project does not change the Rancho Bella Vista Specific Plan's drainage and water quality impacts (although the proposed Project is required to comply with new requirements associated with the latest version of the GCP and Order No. R9-2010-0016). Phase III would be required to comply with NPDES requirements and implement BMPs to minimize impacts to water quality and drainage. The proposed Project includes the construction of four water quality basins covering an area of approximately 5.7 acres, instead of the previously anticipated 1.5 acres of bioswales. The four water quality basins have been sized to accommodate a 10-year storm and would provide water quality treatment through percolation and settling. Impacts would be less than significant.

c) The proposed Project does not include any components which would substantially deplete groundwater supplies. The Project does not include any extraction of groundwater. The installation of impermeable surfaces is similar to that identified in the previous Project Final SEIR. For these reasons, impacts associated with groundwater supply would be less than significant.

e) & f) The previous Project Final SEIR identifies a small portion of a proposed public park in Planning Area 4 that would be subject to flooding during a 100-year storm. The previous Project Final SEIR concluded that this would be a less than significant impact, as no permanent structures would be constructed within the floodplain portion of the park. The proposed Project includes a reduction in size of the park in Planning Area 4 from a previously approved 7.2 acres to a 6.1-acre park site. Thus reduction results in the removal of the park site from the floodplain. The portion of the site in the 100-year floodplain would be open space. Because the proposed Project would not place any structures within the 100-year floodplain, no impact associated with this issue would occur.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Mitigation measures **HYD-1** and **HYD-2** from the previous Project Final SEIR have been revised and updated, as follows.

HYD-1 Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction activities associated with the proposed project. Construction activities include clearing, stockpiling, grading, or excavation that results in the disturbance of one acre or more of total land area or on-sites which are part of a larger common plan of development that disturbs less than one acre.

Therefore, the developer or builder for Rancho Bella Vista shall be required to provide proof of WDID# prior to commencing grading activities and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

HYD-2 The project shall comply with the requirements of the California State Water Quality Control Board, San Diego Region. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

Monitoring: Monitoring for mitigation measures **HYD-1** and **HYD-2** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

☐
☒
☐
☐

b) Changes in absorption rates or the rate and amount of surface runoff?

☐
☒
☐
☐

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

☐
☐
☒
☐

d) Changes in the amount of surface water in any water body?

☐
☐
☒
☐

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Land Information System, accessed September 7, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.6, "Hydrology, Flooding, and Drainage".

Findings of Fact:

a) & b) The previous Project Final SEIR concluded that grading, excavation and construction activities associated with the Rancho Bella Vista Specific Plan would result in changes to the existing drainage pattern. Impacts were considered less than significant with incorporation of the specified standard measures identified in the previous Project Final SEIR (Section V.B.8, page V.B-67). Specifically, Section III.A.4, Drainage Plan, in the Final SEIR requires that all projects proposing construction activities that include clearing, grading, or excavation, resulting in the disturbance of at least five acres (this requirement has since been revised to any activity involving the disturbance of more than one acre) of total land area, or activity which is part of a larger common plan of development, shall ensure conformance with the appropriate NPDES CGP as previously described. Typical measures to implement the NPDES program include implementing erosion/sedimentation control programs, avoiding or minimizing the generation of other construction related pollutants through efforts such as covering outside storage facilities and using concrete washouts, and implementing monitoring programs. The proposed Project includes the construction of four on-site water quality basins. The water quality basins have been designed to release flows from a 10-year event at the same rate as predevelopment flows. Water discharge from the basins would flow to Tualota Creek (as predevelopment rates). Because the proposed Project would implement appropriate NPDES measures and includes water quality basins designed to ensure that flows leaving the site would occur at predevelopment rates, impacts would be less than significant with mitigation.

c) Refer to response 25(e) & 25(f) for a discussion regarding flood hazard impacts associated with the 100-year flood plain. The Project site is located downstream of Skinner Reservoir. The dam is located approximately 2 miles from the Project site. Portions of the Project site are located within the dam inundation areas associated with Skinner Reservoir. These areas generally correspond with the open space/drainage area associated with Tualota Creek traversing through the Project site. Because this portion of the site is designated for open space and drainage, the proposed Project would not result in the exposure of people to a significant risk of loss, injury, or death. In addition, large containment structures such as the Skinner Reservoir Dam are subject to extensive design, construction, inspection, and safety criteria through the California Division of Safety of Dams, with the probability for inundation from a catastrophic event (e.g., earthquake-induced failure) considered extremely low. Impacts would be less than significant.

d) On-site flows would be directed to the four on-site water quality basins. Following a storm event, water would be retained in the on-site basins and released consistent with the pre-development flow rate. With construction of the proposed water quality basins, the proposed Project would not significantly change the amount of surface water in any nearby water bodies. Impacts would be less than significant.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **HYD-1** and **HYD-2** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **HYD-1** and **HYD-2** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

☐ ☐ ☐ ☒

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐ ☐ ☐ ☒

Source: Riverside County Land Information System, accessed September 7, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Sections V.A.1, "Actual Existing and Surrounding Land Uses" and V.A.2, "Land Use Planning Area Profile and Policy Analysis".

Findings of Fact:

a) The proposed Project would result in minor changes to the approved Rancho Bella Vista Specific Plan, as discussed in the Project Description. In general, these changes would involve a reduction in total acreage of Phase III, park acreage, total residential lots, and minimum lot size associated with residential development, as well as changes to water quality improvements and the alignment of Butterfield Stage Road. These changes would not result in a substantial alteration of the present or planned land use of an area. The uses currently proposed for Phase III of the Specific Plan are in line with the currently approved land uses for the Rancho Bella Vista Specific Plan. No impacts associated with these issues would occur.

b) The Rancho Bella Vista Specific Plan is located adjacent to and north of the City of Temecula and is located within the City of Temecula's Sphere of Influence. The proposed Project would not result in any changes to the boundaries of the already approved Rancho Bella Vista Specific Plan, nor would it result in any significant changes to the proposed land uses in Phase III of the Specific Plan. Thus, the proposed Project would not result in any changes to land uses within a City's Sphere of Influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

☐ ☐ ☐ ☒

b) Be compatible with existing surrounding zoning?

☐ ☐ ☐ ☒

c) Be compatible with existing and planned surrounding land uses?

☐ ☐ ☐ ☒

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

☐ ☐ ☐ ☒

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Land Information System, accessed September 20, 2011; Riverside County Land Information System, accessed September 7, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Sections V.A.1, "Actual Existing and Surrounding Land Uses", V.A.2, "Land Use Planning Area Profile and Policy Analysis", V.A.3, "Land Use Planning Area Policy Analysis", and V.A.4, "Community Policy Area Analysis".

Findings of Fact:

a), b), c) & d) The Project site is within the previously approved Rancho Bella Vista Specific Plan. Land to the south and southwest of the Project site is also within the Rancho Bella Vista Specific Plan. Because the Project site and adjacent land to the south and southwest has already been approved for the uses proposed as part of the Rancho Bella Vista Specific Plan, the Project would not result in any inconsistencies or incompatibilities with the zoning for these parcels. Adjacent land use designations include Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural: Rural Residential (R: RR), Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units per Acre), Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum), Open Space: Conservation (OS: C), Open Space: Recreation (OS: R), and Open Space: Conservation Habitat (OS: CH). Adjacent zoning includes Specific Plan No. 106 to the north, Specific Plan No. 307 to the southeast, Light Agriculture – 10 Acre Minimum (A-1-10) to the west, and Light Agriculture – 5 Acre Minimum (A-1-5) to the east. The proposed Project does not include any changes to the site's existing zoning and it would be consistent with the existing zoning for the site and surrounding sites. The Project is consistent with the land use designations of the General Plan and Rancho Bella Vista Specific Plan. No impact would occur.

e) The proposed Project would not disrupt or divide the physical arrangement of an established community. The proposed Project is part of the Rancho Bella Vista Specific Plan, which has previously been approved by the County. The proposed Project would not change the planned land uses for the Project site and would result in the placement of residential and park uses within the Rancho Bella Vista Specific Plan Area. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

☐ ☐ ☐ ☒

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

Source: Riverside County General Plan, Figure OS-5, *Mineral Resources*; Riverside County Land Information System, accessed September 20, 2011

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) & b) The Riverside County General Plan identifies the Project site and surrounding area as Mineral Resource Zone 3, which is an area where the available geologic information indicates that mineral deposits are likely to exist, but, the significance of the deposit is undetermined. The Project site is located within the approved Rancho Bella Vista Specific Plan and has been planned for uses associated with the Specific Plan. The Project site does not contain any known mineral resource that would be of value to the region or the State, and the Project would not result in the loss of availability of a locally important resource. No impact would occur.

c) There are no State classified or designated areas associated with mineral resources adjacent to the proposed Project. Additionally, there are no existing surface mines adjacent to the Project site. No impact would occur.

d) No known existing or abandoned mines or quarries are located near the Project site. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA ☐ A ☒ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan, June 2003, Figure S-19, *Airport Locations*; Southwest Area Plan, Figure 5, *French Valley Airport Influence Policy Area*; Riverside County Airport Land Use Compatibility Plan Policy Document, adopted October 2007, Map FV-3, *Noise Compatibility Contours*.

Findings of Fact:

a) The French Valley Airport, which is located approximately 1.5 miles west of the Rancho Bella Vista Specific Plan area, is a general aviation airport owned and operated by Riverside County. The proposed Project site is not located within any noise compatibility contours for the French Valley Airport. The Project site is at least 0.5 mile outside of the 55 CNEL contour line associated with

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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French Valley Airport. For this reason, impacts associated with airport noise would be less than significant.

b) The Project site is not located within the vicinity of a private airstrip. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA ☒	A ☐	B ☐	C ☐	D ☐	☐	☐	☐	☒
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Source: Southwest Area Plan, Figure 7, *Circulation*

Findings of Fact:

a) There are no railroad tracks in the immediate vicinity of the Project site, and the Project site would not be subject to railroad noise. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

32. Highway Noise

NA ☒	A ☐	B ☐	C ☐	D ☐	☐	☐	☐	☒
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Source: Riverside County Land Information System, accessed September 20, 2011

Findings of Fact:

a) The nearest highway to the Project site is SR 79, located approximately 1.4 mile west of the Project site. Based on the distance between State Route 79 and the Project site, no impacts associated with highway noise would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

33. Other Noise

NA ☒	A ☐	B ☐	C ☐	D ☐	☐	☐	☐	☒
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Source: Riverside County Land Information System, accessed September 20, 2011

Findings of Fact:

a) There are no other sources of noise that have the potential to cause a significant impact. No impact would occur.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☒ ☐ ☐

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☒ ☐ ☐

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ ☒ ☐ ☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐ ☐ ☒ ☐

Source: Rancho Bella Vista TTM 36376 Preliminary Acoustical Study, County of Riverside, California, prepared by RK Engineering Group, Inc., dated August 31, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.9, "Noise".

Findings of Fact:

a) Permanent increases in noise associated with the proposed Project would be attributable to vehicular traffic noise. The previous Project Final SEIR determined that Project-specific vehicular noise impacts would be less than significant, as none of the peak noise increases at site access roadways exceeded 3 decibel A-weighted (dBA), which is considered a significance threshold for a perceptible change in noise level. However, the previous Project Final SEIR determined that the previous Project would contribute to a potentially significant cumulative increase in vehicular traffic noise.

A preliminary acoustical study was prepared for the proposed Project to determine if it would result in any significant impacts associated with off-site generated noise. The County has established an exterior noise standard of 65 dBA Community Noise Equivalent Level (CNEL) and a 45 dBA CNEL interior noise level for residential uses.

Roadway traffic along Promontory Parkway and Butterfield Stage Road would be the main source of off-site noise impacting the Project site. Table 9 identifies the first floor exterior noise levels at selected lots along these roadways (no noise levels for the second floor exterior areas were calculated as there are no second floor outdoor uses). As shown in the table, the projected noise levels at the exterior façade of residential lots along these roadways would range from 68.9 to 74.9 CNEL, for the first and second floors. This is a potentially significant impact, requiring mitigation.

Implementation of mitigation measure **NOI-1**, discussed below, would reduce noise levels associated with off-site roadway noise to below the County 65 dBA CNEL standard, resulting in a less than significant impact.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 9
FUTURE FIRST FLOOR EXTERIOR NOISE LEVELS (dBA CNEL)**

Exterior (Ground Level) Study Locations	Unmitigated Exterior Noise Impacts From ²		Total (Combined) Exterior Noise Level	Noise Barrier Height (in feet) ³	Final Project Exterior Noise Levels
	Promontory Parkway	Butterfield Stage Road			
Lot 335	--	74.9	74.9	8	64.2
Lot 376	68.9	--	68.9	6	62.5
Lot 407	--	72.2	72.2	7	62.4
Lot 438	--	73.1	73.1	6	62.7

¹ Exterior noise levels calculated to backyard.

² "--" indicates noise levels from adjacent roadways are below County standard and therefore no mitigation is required.

³ Barrier height (in feet) is to be above pad or roadway elevation, whichever is greater of the two.

Source: RK Engineering 2011 (lot numbers adjusted to reflect updated lot numbering)

The future interior noise levels for the first and second floors are shown in Tables 10 and 11, respectively. As shown, interior noise levels would range from 61.8 to 66.9 dBA CNEL at the first floor and 68.1 to 74.8 dBA CNEL at the second floor, resulting in a potentially significant impact, requiring mitigation.

Implementation of mitigation measures **NOI-2** and **NOI-3**, discussed below, would reduce noise levels associated with off-site roadway noise to below the County of Riverside 45 dBA CNEL standard, resulting in a less than significant impact.

**Table 10
FUTURE FIRST FLOOR INTERIOR NOISE LEVEL (dBA CNEL)**

Receiver Location	Noise Impacts at First Floor Building Facade ¹	Interior Noise Reduction Required to Meet Interior Noise Standard of 45 dBA CNEL	First Floor Interior Noise Level with Standard Windows (STC ≥ 25)	
			Windows Open ²	Windows Closed ³
Lot 335	66.9	21.9	54.9	46.9
Lot 376	61.8	16.8	49.8	41.8
Lot 407	65.0	20.0	53.0	45.0
Lot 438	62.7	17.7	50.7	42.7

¹ Indicated noise level includes noise attenuation provided sound wall (refer to mitigation measure **NOI-1** below)

² A minimum of 12 dBA noise reduction is assumed with a "windows open" condition.

³ A minimum of 20 dBA noise reduction is assumed with a "windows closed" condition.

Source: RK Engineering 2011 (lot numbers adjusted to reflect updated lot numbering).

Potentially
Significant
Impact

Less than
Significant
Impact with
Mitigation
Incorporated

Less
Than
Significant
Impact

No
Impact

Table 11
FUTURE SECOND FLOOR INTERIOR NOISE LEVELS (dBA CNEL)

Receiver Location	Noise Impacts at Second Floor Building Facade ¹	Interior Noise Reduction Required to Meet Interior Noise Standard of 45 dBA CNEL	Second Floor Interior Noise Level with Standard Windows (STC ≥ 25)	
			Windows Open ²	Windows Closed ³
Lot 335	74.8	29.8	62.8	54.8
Lot 376	68.1	23.1	56.1	48.1
Lot 407	72.2	27.2	60.2	52.2
Lot 438	73.1	28.1	61.1	53.1

¹ Indicated noise level includes noise attenuation provided by either sound wall (refer to mitigation measure **NOI-1** below)

² A minimum of 12 dBA noise reduction is assumed with a "windows open" condition.

³ A minimum of 20 dBA noise reduction is assumed with a "windows closed" condition.

Source: RK Engineering 2011 (lot numbers adjusted to reflect updated lot numbering).

All impacts associated with a permanent increase in noise in the Project area would be reduced to a less than significant level with the implementation of mitigation measures.

b) Construction activities associated with the proposed Project would result in a temporary increase in ambient noise levels in the Project vicinity; however, this increase in noise was analyzed in the previous Project Final SEIR, and there are no components proposed that would result in a new impact associated with construction noise and temporary increases in ambient noise levels. The previous Final SEIR determined construction noise impacts to be less than significant with the incorporation of mitigation (Section V.B.9, page V.B-79). These measures include: restricting construction activities to certain hours (consistent with County code); equipping construction equipment with properly operating mufflers; limiting the use of certain equipment within 500 feet of any occupied residences during certain hours, unless equipment is surrounded by a noise protection barrier; and staging construction equipment as far as possible from occupied dwellings. The proposed Project would be required to comply with the mitigation measures from the previous Project Final SEIR.

c) As discussed in response 34(a) above, implementation of the proposed Project would result in potentially significant impacts associated with off-site roadway noise for residences along Promontory Parkway and Butterfield Stage Road. This would result in the exposure of persons to noise levels in excess of the County of Riverside's standards, resulting in a potentially significant impact. However, with implementation of mitigation measures **NOI-1** through **NOI-3**, impacts would be reduced to a less than significant level.

d) Minor ground-borne vibrations may be associated with the use of earthmoving equipment; however, these vibrations would be localized and would not be significant. Impacts would be less than significant.

Mitigation: For a list of all applicable noise mitigation measures, refer to the attached MMRP. As compared to the mitigation measures identified in the previous Project Final SEIR, three new mitigation measures (**NOI-1** through **NOI-3**) have been added to reduce noise impacts associated with off-site vehicular noise.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOI-1 Prior to the issuance of occupancy permits for Lots 325-335, 376, 377, 407, and 437-446, the Project developer shall install noise barriers at the boundary line of the subject lots, at the top of the slope, between the adjacent roadway and exterior living areas. The noise barriers shall have a minimum height as indicated below:

- Lots 325-335 – eight feet
- Lots 376 and 377, 441-446 – six feet
- Lots 407, 437-440 – seven feet

The barriers' minimum height shall be based on height from the pad or roadway elevation at the required noise barrier location, whichever is greater. If the barrier is constructed at a position where the starting elevation is lesser than the pad or adjacent roadway, the barrier's height shall be adjusted to meet this criteria. Barriers shall wrap around the ends of dwelling units to prevent flanking of noise into the property.

NOI-2 Prior to the issuance of occupancy permits for Lots 319-337, 376, 407, and 432-446, the Project developer shall install upgraded windows for each unit with a Sound Transmission Class less than 25.

NOI-3 Prior to the issuance of occupancy permits for Lots 319-337, 376, 407, and 432-446, the Project developer shall install a mechanical ventilation system for each unit. The mechanical ventilation system shall be capable of providing two air changes per hour in habitable rooms with a minimum of 15 cubic feet per minute of outside air per occupant. The fresh air inlet duct shall be of sound attenuating construction and shall consist of a minimum of ten feet of straight or curved duct or six feet plus one sharp 90 degree bend. Attic vents facing adjacent roadways, if applicable, shall include an acoustical baffle, or the attic floor (including the access panel) shall be fully insulated to prevent vehicle noise intrusion. All exterior windows, doors, and sliding glass doors shall have a positive seal.

Monitoring: Monitoring for mitigation measures **NOI-1** through **NOI-3** shall be the responsibility of the Riverside County Building and Safety Department as specified in the attached MMRP. Monitoring for mitigation measures **NOI-4** through **NOI-8** from the previous Project Final SEIR shall occur as specified in the previous Project Final SEIR and the attached MMRP.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐	☐	☐	☒
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐	☐	☐	☒
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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d) Affect a County Redevelopment Project Area?

☐	☐	☐	☒
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e) Cumulatively exceed official regional or local population projections?

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	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source: Riverside County Land Information System, accessed September 20, 2011; Riverside County Ordinance No. 460, Section 10.35

Findings of Fact:

a) & c) There is no existing housing on the Project site and no displacement of residents or construction of replacement housing would occur. There are no other uses located on the Project site which would be displaced as a result of the proposed Project. No impact would occur.

b) The Project site is located within the approved Rancho Bella Vista Specific Plan, which consists of residential uses. There are no uses included in the proposed Project which would create a demand for additional housing. No impact would occur.

d) The Project site is not located within a County Redevelopment Area. No impact would occur.

e) The proposed Project would result in a reduction of persons living within the Rancho Bella Vista Specific Plan, as compared to the Specific Plan analyzed in the previous Project Final SEIR. With an average of 2.59 persons per dwelling unit, a reduction of 30 units would result in a reduction of approximately 78 persons. The previous Final SEIR estimated a population of 5,175 persons for the Rancho Bella Vista Specific Plan. The proposed Project would reduce the overall population of the Rancho Bella Vista Specific Plan to approximately 5,097 people. The proposed Project would not cumulatively exceed official regional or local populations, as it would result in a reduced population as compared to the previous Project. Thus, impacts would be less than significant.

f) The Project site is located within a previously approved Specific Plan. Approved plans for the site would allow for the development of 476 residential dwelling units. The proposed Project would reduce the dwelling units by 30, resulting in a corresponding decrease in population. Infrastructure has already been constructed in the vicinity to serve the already-developed phases of the Specific Plan. Because the Project site has already been approved for development, the proposed Project would not induce substantial population growth. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	☐	☒	☐	☐
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Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Rancho Bella Vista Specific Plan No. 184 Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.3, "Fire Services"; Riverside County Fire Department website, <http://www.rvcfire.org/opencms/facilities/FireStations/>, accessed September 14, 2011.

Findings of Fact:

a) The Rancho Bella Vista Specific Plan would be served by the Riverside County Fire Department, with the nearest stations including: Station 83, French Valley Airport Fire Station, located approximately one mile northwest of the Project site; Station 73, Rancho California, located five miles south of the Project site; and Station 12, Temecula, located five miles southwest of the Project site. The previous Project Final SEIR determined that the previous Project, in combination with other projects occurring in the area, may result in a significant impact on the Riverside County Fire Department's ability to serve the area. The previous Project Final SEIR provides mitigation measures (Section V.C.3, pages V.C-33 and V.C-34) to reduce impacts associated with fire services to a less than significant level. These measures include: the participation in an existing Fire Protection Impact Mitigation Program, construction of all structures on site with fire retardant roofing material as described in Section 3203 of the Uniform Building Code, requirements for defensible space, and the requirements for all water mains and fire hydrants to be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval of Riverside County Fire Department.

The proposed Project would result in construction of Phase III of the Rancho Bella Vista Specific Plan. The boundary for Phase III is the same as that of the previous Project. The proposed Project does not introduce any new uses that were not previously analyzed and would not result in any new impacts associated with the provision of fire services. Impacts would be less than significant with mitigation incorporated.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **PUB-1** through **PUB-5** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **PUB-1** through **PUB-5** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

37. Sheriff Services

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.4, "Sheriff Services".

Findings of Fact:

a) Sheriff services are provided to the Project site by Riverside County Sheriff's Department. The previous Project Final SEIR determined that the previous Project, in combination with other projects occurring in the area, may result in a significant impact on the Riverside County Sheriff Department's ability to serve the area. The previous Project Final SEIR identifies the Sheriff's Department desirable level of service as one deputy per 1,000 residents. The previous Project would have resulted in an increase of 5,175 residents at the Project site, resulting in a need for five additional deputies to provide adequate police protection services. The previous Project Final SEIR included mitigation measures (Section V.C.4, page V.C-36) to reduce impacts to a less than significant level. These

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigation measures included: payment of fees in accordance with the provisions of Ordinance No. 659; informing the Crime Prevention Unit of the Sheriff's Department of all new Homeowners Associations; and the incorporation of consideration of Specific Plan Land Use Development Standard No. 21 design concepts and crime prevention techniques.

The proposed Project would result in construction within Phase III of the Rancho Bella Vista Specific Plan. The boundary for Phase III is the same as that of the previous Project. While the proposed Project would reduce the residential unit count of Phase III by 30 dwelling units, which would correspondingly decrease the population of the Rancho Bella Vista Specific Plan, this population decrease would not result in a change in the number of deputies needed to maintain a desirable level of service. The proposed Project does not introduce any new uses that were not previously analyzed and would not result in any new impacts associated with the provision of sheriff services.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **PUB-6** through **PUB-8** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **PUB-6** through **PUB-8** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

38. Schools

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.5, "Schools".

Findings of Fact:

a) The Specific Plan area is within the boundaries of the Temecula Valley Unified School District (TVUSD). The previous Project Final SEIR indicates that the elementary, middle, and high schools serving the Project site were all operating at 100 percent capacity and had no remaining capacity at the time of Final SEIR preparation. The Rancho Bella Specific Plan included an elementary school site in PA 3 and a middle school site in PA 12 (both of which have been constructed and are currently in operation). The previous Project Final SEIR determined that the previous Project would generate students in excess of available capacity at elementary, middle, and high school levels. However, the provision of school on-site mitigated impacts to elementary and middle schools. Mitigation measures (Section V.C.5, page V.C-42) to reduce impacts to TVUSD high schools included: adherence to the provisions of Riverside County Resolution No. 94-131, which require the developer to execute a mitigation agreement with TVUSD prior to project approval; acquisition of school sites in accordance with TVUSD policies; the need for school sites to meet the requirements of TVUSD in terms of size, location, access, and absence from environmental constraints; and the deliverance of school sites to TVUSD at least in rough graded conditions with utilities stubbed to site.

The proposed Project would result in 30 fewer residential units being constructed as part of Phase III. Using the student generation factors from the previous Project Final SEIR, this would result in a reduction of approximately 12 elementary, 7 middle school, and 7 high school students. This small reduction would not result in any changes to the impact conclusion of the previous Project Final SEIR. The elementary and middle schools have already been constructed on site, and a mitigation agreement between the developer and TVUSD has already been implemented. No new impact would occur. Impacts would be less than significant with mitigation incorporated.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **PUB-9** through **PUB-12** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **PUB-9** through **PUB-12** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

39. Libraries

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No, 2/Subsequent Environmental Impact Report No. 401, Section V.C.11, "Libraries".

Findings of Fact:

a) The proposed Project would result in the construction of 30 fewer units than previously proposed. This reduction in units would correspond to an approximate decrease of 78 persons living at the Project site, reducing impacts to library services. The previous Final SEIR identified a potentially significant impact to library services, which is reduced to a less than significant level through implementation of mitigation (Section V.C.11, page V.C-63). The mitigation requires the payment of mitigation fees in accordance with Riverside County Ordinance No. 659. As the proposed Project would result in a smaller population at the Project site, impacts to library services associated with the proposed Project would also be reduced. The proposed Project would be required to pay appropriate fees, per the mitigation contained in the previous Project Final SEIR. Similarly, impacts associated with the proposed Project would be less than significant with mitigation incorporated.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measure **PUB-13** in the attached MMRP.

Monitoring: Monitoring for mitigation measure **PUB-13** shall occur as specified in Final SEIR No. 401 and the attached MMRP.

40. Health Services

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No, 2/Subsequent Environmental Impact Report No. 401, Section V.C.9, "Health Services",

Findings of Fact:

a) As discussed previously, the Project would result in a decrease of population of approximately 78 persons below that analyzed in the previous Project Final SEIR. This would result in a corresponding decrease in demand on health services. The previous Project Final SEIR identified a less than significant impact associated with health services as health care service is a regional issue which is generally responsive to current demand. Therefore, the proposed Project, with a reduced population, would also result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
41. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

Source: Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.6, “Parks and Recreation”.

Findings of Fact:

a) The proposed Project includes the construction of a 6.1-acre active park. This park was included in the previous Project, although its size has been reduced from 7.2 acres in the previously approved Project to a proposed 6.1 acres. The environmental impacts associated with the construction of the park are included in the environmental impact analysis for the entire Project. Because the park’s environmental impacts (e.g., impacts to sensitive vegetation communities, air pollutant emissions associated with park construction, potential water quality impacts associated with runoff of pollutants, etc.) are analyzed as part of the Project’s overall impact, impacts associated with this issue would be less than significant.

b) & c) As discussed above, the proposed Project includes the construction of a 6.1-acre park. The Rancho Bella Vista Specific Plan includes two other park sites – one 6.1-acre active park (PA 13) that has already been constructed and a 3.5-acre passive park (PA 8A). Residents from the proposed Project would likely utilize the park within the proposed Project, as it is closest to their homes, but may use other parks within the Rancho Bella Vista Specific Plan. The proposed Project may result in increased usage of other local parks, including the nearby Lake Skinner Recreational Area, Diamond Valley Lake, Lake Elsinore, and/or Lake Perris. Based on the previous Project Final SEIR, the Valley-Wide Recreation and Park District and Quimby Act requirements would be met by the proposed parks within the Rancho Bella Vista Specific Plan. The previous Project Final SEIR determined that impacts associated with parks and recreation would be less than significant. Because the proposed Project slightly reduces the population associated with the Project site, impacts on recreational amenities would be slightly reduced. Thus, impacts associated with the proposed Project would also be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.6, "Parks and Recreation"; Southwest Area Plan, Figure 8, *Trails and Bikeway System*.

Findings of Fact:

a) There are no regional recreational trails identified by the Southwest Area Plan occurring on or adjacent to the Project site. A twelve-foot wide multi-purpose trail is proposed along the west side of Butterfield Stage Road. The proposed Project would add a trail to the area, but would not result in any impacts to existing regional recreational trails. No impact to recreational trails would occur as a result of the proposed Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

☐	☒	☐	☐
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐	☒	☐	☐
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐	☐	☐	☒
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d) Alter waterborne, rail or air traffic?

☐	☐	☐	☒
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

☐	☐	☒	☐
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

☐	☐	☒	☐
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g) Cause an effect upon circulation during the project's construction?

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h) Result in inadequate emergency access or access to nearby uses?

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	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☒	☐

Source: Southwest Area Plan; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.1, "Circulation"; Updated Traffic Impact Study, prepared by RK Engineering Group, Inc., dated September 2011.

Findings of Fact:

a) & b) The previous Project Final SEIR concluded that site development had the potential to cause a significant, but mitigable, increase in traffic when compared to the traffic capacity of the street system, and to exceed the established LOS standard. The previous Project Final SEIR concluded that Project intersections would achieve acceptable LOS with the implementation of the improvements discussed in Section V.C.1 (pages V.C-21 through V.C-24) of the previous Project Final SEIR. Specifically, these include measures such as paying a one-time signal mitigation fee upon approval of each building permit for the project, evaluating improvements required to achieve the minimum LOS at each phase of project development, and incorporating such traffic demand management programs as may be appropriate to comply with the goals of the Regional Mobility and Air Quality Management Plan.

An Updated Traffic Impact Study (RK Engineering Group, Inc., September 2011) was prepared for the proposed Project to analyze traffic impacts. The Updated Traffic Impact Study documents the existing traffic conditions in the vicinity of the Project site; evaluates traffic conditions in the Project completion year (2017), with and without the Clinton Keith Road connection; and determines on and off site improvements and system management actions needed to achieve County of Riverside LOS standards.

The County has a LOS standard of D in the Project area. For existing traffic conditions, the study area intersections are operating at a LOS D or better during peak hours, with the exception of the following four intersections:

- SR 79 Winchester Road/Thompson Road (AM peak hour, LOS F)
- SR 79 Winchester Road/Margarita Road (PM peak hour, LOS E)
- Pourroy Road/Auld Road (AM peak hour, LOS F)
- Pourroy Road/Murrieta Hot Springs Road (PM peak hour, LOS F)

The proposed Project is expected to generate approximately 4,335 trip-ends per day with 340 vehicles per hour during the AM peak hour and 458 vehicles per hour during the PM peak hour. Although the reduced number of units proposed for this phase would result in a corresponding reduction in the number of trips, thus reducing direct traffic impacts relative to the previously approved project, there is a potential for the Project to contribute to cumulative traffic impacts due to changes in the surrounding condition.

Existing Plus Project

For the Existing Plus Project traffic condition, all intersections would operate at an acceptable LOS, with the exception of the four intersections listed above, which would continue to operate at the current unacceptable LOS levels.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project would contribute to the existing cumulatively significant impact. Implementation of **TRA-1** would reduce the Project's contribution to a less than significant level.

Project Completion (Year 2017)

For the Project Completion (Year 2017) without the Clinton Keith Road connection, traffic conditions, all intersections would operate at an acceptable LOS, with the exception of the following intersections, which are projected to operate at LOS E or F during peak hours:

- SR 79 Winchester Road/Thompson Road (AM peak hour, LOS F)
- SR 79 Winchester Road/Benton Road (PM peak hour, LOS E)
- SR 79 Winchester Road/Nicolas Road (PM peak hour, LOS E)
- SR 79 Winchester Road /Margarita Road (PM peak hour, LOS E)
- Pourroy Road/Auld Road (AM peak hour, LOS F)
- Pourroy Road/Murrieta Hot Springs Road (PM peak hour, LOS F)

LOS impacts at these intersections are a potentially significant impact. Prior to the issuance of an occupancy permit, the project proponent will be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance or provide facilities in-lieu of fee payment, pursuant to Ordinance No. 824. Improvements to Benton Road, Pourroy Road and Winchester Road are currently under construction through TUMF funding; improvements to Butterfield Stage Road are planned. The project also would be required to pay Development Impact Fees (DIF) for traffic signals, in accordance with Ordinance No. 659. In addition to these standard requirements, the project has made fair-share funding contributions to Assessment District 161, based on the full number of units assumed in the Specific Plan (which would be reduced by the proposed project). Facilities funded through Assessment District 161 include, but are not limited to, Winchester Road (to full six-lane width), Nicolas Road, Margarita Road, Pourroy Road, and Murrieta Hot Springs Road. Together with provision of these funds, implementation of mitigation measure **TRA-1** would reduce impacts to a less than significant level.

For the Project Completion (Year 2017) with the Clinton Keith Road connection, all intersections would operate at an acceptable LOS, with the exception of the intersections identified above for the Year 2017 without the Clinton Keith connection, and the following intersection:

- SR 79 Winchester Road /Margarita Road (PM peak hour, LOS F)

LOS impacts at these intersections are a potentially significant cumulative impact. Together with payment of TUMF and DIF fees as well as the noted funding contributions to Assessment District 161, implementation of mitigation measure **TRA-1** would reduce impacts to a less than significant level.

Project Completion (Year 2017) with Cumulative Projects

For the Project Completion (Year 2017) with Cumulative Projects (without the Clinton Keith Road connection), the following study area intersections are projected to operate below LOS D during the peak hours:

- I-215 Freeway southbound ramps/Murrieta Hot Springs Road (PM peak hour, LOS E)
- Alta Murrieta Drive/Murrieta Hot Springs Road (PM peak hour, LOS F)
- SR 79 Winchester Road/Thompson Road (AM peak hour, LOS F; PM peak hour, LOS E)

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- SR 79 Winchester Road/Benton Road (PM peak hour, LOS E)
- SR 79 Winchester Road/Auld Road (PM peak hour, LOS F)
- SR 79 Winchester Road/La Alba Drive (PM peak hour, LOS F)
- SR 79 Winchester Road/Hunter Road (PM peak hour, LOS F)
- SR 79 Winchester Road/Robert Trent Jones Parkway (PM peak hour, LOS E)
- SR 79 Winchester Road/Murrieta Hot Springs Road (AM peak hour, LOS F; PM peak hour, LOS F)
- SR 79 Winchester Road/Nicolas Road (PM peak hour, LOS E)
- SR 79 Winchester Road /Margarita Road (PM peak hour, LOS F)
- Briggs Road/Auld Road (AM peak hour, LOS E; PM peak hour, LOS F)
- Pourroy Road/Auld Road (AM peak hour, LOS F)
- Pourroy Road/Murrieta Hot Springs Road (AM peak hour, LOS F; PM peak hour, LOS F)

LOS impacts at these intersections are a potentially significant cumulative impact. Together with payment of TUMF and DIF fees and the noted funding contributions to Assessment District 161, implementation of mitigation measures **TRA-1 through TRA-3** would reduce impacts to a less than significant level.

For the Project Completion (Year 2017) with Cumulative Projects (with the Clinton Keith Road connection), the following study area intersections are projected to operate below LOS D during the peak hours:

- Alta Murrieta Drive/Murrieta Hot Springs Road (PM peak hour, LOS E)
- SR 79 Winchester Road/Thompson Road (AM peak hour, LOS F; PM peak hour, LOS E)
- SR 79 Winchester Road/Benton Road (AM peak hour, LOS F; PM peak hour, LOS F)
- SR 79 Winchester Road/Auld Road (AM peak hour, LOS E; PM peak hour, LOS F)
- SR 79 Winchester Road/La Alba Drive (PM peak hour, LOS E)
- SR 79 Winchester Road/Hunter Road (PM peak hour, LOS F)
- SR 79 Winchester Road/Murrieta Hot Springs Road (AM peak hour, LOS E; PM peak hour, LOS F)
- SR 79 Winchester Road/Nicolas Road (PM peak hour, LOS F)
- SR 79 Winchester Road /Margarita Road (PM peak hour, LOS F)
- Briggs Road/Auld Road (AM peak hour, LOS E; PM peak hour, LOS F)
- Pourroy Road/Auld Road (AM peak hour, LOS F)
- Pourroy Road/Murrieta Hot Springs Road (AM peak hour, LOS F; PM peak hour, LOS F)

LOS impacts at these intersections are a potentially significant cumulative impact. Together with payment of TUMF and DIF fees and the noted funding contributions to Assessment District 161, implementation of mitigation measures **TRA-1 through TRA-3** would reduce impacts to a less than significant level.

c) & d) The proposed project is located approximately 1.5 miles east of the nearest airport, French Valley Airport. The proposed project does not propose any large structures that would affect the air traffic patterns at French Valley Airport. The project also does not include any components which would alter waterborne or rail traffic. No impacts related to these issues would occur.

e) The previous Project Final SEIR found that the Rancho Bella Vista Specific Plan would be consistent with the General Plan Land Use Standards relating to road ROW dedication, roadway

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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design, alignment, access, intersections, on-site road improvements, off-site road improvements, arterial highways, collector streets, circulation hazards, congestion relief and levels of service. The proposed Project would ensure proper roadway design through dedication and construction of public roads per County standards. Roadway designs, including curves, would permit safe movement of vehicular traffic at the planned design speeds, and intersections would be designed to ensure the safe passage of through traffic and the negotiation of movements. Impacts would be less than significant.

f) The proposed Project would result in the addition of new roads to the Project site, and would increase usage on other roads in the area. This usage has been previously anticipated and its impacts evaluated as part of the overall Rancho Bella Vista Specific Plan. The proposed Project's impact on maintenance of roads would be slightly reduced (although the reduction may not be perceptible), based on a decrease in dwelling units and a corresponding decrease in population. Impacts would be less than significant.

g) & h) During project construction, partial road closures may be required. These closures would be of short duration. Additionally, vehicles traveling along these roadways would be required to yield to emergency vehicles in accordance with the California Vehicle Code. The proposed Project would not result in any permanent road closures, and roads would be navigable by emergency vehicles. The Project would not interfere with an emergency response plan or emergency evacuation plan. Thus, impacts would be less than significant.

i) The Project area is served by the Riverside Transit Agency along Murrieta Hot Springs Road, Alta Murrieta Drive, Whitewood Road, and SR 79/Winchester Road. The proposed Project would not conflict with adopted policies supporting alternative transportation. No impact would occur.

Mitigation: The previous Project Final SEIR contained mitigation measures for contributions to traffic in areas where congestion was anticipated. Not all of the traffic mitigation measures included in the previous Project Final SEIR are applicable to the proposed Project, and some have already been completed with the construction of other phases on the Rancho Bella Vista Specific Plan. The following mitigation measures replace and/or update the mitigation measures from the previous Project Final SEIR.

TRA-1 The Project Applicant shall be responsible for the following improvements:

- SR 79 Winchester Road/Thompson Road – modification of traffic signal for eastbound right turn overlap
- SR 79 Winchester Road/Benton Road – modification of traffic signal for westbound right turn overlap
- Pourroy Road/Auld Road – install traffic signal in the ultimate location per Ultimate Geometrics; improve intersection to include one left-turn and one through lane northbound; one shared left/through/right-turn lane southbound; one left-turn lane, one through lane, and one right-turn lane eastbound; and one left-turn lane and two through lanes westbound

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Butterfield Stage Road/Pourroy Road – improve intersection to include one left-turn lane and one through lane northbound; one left-turn, one through, and one right-turn lane southbound; one left-turn lane, one shared left-turn/through lane, and one right-turn lane eastbound; and one shared left-turn/through lane/right-turn lane westbound
- Project Access/Flint Ridge Way – improve intersection to provide one shared left-turn/through/right-turn lane northbound, stop-controlled; one shared through-right turn lane eastbound; and one shared left-turn through lane westbound
- Butterfield Stage Road/Project Access/Buena Ventura Road – Provide a signal and improve intersection to provide one left-turn lane and one through-lane northbound; one left-turn lane and one through lane southbound; one shared left-turn/through lane and one right-turn lane eastbound; and one shared left-turn/through lane and one right-turn lane westbound
- Pourroy Road/Project Access (West) – improve intersection to provide one left-turn lane and two through lanes northbound; one left-turn lane and two through lanes southbound; one shared left-turn/right-turn lane eastbound; and one shared left-turn/through/right-turn lane westbound
- Pourroy Road/Project Access (East) – improve intersection to provide two through lanes northbound, two through lanes southbound; and one right-turn lane eastbound

TRA-2 The Project Applicant shall be responsible for the construction of traffic signal(s) at the intersections of:

- SR 79 Winchester Road/Thompson Road - modification of traffic signal for eastbound right turn overlap; improve intersection to provide one left-turn lane and two through lanes northbound; one left-turn lane, two through lanes and one right-turn lane southbound; one left-turn lane, one through lane, and one right-turn lane with overlap signal phasing eastbound; and one left-turn lane and one through lane westbound
- SR 79 Winchester Road/Benton Road – modification of traffic signal for westbound right turn overlap; improve intersection to provide two through lanes and one right-turn lane northbound; one left-turn lane and two through lanes southbound; and two left-turn lanes, one through lane, and one right-turn lane with overlap signal phasing westbound

TRA-3 The project shall incorporate such traffic demand management programs as may be appropriate to comply with the goals of the Regional Mobility and Air Quality Management Plan. Prior to the issuance of any building permits, the project applicant shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans:

- Caltrans, District 8;
- The South Coast Air Quality Management District (SCAQMD);
- The Riverside Transit Agency (RTA); and
- The Riverside County Transportation Commission (RCTC).

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

Monitoring: Monitoring for mitigation measures **TRA-1** through **TRA-3** shall be the responsibility of the Riverside County Transportation Department and shall occur as specified in the attached MMRP.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails

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Source: Southwest Area Plan, Figure 8, *Trails and Bikeway System*

Findings of Fact:

a) The Southwest Area Plan does not identify any existing or planned bike trails through or directly adjacent to the Project site. A twelve-foot wide multi-purpose trail is proposed along the west side of Butterfield Stage Road. As such, the proposed Project would provide a trail for local users, but would not result in any impacts to existing or planned bike trails identified in the Southwest Area Plan. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐	☐	☒	☐
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.2, "Water and Sewer".

Findings of Fact:

a) The previous Project Final SEIR concluded that Eastern Municipal Water District (EMWD), the water provider for the project site, has ability to serve the Rancho Bella Vista Specific Plan, provided that improvements identified in the Rancho Bella Vista Master Water Plan were implemented. The previous Project Final SEIR also indicates that the existing on-site 6.8-million gallon reservoir would provide the water storage necessary for the Rancho Bella Vista Specific Plan at build out. The previous Project Final SEIR identifies no significant impacts associated with water.

b) The proposed Project would result in 30 fewer residential lots than that of the previous Project (residential lots in Phase III of the Specific Plan are being reduced from a maximum of 476 to a maximum of 446). Thus, water usage associated with residential uses would be reduced. The proposed Project does not include any other components that would affect water usage or water supply. No new impacts would occur and no change to the conclusions of the previous Project Final SEIR for water impacts would occur. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.2, "Water and Sewer".

Findings of Fact:

a) According to the previous Project Final SEIR, the previous Project would have a calculated wastewater discharge flow of 635,400 gallons per day. According to the previous Project SEIR, the proposed sewer collection system for the Rancho Bella Vista Specific Plan would deliver sewage flows to the existing EMWD 21-inch trunk sewer facility in Murrieta Hot Springs Road, just east of Calistoga Drive. The previous Project Final SEIR identifies no significant impacts associated with sewer. The proposed Project includes the construction of a sewer line across Tualota Creek, downstream of Butterfield Stage Road. It would be constructed by digging a trench, laying the sewer line, encasing the sewer line with concrete, placing rip rap around the pipe, and then placing fill over the pipe to return the soil surface elevation to pre-project grades. The impact area would then be revegetated with native species. Biological impacts associated with the sewer include temporary construction impacts to vegetation and jurisdictional areas (refer to the biological discussion responses 7(a) and 7(e) & 7(f) for more detailed information). The sewer construction is included as part of the proposed Project, and impacts associated with its construction are analyzed in this document. Because the proposed Project includes the construction of the sewer line, it would not result in the need for any new or additional wastewater treatment facilities in excess of those included as part of the proposed Project. Impacts associated with the construction of the proposed sewer line would be less than significant.

b) The proposed Project would result in 30 fewer residential lots than that of the previous Project (residential lots in Phase III of the Specific Plan are being reduced from a maximum of 476 to a maximum of 446). Thus, sewage flow associated with the proposed Project would be reduced as compared to the previous Project. The proposed Project does not include any other components that would result in impacts associated with wastewater. No new impacts would occur and no change to the conclusions of the previous Project Final SEIR for sewer or wastewater impacts would occur as a result of the proposed Project. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☒	☐	☐
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☐	☒

Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.8, "Solid Waste".

Findings of Fact:

a) The previous Project Final SEIR determined that the previous Project would result in the generation of approximately 7.8 tons (15,546 pounds) of solid waste per day for residential uses, with additional waste generated by the schools within the Specific Plan area. Using the same waste generation factor as the Final SEIR (1.42 tons per year per residential household), the proposed reduction of 30 units would result in a corresponding reduction in the expected waste stream of approximately 233 pounds per day. The proposed Project would also result in a slight decrease in construction waste associated with the Project, due to the reduction in unit count. The previous Project Final SEIR determined that impacts associated with solid waste would be reduced to a less than significant level through the implementation of mitigation measures (Section V.C.8, pages V.C-55 and V.C-56). These measures include: developer participation in any established County-wide program to reduce solid waste, developer implementation of any available source reduction programs, and notification to the refuse hauler about developer efforts to pursue recycling and waste reduction. These measures would also be applied to the proposed Project, resulting in a less than significant impact, with mitigation incorporated.

b) The proposed Project is regulated by federal, State, and local government and would be required to comply with all applicable statutes and regulations related to solid waste. No impact would occur.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **UTL-1** through **UTL-3** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **UTL-1** through **UTL-3** shall occur as specified in Final SEIR No. 401 and the attached MMRP.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.7, "Utilities".

Findings of Fact:

a), b), c), d), e), f) & g) Impacts associated with each of the utilities listed were discussed in the previous Project Final SEIR and determined to be less than significant. The previous Project Final SEIR identifies some standard conditions for electrical, natural gas, and communication system to which the previous Project is subject. These conditions include the provision of development plans to utility service providers, compliance with service provider guidelines, and compliance with Titles 20 and 24 of the Energy Conservation Code. The proposed Project would also comply with these standard conditions (refer to GHG discussion for more information on energy conservation). There are no components of the proposed Project which would result in new impacts to utilities. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.7, "Utilities".

Findings of Fact:

a) The proposed Project would not conflict with any adopted energy conservation plans. In addition to the mandatory compliance with Title 24 of the California Building Standards Code, energy efficiency features are proposed to be added. Additional discussion of energy conservation is included in the GHG discussion (see item 21 above).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

OTHER

50. Other:

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Source: Staff review

Findings of Fact:

a) There are no other impacts identified.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☒ | ☐ | ☐ |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

With implementation of the mitigation contained in the previous Project Final SEIR and mitigation identified in this Initial Study, the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts are less than significant with mitigation incorporated. Impacts have been previously identified in the previous Project Final SEIR and no new significant impact would occur.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | ☐ | ☒ | ☐ | ☐ |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

Cumulative impacts associated with air quality, biological resources, noise, and traffic are discussed in the appropriate sections above. Air quality, biological resources, noise, and traffic impacts associated with the proposed Project are cumulatively considerable and potentially significant. However, this Initial Study identifies mitigation to reduce cumulative impacts to a less than significant level for air quality, biological resources, noise, and traffic. The project does not have impacts which are individually limited, but cumulatively considerable. Impacts have been previously identified in the previous Project Final SEIR and no new significant impact would occur.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. There are no hazardous waste impacts associated with the Project, and air quality and noise impacts can be reduced to a less than significant level through implementation of mitigation measures. Impacts have been previously identified in the previous Project Final SEIR and no new significant impact would occur.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, State Clearinghouse No. 1995112065.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21803.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1998) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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Dudek. 2003. Western Riverside County Multiple Species Habitat Conservation Plan. Prepared for Riverside County Transportation and Land Management Agency.

Firesafe Planning Solutions. 2011. Fire Protection Plan: Rancho Bella Vista Development Phase III, Tract 36376, County of Riverside.

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Riverside County Land Information System. Available at
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>

Riverside County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications)

Riverside County Ordinance No. 655 (Regulating Light Pollution)

Riverside County Ordinance No. 659 (Establishing Development Impact Fees)

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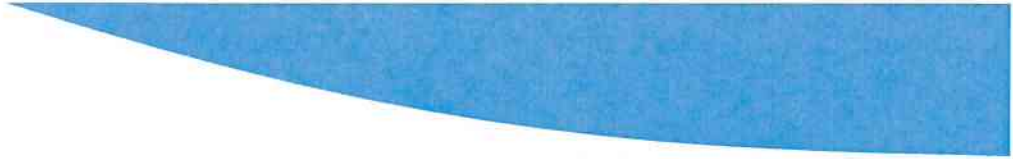
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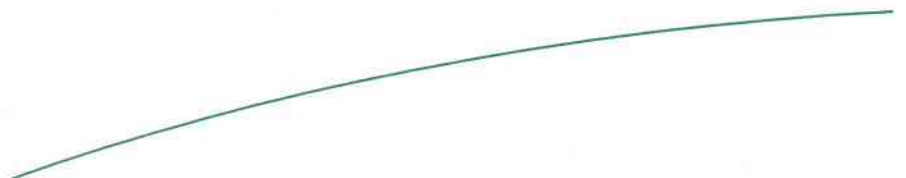
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Appendix A

MITIGATION, MONITORING, AND REPORTING PROGRAM



MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Aesthetics				
The proposed Project would not result in any impact to scenic highway corridors. There are no changes to the environmental setting or Project characteristics that would raise important new aesthetic issues or visual analysis related to the development of the revised Project. The proposed Project would include the use of low pressure sodium vapor street lights, and would comply with the requirements of Riverside County Ordinance No. 655. No new significant impact associated with nighttime use of Mt. Palomar Observatory would occur.	Not significant.	Significant aesthetic impacts would not occur; therefore, no mitigation is required.	N/A	N/A
Agricultural Resources				
Due to the urbanization occurring in the immediate Project vicinity, the previous Project Final SEIR concluded that development of the Project site, including all areas associated with the proposed Project, would not have a significant impact on agriculture. No new impacts have been identified.	Not significant.	Significant impacts to agricultural resources would not occur; therefore, no mitigation is required.	N/A	N/A

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Air Quality The previous Project Final SEIR concluded that significant short-term air quality impacts could potentially occur during site preparation and Project construction. These impacts were considered significant for Nitrogen Oxides (NOx), Reactive Organic Compounds (ROCs), and particulate matter less than 10-microns in diameter (PM ₁₀). Impacts were less than significant for other pollutants.	Impacts associated with NOx, ROCs, and PM ₁₀ were reduced to a less than significant level with the incorporation of mitigation.	<u>Mitigation Measures identified in Final SEIR No. 401</u> AIR-1 (page V.B-63, paragraph 7 of Final SEIR No. 401) The Project will be implementing dust control measures during construction mandated by the South Coast Air Quality Management District (SCAQMD). The project will use dust control measures during clearing, grading, and construction. If fresh-water resources are too precious to waste on dust control, availability of brackish or reclaimed water sources should be investigated. Soil disturbance should be terminated when high winds (>25 mph) make dust control extremely difficult.	Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.	Concurrent with grading and construction activities.
		AIR-2 (page V.B-63 paragraphs 8-11, through page V.B-64, paragraphs 1-2 of Final SEIR No. 401) Minimization of construction interference with regional non-project traffic movement. Measures recommended for inclusion are: • Schedule receipt of construction materials to non-peak travel periods. • Route construction traffic through areas of least impact sensitivity. • Limit lane closures and detours to off-peak travel periods. • Provide ride-share incentives for contractor and subcontractor personnel.	Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.	Concurrent with grading and construction activities.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Air quality (cont.)		AIR-3 (page V.B-64, paragraph 3 of Final SEIR No. 401) "Spill-over" effects will be reduced by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.	Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.	Concurrent with grading and construction activities.
		AIR-4 (page V.B-64, paragraph 4 of Final SEIR No. 401) Emissions control will be required from on-site equipment through a routine mandatory program of low-emissions tune-ups.	Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.	Concurrent with grading and construction activities.
		AIR-5 (page V.B-64, paragraph 5 of Final SEIR No. 401) Mitigation strategies will be incorporated into a construction activity impact reduction plan, with clearly defined responsibilities for plan implementation and supervision.	Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.	Concurrent with grading and construction activities.
		AIR-6 (page V.B-64, paragraph 6 of Final SEIR No. 401) Simultaneous grading/soil disturbance will be limited to no more than 25 acres on any one day, provided that the total project acreage under construction at one time may exceed this acreage limitation.	Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.	Concurrent with grading and construction activities.
		AIR-7 (page V.B-64, paragraph 7 of Final SEIR No. 401) The application of architectural surface treatments (e.g. paint, etc.) will be limited to no more than 730 homes of equivalent non-residential development per year.	Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.	Concurrent with construction activities.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Air quality (cont.)				
The previous Project Final SEIR concluded that significant impacts associated with the degradation of regional air quality would occur with the development of the Specific Plan and hundreds of other such developments.	Significant and unavoidable (per previous Project Final SEIR, mitigation of regionally significant air quality impacts is beyond the scope of one project).	AIR-8 (page V.B-64, paragraph 9 of Final SEIR No. 401) Impacts to the school and park facilities on Pourroy Road can be mitigated to below a level of significance by siting the athletic playing fields and buildings away from the street and using parking lots and landscaping as buffers. <u>Mitigation Measures identified in Final SEIR No 401</u> AIR-9 (page V.B-64, paragraphs 10-14 of Final SEIR No. 401) For cumulative impacts to regional air quality, mitigation in the form of alternatives to the single occupant automobile needs to be considered where possible. Effective emissions reduction of mobile source emissions will require a unified transportation system management (TSM) approach where a wide variety of transportation control measures (TCMs) are integrated into a comprehensive system of procedures and goals. An effective TSM program as a means of reducing vehicular traffic and its associated environmental effects (e.g. air pollution, noise, energy consumption, etc.) is difficult to achieve in practice because of the dependence on the low (mainly single) occupant vehicle as the primary means of transportation. The difficulties inherent in TCM implementation notwithstanding, Riverside County is committed in its air quality element in the General Plan to identify effective and feasible tactics to improve air quality for local government implementation. The components of any mobile source emissions reduction program should include:	Riverside County Planning Department.	During review of project plans.
			Riverside County Planning Department; SCAQMD.	This mitigation was previously implemented as part of the overall Specific Plan approval and is ongoing through regional planning efforts.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Air quality (cont.)		• Cooperation with the SCAQMD to implement regional strategies and tactics. • Encouragement of bicycle and pedestrian circulation alternatives. • Express transit access from the Temecula area to other regional employment centroids. • Encouragement of local job-intensive uses to reduce the existing and growing jobs-housing imbalance that promotes long commutes in and out of the local area.		
Biological Resources				
The previous Project Final SEIR identified impacts to sage scrub and sage scrub dependent species.	Less than significant with the incorporation of mitigation.	<u>Mitigation Measures identified in Final SEIR No. 401</u> BIO-1 (page V.B-40, paragraph 5 of Final SEIR No. 401) Impacts to sage scrub and sage scrub dependent species (including the coastal California gnatcatcher and other high sensitivity species assumed to occur on-site) would be mitigated through the on-site preservation of approximately 78 percent of undisturbed habitat and 100 percent of disturbed gnatcatcher habitat. Of the 128.4 acres of sage scrub habitat occurring on-site, approximately 106.4 acres would be preserved as open space. This on-site biological preserve area is contiguous with off-site open space. Retention of sage scrub on-site as a biological preserve area would mitigate to below a level of significance impacts associated with the loss of 19.9 acres of undisturbed sage scrub habitat, as well as sage scrub dependent sensitive species. Mitigation can also occur through the acquisition of mitigation credits available as part of the proposed Comprehensive Environmental Mitigation Plan.	Riverside County Environmental Programs Department.	Prior to issuance of occupancy permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Biological Resources (cont.)				
The previous Project Final SEIR identified direct impacts to on-site wetlands associated, including willow riparian woodland, southern willow scrub, and disturbed southern willow scrub, amount to 4.1 acres of the 10.7 acres of wetland habitat occurring on-site. The revised Project would result in temporary construction impacts to an additional 0.51 acre of jurisdictional areas (i.e., compared to the previous Project), including 0.04 acre of U.S. Army Corps of Engineers (ACOE) wetlands in the form of southern cottonwood-willow riparian forest and freshwater marsh, and 0.51 acre of California Department of Fish and Game (CDFG) jurisdictional area (also southern cottonwood-willow riparian forest and freshwater marsh). No new permanent impacts to ACOE jurisdictional areas would result from the project.	Less than significant with the incorporation of mitigation	Mitigation Measures identified in Final SEIR No. 401 BIO-2 (page V.B-42, paragraphs 2-4 of Final SEIR No. 401) Mitigation for direct impacts, as well as cumulative impacts associated with the potential occurrence of high sensitivity wetland-dependent species, would occur through an on-site restoration and revegetation program which re-establishes wetland habitat proximate to the on-site drainages preserved as part of the project. Mitigation can also occur through the acquisition of mitigation credits which would be available by the establishment of the proposed Comprehensive Environmental Mitigation Plan (CEMP). The elements necessary to implement and finance the CEMP will be developed in concert with the County of Riverside, CDFG, and U.S. Fish and Wildlife Service (USFWS), and will include: details relative to the establishment of a Conservation Bank; discussion of project design features such as development transfers and the potential future offset of development fees; and the permits necessary to implement the overall program. These implementation and financing elements will be established through a variety of mechanisms including the Specific Plan, the CEMP and amendments to the existing Development Agreement as appropriate. It is anticipated that initial management of the dedicated open space would be accomplished by FN Development. Long-term management	Riverside County Environmental Programs Department; ACOE; CDFG; RWQCB.	Within 60 days of completion of wetland impacts.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Biological Resources (cont.)		responsibilities would be delegated to another public or private, non-profit agency that manages open space lands. It is anticipated that the entity responsible for long-term management of conserved habitats and the entity to which the conservation easements or fee interest is conveyed, would be the Riverside County Habitat Conservation Agency or another conservancy established for the purpose of implementing resource management programs. The actual terms of conveyance would be subject to approval by the County of Riverside, USFWS, and CDFG. The Comprehensive Environmental Mitigation Plan proposes the creation of a 244.8-acre mitigation bank. The sale of conservation credits will be the primary source of funding for the preserve program. Essential to this is the support from local agencies, the CDFG, USFWS, and U.S. Army Corps of Engineers to accept and encourage the Project's Conservation Bank credits as mitigation for development impacts. It is important that the credit area have a large geographic range and that the credits have relative priority for conservation. The value of conservation credits varies based upon: 1) the level of development activity (including public and private projects) within the credit area; 2) the need for off-site mitigation by those projects; and 3) the level of competition offered by other mitigation sites.		

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Cultural Resources Historic and Archeological Resources No potentially significant historical cultural resources were present at the project site. Two previously recorded archaeology sites were relocated, and an additional site was identified. Sites CA-RIV-2938, CA-RIV-2938 Locus B, and CA-RIV-2939 were determined to be less than significant through the archaeological evaluation program conducted as part of the updated survey. However, based on the potential for discovering unknown archaeological remains, mitigation is required.	Less than significant with the incorporation of mitigation	<i>The following measures were added by the Riverside County Planning Department.</i> CUL-1 Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist, as well as the Tribal Observer, shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate consultation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval.	Riverside County Planning Department.	Prior to issuance of grading permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Cultural Resources (cont.)		<u>Upon verification, the Planning Department shall clear this condition.</u> CUL-2 <u>Prior to the issuance of grading permits, the developer/permit holder shall enter into a agreement and retain a tribal observer designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal Observer for this project. The agreement shall address the treatment and ultimate disposition of Native American cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.</u> <u>The Tribal Observer shall be allowed on-site when archaeological monitoring is occurring which may include clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., that are subject to archaeological monitoring. The Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities in coordination with the Project Archaeologist to allow for tribal consultation in the event that cultural resources associated with Native Americans are uncovered. The developer/permit holder shall submit a fully executed copy of the tribal observation agreement to the Riverside County Planning Department to ensure compliance with this condition of approval.</u> <u>Upon verification, the Planning Department shall clear this condition.</u>	Riverside County Planning Department.	Prior to issuance of grading permits

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Cultural Resources (cont.)		<u>CUL-3</u> If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.	Riverside County Planning Department.	Concurrent with grading activities.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Cultural Resources (cont.)		3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures. <u>CUL-4</u> If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning/Director.	Riverside County Planning Department.	Concurrent with grading activities.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Cultural Resources (cont.) Paleontological Resources The previous Project Final SEIR identified the potential for significant impacts to paleontological resources that may exist within the Rancho Bella Vista Specific Plan area (but have not been documented) in association with the Pauba Formation and older alluvium deposits. It is not anticipated that the revised project would expose any geologic material with high potential to contain paleontological resources. If, however, such material is encountered during earth-moving activities, a potentially significant impact would occur.	Less than significant with mitigation incorporated.	<u>Mitigation Measures from Addendum No.1 to Final SEIR No 401</u> <i>The following measures were added by the Riverside County Planning Department.</i> PAL-1 Prior to the issuance of grading permits: 1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows: 1. Description of the proposed site and planned grading operations.	Riverside County Planning Department. Riverside County Planning Department.	Prior to any earthmoving and/or grading activities. Prior to the issuance of grading permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Cultural Resources (cont.)		2. <u>Description of the level of monitoring required for all earth-moving activities in the project area.</u> 3. <u>Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.</u> 4. <u>Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.</u> 5. <u>Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.</u> 6. <u>Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.</u> 7. <u>Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.</u> 8. <u>Procedures and protocol for collecting and processing of samples and specimens.</u> 9. <u>Fossil identification and curation procedures to be employed.</u> 10. <u>Identification of the permanent repository to receive any recovered fossil material. * The</u>		

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Cultural Resources (cont.)		County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading. 11. All pertinent exhibits, maps and references. 12. Procedures for reporting of findings. 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g., Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.		

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Geology and Soils <u>Fault Zones</u> The Project site is located in a region containing potentially active fault zones and could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. <u>Liquefaction Potential Zones</u> The previous Project Final SEIR determined that the Rancho Bella Specific Plan was not shown as being located in a “Liquefaction Hazard Area.” The Riverside County Land Information System identifies the proposed Project site as an area with low and moderate liquefaction potential.	Less than Significant with mitigation incorporated	Mitigation Measures identified in Final SEIR No 401 <i>The following measure was stricken due to redundancy with mitigation measure GEO-1. GEO-1 has been revised to incorporate this measure.</i> Detailed geologist’s reports shall be submitted in compliance with the requirements of Riverside County Ordinances, and will be conducted prior to tract map approval. The report(s) will evaluate: (a) underlying soil conditions; (b) liquefaction potentials; (c) fault verification; and (d) site-specific seismic parameters and building requirements. GEO-1 (page V.B-20, paragraph 2 of Final SEIR No. 401) Required Soils Report and Geotechnical Study. Prior to any grading activities on-site, a soils report and geotechnical study shall be prepared to further analyze soil conditions on the project site and slope stability. The study shall be submitted in compliance with the requirements of the Riverside County Ordinances, and shall include analysis of: 1) soils engineering qualities of underlying soils and rock conditions (e.g., soil bearing, consolidation, expansion, etc.); 2) seismic refraction traverses to determine rippability characteristics of crystalline rock units; 3) percolation testing of site earth materials for feasibility of on-site sewage disposal systems; 4) <u>liquefaction potentials</u>; 5) <u>fault verification</u>; and 6) <u>site seismic parameters for building construction</u> requirements.	Riverside County Building and Safety Department.	Prior to the issuance of grading permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Geology and Soils (cont.)				
Ground Subsidence The Project site is located in an area identified by the Riverside County Land Information System as being susceptible to subsidence. Although the previous Project Final SEIR does not specifically identify a potential impact related to subsidence, it does include the requirement for preparation and submittal of a detailed geologist's reports in compliance with the County's requirements prior to tract map approval to address potential geotechnical hazards.		GEO-2 (page V.B-51, paragraph 8 of Final SEIR No. 401) Required measures as recommended by the detailed geological investigation shall be identified on grading plans and implemented to the satisfaction of the County Engineer.	Riverside County Engineer.	Prior to the issuance of grading permits.
		GEO-3 (page V.B-20, paragraphs 3-7 of Final SEIR No. 401) Erosion Control Measures. To minimize the potential for the occurrence of erosion and sedimentation on-site and downstream of the site, the following measures should be implemented: • All cut and fill slopes shall be landscaped to prevent erosion and sedimentation from occurring. Detailed Landscaping and Irrigation Plans shall be submitted to the County Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground covers, shrubs, and trees. • Slopes steeper than 2: 1 or higher than ten feet are permitted, provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. All slopes shall be landscaped per County Ordinance No. 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County shall be observed.	Riverside County Planning Department.	Prior to the issuance of grading permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Geology and Soils (cont.)				
		Graded, but undeveloped land, shall be maintained and planted with interim landscaping within 90 days of completion of grading activities, unless building permits are obtained from the County. In order to minimize erosion and sedimentation concerns on the property and downstream, potential brow ditches, terrace drains, or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete to minimize erosion and sedimentation.		
<u>Slopes</u> The previous Project Final SEIR identifies potentially significant impacts associated with landform and topography as a result of recontouring and landscaping of manufactured slopes. <u>Soils and Erosion</u> The previous Project Final SEIR concluded that the major constraint on site is erosion potential. Because the Project would result in the creation of manufactured slopes up to 35 feet in height throughout the development area, impacts associated with soil erosion would be considered significant unless mitigated.	Less than significant with mitigation incorporated	<u>Mitigation Measures identified in Final SEIR No 401</u> GEO-4 (page V.B-5, paragraph 3 of Final SEIR No. 401) Prior to development of any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: 1) techniques employed to prevent erosion and sedimentation during and after the grading process; 2) approximate time frames for grading; 3) identification of areas which may be graded during high probability rain months (January through March); and 4) preliminary pad and roadway elevations. Grading on the project site shall conform to County regulations first, then to the Conceptual Grading Plan.	Riverside County Planning Department.	Prior to the issuance of grading permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Geology and Soils (cont.)		GEO-5 (page V.B-5, paragraph 4 of Final SEIR No. 401) All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months.	Riverside County Building and Safety Department	From issuance of grading permits through completion of grading.
		GEO-6 (page V.B-5, paragraph 5 of Final SEIR No. 401) Prior to any grading activities, a soils report and geotechnical study will be performed to further analyze on-site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in mitigation measure number GEO-4 .	Riverside County Building and Safety Department.	Prior to the issuance of grading permits.
		GEO-7 (page V.B-5, paragraph 6 of Final SEIR No. 401) Where cut and fill slopes are created higher than three feet, detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs, and trees.	Riverside County Building and Safety Department.	Prior to the issuance of grading permits.
		GEO-8 (page V.B-5, paragraph 7 of Final SEIR No. 401) All streets shall have a gradient not to exceed 15 percent.	Riverside County Planning Department.	During project design approval.
		GEO-9 (page V.B-5, paragraph 8 of Final SEIR No. 401) Slopes steeper than 2:1 or higher than ten feet are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. All slopes shall be landscaped per County Ordinance 457. The	Riverside County Planning Department.	Prior to the issuance of grading permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Geology and Soils (cont.)		slope stability report shall also contain recommendations for landscaping and erosion control. The California Building Code, County Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County shall be observed.		
		GEO-10 (page V.B-5, paragraph 9 of Final SEIR No. 401) Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.	Riverside County Building and Safety Department.	During project design approval.
		GEO-11 (page V.B-6, paragraph 1 of Final SEIR No. 401) Grading work on the entire project site shall be balanced on-site whenever possible.	Riverside County Building and Safety Department.	During project design approval.
		GEO-12 (page V.B-6, paragraph 2 of Final SEIR No. 401) Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.	Riverside County Planning Department.	Completion of grading.
		GEO-13 (page V.B-6, paragraph 3 of Final SEIR No. 401) On-site water wells shall be further investigated as a source of deep aquifer groundwater.	Riverside County Building and Safety Department.	Prior to the issuance of grading permits.
		GEO-14 (page V.B-6, paragraph 4 of Final SEIR No. 401) Planting of developed land shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices Construction Handbook Section 6.2.	Riverside County Planning Department; Riverside County Building and Safety Department.	Prior to the issuance of occupancy permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Geology and Soils (cont.)		GEO-15 (page V.B-6, paragraph 5 of Final SEIR No. 401) All grading shall be done in conformance with recommendations contained within the Geotechnical Report included as Appendix B in the previous Project Final SEIR.	Riverside County Planning Department; Riverside County Building and Safety Department	From issuance of grading permits through completion of grading.
Greenhouse Gas Emissions Operation of the proposed Project would result in GHG emissions from amortized construction, vehicular traffic generated by residents, area sources (natural gas appliances, hearth combustion, and landscape maintenance), electrical generation, solid waste generation, and water supply. The estimated emissions of CO ₂ e would be 8,358 metric tons per year without the GHG reduction measures, which would exceed significance thresholds, resulting in a potentially significant impact, requiring mitigation.	Less than significant with mitigation incorporated.	<u>Mitigation Measures from Addendum No.1 to Final SEIR No 401</u> <i>The following measures were added by the Riverside County Planning Department.</i> GHG-1 Prior to the issuance of occupancy permits, the Project applicant shall demonstrate to the Riverside County Planning Department that measures are in place to ensure a 30 percent reduction in overall use of potable water, consistent with Riverside County requirements.	Riverside County Planning Department.	Prior to the issuance of occupancy permits.
Hazards and Hazardous Materials <u>Airports</u> The previous Project Final SEIR determined that no impacts to French Valley Airport would occur as a result of the Rancho Bella Vista Specific Plan. The most recently adopted version of the Riverside County Airport Land Use Compatibility Plan Policy Document was adopted in October 2007. Based on this	Less than significant with mitigation incorporated	<u>Mitigation Measures from Addendum No.1 to Final SEIR No 401</u> <i>The following measures were added by the Riverside County Planning Department and ALUC.</i> HAZ-1 Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.	Riverside County Planning Department, Riverside County Airport Land Use Commission.	Prior to the issuance of building permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Hazards and Hazardous Materials (cont.) document, the proposed Project site is located within Compatibility Zones D and E for the French Valley Airport. Hazards to flight are prohibited in Zones D and E. In a letter dated October 5, 2011, the Riverside County Airport Land Use Commission determined the proposed project would be consistent with the 2007 French Valley Airport Land Use Compatibility Plan, subject to conditions identified in the letter. These conditions, identified as mitigation measures (below) would reduce impacts to a less than significant level.		HAZ-2 The following uses shall be prohibited: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an Federal Aviation Administration (FAA)-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.	Riverside County Planning Department, Riverside County Airport Land Use Commission.	Prior to the issuance of building permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Hazards and Hazardous Materials (cont.)		<u>HAZ-3</u> Prior to issuance of building permits for any structure within the subdivision with an elevation at top of roof exceeding 1,392 feet above mean sea level, the project applicant shall submit evidence to the County of Riverside Planning Department that the FAA has issued a determination of “Not a Hazard to Air Navigation” for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 28 feet in height.	Riverside County Planning Department, Riverside County Airport Land Use Commission.	Prior to the issuance of building permits.
		<u>HAZ-4</u> The notice provided by the Riverside County Airport Land Use Commission shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.	Riverside County Planning Department, Riverside County Airport Land Use Commission.	Prior to the issuance of building permits.
		<u>HAZ-5</u> Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.	Riverside County Planning Department, Riverside County Airport Land Use Commission.	Prior to the issuance of building permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Hazards and Hazardous Materials (cont.) <u>Hazardous Fire Area</u> The Project site is not identified as a County Hazardous Fire Area in the previous Project Final SEIR; however, the previous Project Final SEIR does indicate that the open space areas proposed as part of the Rancho Bella Vista Specific Plan may increase fire potential for residents in the area.	Less than significant with mitigation incorporated.	<u>Mitigation Measures identified in Final SEIR No 401</u> HAZ-6 (page V.C-33, paragraph 7 of Final SEIR No. 401) The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs.	Riverside County Planning Department.	Prior to final building inspection.
		HAZ-7 (page V.C-33, paragraph 8 of Final SEIR No. 401) All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Wood shingles shall not be allowed for use within the Rancho Bella Vista Specific Plan area.		
		HAZ-8 (page V.C-34, paragraph 1 of Final SEIR No. 401) A 6.8 million gallon water storage tank exists on the project site. This reservoir would accommodate adequate water supply for 1,000 gpm/two hour duration fire flow rate. Another water tank is proposed for construction on-site by the Eastern Municipal Water District at some future date. The size of this reservoir is yet to be determined. The pad is graded to accommodate an additional water tank of a size equal to or smaller than the existing water tank.		
			N/A	N/A

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Hazards and Hazardous Materials (cont.)		HAZ-9 (page V.C-34, paragraph 2 of Final SEIR No. 401) Fuel modification shall be achieved by establishing a minimum 100 foot zone consisting of four zones with a range of 50 to 100 percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.	Riverside County Planning Department; Riverside County Fire Department.	Prior to the approval of development plans adjacent to open space.
		HAZ-10 (page V.C-34, paragraph 3 of Final SEIR No. 401) 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. 546, subject to the approval by Riverside County Fire Department. Fire flows over 3000 gpm shall be for three hours duration.	Riverside County Fire Department.	Prior to the issuance of building permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Hydrology and Water Quality <u>Water Quality Impacts</u> The previous Project Final SEIR concluded that grading, excavation and construction activities associated with the Rancho Bella Vista Specific Plan had the potential to impact water quality due to erosion and sedimentation, as well as the generation of construction related pollutants in drainage areas. <u>Floodplains</u> The previous Project Final SEIR concluded that grading, excavation and construction activities associated with the Rancho Bella Vista Specific Plan would result in changes to the existing drainage pattern.	Less than significant with mitigation incorporated.	<u>Mitigation Measures identified in Final SEIR No 401</u> <i>The following measures were stricken because they were applicable to the development of the overall Specific Plan and have previously been completed during the construction of other phases of the Specific Plan or are redundant of mitigation measures HYD-1 and HYD-2 below.</i> (page V.B-55, paragraph 3 of Final SEIR No. 401) Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements: (page V.B-55, paragraph 4 of Final SEIR No. 401) It is anticipated that portions of Tualota Creek and its tributaries will remain natural and will be maintained by one of the following: 1) A nature conservancy or other public or quasi-public agency responsible for overseeing and protecting sensitive habitats; 2) A Community Service Area (CSA) or County Park Agency; 3) A landscape and lighting district; or 4) A Master Homeowners' Association. It is also anticipated that Skunk Hollow will remain natural and a drainage system will be provided to convey potential overflow from the vernal pool to Tualota Creek. Facilities to be constructed in road rights-of-way and drainage easements will be maintained by the		

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Hydrology and Water Quality (cont.)		Riverside County Flood Control and Water Conservation District or the Riverside County Transportation Department. Local drainage devices and channels will be maintained by a similar public/private entity. (page V.B-55, paragraph 5 of Final SEIR No. 401) All projects proposing construction activities including, but not limited to, clearing, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is not part of a larger common plan of development of five acres or greater, shall be required to obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but are not limited to, covered storage of all outside storage facilities; vegetated swales; and monitoring programs. (page V.B-55, paragraph 6 of Final SEIR No. 401) All final subdivision maps will indicate that the proposed project lies within the potential dam inundation area of Lake Skinner. Because a portion of the project is located in a dam inundation area, coordination between the applicant and the County Disaster Preparedness Office shall be required to establish emergency evacuation routes, as necessary. This coordination		

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Hydrology and Water Quality (cont.)		and establishment of evacuation routes shall occur prior to tentative tract map approval. Prospective home buyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes within these planning areas: (page V.B-55, paragraph 7 of Final SEIR No. 401) The Rancho Bella Vista project site lies within the RCFCWCD Santa Gertrudis Sub-Watershed and is subject to a required drainage fee. (page V.B-55, paragraph 8 of Final SEIR No. 401) Proposed grading and drainage improvements shall conform to Section 2907 and 7012 of the Uniform Building Code (UBC) and shall incorporate the minimum standards for the FEMA which insures that 1-year flood protection is provided to all habitable dwellings located within a floodplain. HYD-1 Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities associated with the proposed project. Construction activities include clearing, stockpiling, grading, or excavation that results in the disturbance of one acre or more of total land area or on-sites which are part of a larger common plan of development that disturbs less than one acre.	Riverside County Planning Department, Regional Water Quality Control Board, San Diego Region.	Prior to the issuance of grading permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Hydrology and Water Quality (cont.)		Therefore, the developer or builder for Rancho Bella Vista shall be required <u>provide proof of WDID# prior to commencing grading activities and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.</u> HYD-2 The project shall comply with the requirements of the California State Water Quality Control Board, San Diego Region. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. <u>Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.</u> <u>Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National</u>	Riverside County Planning Department, Regional Water Quality Control Board, San Diego Region.	From issuance of grading permits through completion of construction.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Hydrology and Water Quality (cont.)				
		Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.		
Land Use and Planning				
Land Use				
The proposed Project would result in minor changes to the approved Rancho Bella Vista Specific Plan, as discussed in the Project Description. In general, these changes would involve a reduction in total acreage of Phase III, park acreage, total residential lots, and minimum lot size associated with residential development, as well as changes to water quality improvements and the alignment of Butterfield Stage Road. These changes would not result in a substantial alteration of the present or planned land use of an area. The proposed Project would not result in any changes to land uses within a City's Sphere of Influence.	Not significant.	Significant impacts associated with land use and planning would not occur; therefore, no mitigation is required.	N/A	N/A

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Land Use Planning (cont.)				
<u>Planning</u> The proposed Project does not include any changes to the site's existing zoning and it would be consistent with the existing zoning for the site and surrounding sites. The Project is consistent with the land use designations of the General Plan and Rancho Bella Vista Specific Plan. The proposed Project would not disrupt or divide the physical arrangement of an established community.				
Mineral Resources				
The Project site does not contain any known mineral resource that would be of value to the region or the State, and the Project would not result in the loss of availability of a locally important resource.	Not significant.	Significant impacts to mineral resources would not occur; therefore, no mitigation is required.	N/A	N/A

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Noise Roadway traffic along Promontory Parkway and Butterfield Stage Road would exceed exterior noise standards established by the County of Riverside at selected lots along these roadways. The projected noise levels at the exterior façade of residential lots along these roadways would range from 68.9 to 74.9 CNEL, for the first and second floors, exceed the County's exterior noise standard of 65 dBA Community Noise Equivalent Level (CNEL).	Less than significant with mitigation incorporated.	Mitigation Measures from Addendum No.1 to Final SEIR No 401 <i>The following measures were added by the Riverside County Planning Department.</i> NOI-1 Prior to the issuance of occupancy permits for Lots 325-335, 376, 377, 407, and 437-446, the Project developer shall install noise barriers at the boundary line of the subject lots, at the top of the slope, between the adjacent roadway and exterior living areas. The noise barriers shall have a minimum height as indicated below: • Lots 325-335 – eight feet • Lots 376 and 377, 441-446 – six feet • Lots 407, 437-440 – seven feet The barriers' minimum height shall be based on height from the pad or roadway elevation at the required noise barrier location, whichever is greater. If the barrier is constructed at a position where the starting elevation is lesser than the pad or adjacent roadway, the barrier's height shall be adjusted to meet this criteria. Barriers shall wrap around the ends of dwelling units to prevent flanking of noise into the property.	Riverside County Building and Safety Department.	Prior to the issuance of occupancy permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Noise (cont.)		NOI-2 Prior to the issuance of occupancy permits for Lots 319-337, 376, 407, and 432-446, the Project developer shall install upgraded windows for each unit with a Sound Transmission Class less than 25. NOI-3 Prior to the issuance of occupancy permits for Lots 319-337, 376, 407, and 432-446, the Project developer shall install a mechanical ventilation system for each unit. The mechanical ventilation system shall be capable of providing two air changes per hour in habitable rooms with a minimum of 15 cubic feet per minute of outside air per occupant. The fresh air inlet duct shall be of sound attenuating construction and shall consist of a minimum of ten feet of straight or curved duct or six feet plus one sharp 90 degree bend. Attic vents facing adjacent roadways, if applicable, shall include an acoustical baffle, or the attic floor (including the access panel) shall be fully insulated to prevent vehicle noise intrusion. All exterior windows, doors, and sliding glass doors shall have a positive seal. <u>Mitigation Measures identified in Final SEIR No 401</u>	Riverside County Building and Safety Department. Riverside County Building and Safety Department.	Prior to the issuance of occupancy permits. Prior to the issuance of occupancy permits.
The previous Project Final SEIR determined that the previous Project would contribute to a potentially significant cumulative increase in vehicular traffic noise.	Less than significant with mitigation incorporated.	NOI-4 (page V.B-79, paragraph 2 of Final SEIR No. 401) All construction and general maintenance activities, except in an emergency, should be limited to the hours of 7 a.m. to 7 p.m. and prohibited on Sundays and all legally proclaimed holidays.	Riverside County Building and Safety Department.	From issuance of grading permits through completion of construction.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Noise (cont.)		NOI-5 (page V.B-79, paragraph 3 of Final SEIR No. 401) All construction equipment should use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 500 feet of any occupied residence from 7 p.m. to 7 a.m. unless the equipment is surrounded by a noise protection barrier. NOI-6 (page V.B-79, paragraph 4 of Final SEIR No. 401) All construction staging should be performed as far as possible from occupied dwellings. NOI-7 (page V.B-79, paragraphs 5-7 of Final SEIR No. 401) A noise mitigation analysis should be performed for all future project noise-sensitive uses potentially exposed to noise levels in excess of 60 dB CNEL to verify that planned noise protection will meet Riverside County standards. ▪ Exterior recreational areas shall be protected to achieve noise levels of less than 65 dB CNEL. ▪ Interior living areas shall be protected to achieve noise levels of less than 45 dB CNEL.	Riverside County Building and Safety Department. Riverside County Building and Safety Department. Riverside County Planning Department.	From issuance of grading permits through completion of construction. From issuance of grading permits through completion of construction. Prior to the issuance of building permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Noise (cont.)		NOI-8 (page V.B-79, paragraph 8 of Final SEIR No. 401) Noise barriers to meet exterior standards are anticipated to be required along Borel Road, west of Pourroy Road; along Pourroy Road at any noise-sensitive uses; and along the north side of Murrieta Hot Springs Road, west of Pourroy Road. Exterior noise protection will allow interior standards to be met with closed windows where the barrier breaks the line of sight between the roadway and any habitable interior space. The condition may not necessarily be met, however, if second story bedroom windows at subdivision perimeters overlook the ground floor wall. Enhanced acoustical protection in the form of dual-paned windows may be required at such locations. This evaluation will be conducted in a supplemental acoustical study to be submitted when the tract map is filed with the appropriate agency.	Riverside County Planning Department.	Mitigation measures NOI-1 through NOE-3 provide updated mitigation.
Population and Housing				
There is no existing housing on the Project site and no displacement of residents or construction of replacement housing would occur. The Project site is located within the approved Rancho Bella Vista Specific Plan, which consists of residential uses. There are no uses included in the proposed Project which would create a demand for additional housing. The Project site is not located within a County Redevelopment Area. The proposed	Not significant.	Significant impacts associated with population and housing would not occur; therefore, no mitigation is required.	N/A	N/A

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Population and Housing (cont.) Project would not cumulatively exceed official regional or local populations, as it would result in a reduced population as compared to the previous Project. Because the Project site has already been approved for development, the proposed Project would not induce substantial population growth. Public Services <u>Fire Services</u> The previous Project Final SEIR determined that the previous Project, in combination with other projects occurring in the area, may result in a significant impact on the Riverside County Fire Department's ability to serve the area.				
	Less than significant with mitigation incorporated	<u>Mitigation Measures identified in Final SEIR No. 401</u> PUB-1 (page V.C-33, paragraph 7 of Final SEIR No. 401) The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs. PUB-2 (page V.C-33, paragraph 8 of Final SEIR No. 401) All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Wood shingles shall not be allowed for use within the Rancho Bella Vista Specific Plan area.	Riverside County Planning Department. Riverside County Building and Safety Department; Riverside County Fire Department.	Prior to final building inspection. Prior to the issuance of occupancy permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Public Services (cont.) <u>Fire Services (cont.)</u>	.	PUB-3 (page V.C-34, paragraph 1 of Final SEIR No. 401) A 6.8 million gallon water storage tank exists on the project site. This reservoir would accommodate adequate water supply for 1,000 gpm/two hour duration fire flow rate. Another water tank is proposed for construction on-site by the Eastern Municipal Water District at some future date. The size of this reservoir is yet to be determined. The pad is graded to accommodate an additional water tank of a size equal to or smaller than the existing water tank. PUB-4 (page V.C-34, paragraph 2 of Final SEIR No. 401) Fuel modification shall be achieved by establishing a minimum 100 foot zone consisting of four zones with a range of 50 to 100 percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection Vegetation Management Plan shall be submitted to the County Fire Department for review and approval. PUB-5 (page V.C-34, paragraph 3 of Final SEIR No. 401) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of	N/A Riverside County Planning Department; Riverside County Fire Department. Riverside County Fire Department.	N/A Prior to the approval of development plans adjacent to open space. Prior to the issuance of building permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Public Services (cont.)				
<u>Fire Services (cont.)</u>		Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by Riverside County Fire Department. Fire flows over 3000 gpm shall be for three hours duration.		
<u>Sheriff Services</u> The previous Project Final SEIR determined that the previous Project, in combination with other projects occurring in the area, may result in a significant impact on the Riverside County Sheriff Department's ability to serve the area.	Less than significant with mitigation incorporated.	<u>Mitigation Measures identified in Final SEIR No. 401</u> PUB-6 (page V.C-36, paragraph 5 of Final SEIR No. 401) The applicant will pay fees in accordance with the provisions of Ordinance No. 659 to off-set the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the rapid population growth in the region. PUB-7 (page V.C-36, paragraph 6 of Final SEIR No. 401) The project applicant will inform the Crime Prevention Unit of the Sheriffs Department of all new Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs. PUB-8 (page V.C-36, paragraph 7 of Final SEIR No. 401) Specific Plan Land Use Development Standard No. 21 includes a number of design concepts and crime prevention measures to be incorporated or considered during site and building layout designs.	Riverside County Planning Department. Riverside County Sheriff Department. Riverside County Planning Department.	Prior to final building inspection. Prior to the issuance of occupancy permits. Prior to the issuance of building permits.
<u>Schools</u> The previous Project Final SEIR determined that the previous Project would generate students in excess of	Less than significant with mitigation incorporated.	<u>Mitigation Measures identified in Final SEIR No 401</u> PUB-9 (page V.C-42, paragraph 2 of Final SEIR No. 401) The project applicant will adhere to the.	Riverside County Planning	Prior to final building inspection..

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Public Services (cont.) available capacity at elementary, middle, and high school levels. However, the provision of school on-site mitigated impacts to elementary and middle schools.		provisions of Riverside County Resolution No 94-131 whereby the developer will be required to execute a mitigation agreement with TVUSD prior to project approval. Potential adverse impacts to schools will be mitigated through compliance with the terms of the mitigation agreement executed by the developer and TVUSD.	Department; Temecula Valley Unified School District.	These measures have already been implemented during previous Phases of the Specific Plan
		PUB-10 (page V.C-42, paragraph 3 of Final SEIR No. 401) Acquisition of school sites shall occur in accordance with TVUSD policies in effect at the time of development, including but not limited to student generation factors.	Temecula Valley Unified School District.	
		PUB-11 (page V.C-42, paragraph 4 of Final SEIR No. 401) School sites shall meet the requirements of TVUSD in terms of size, location, access, and absence from environmental constraints. Initial determination of school siting and other district criteria for location within the RANCHO BELLA VISTA Specific Plan shall occur prior to tentative tract map approval.	Temecula Valley Unified School District.	
		PUB-12 (page V.C-42, paragraph 5 of Final SEIR No. 401) The school sites shall be delivered to TVUSD in at least a rough graded condition with utilities stubbed to the site. Any site improvements made by the developer shall be performed with financial recognition included in the site acquisition process.	Temecula Valley Unified School District.	

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Public Services (cont.)				
Libraries The previous Final SEIR identified a potentially significant impact to library services.	Less than significant with mitigation incorporated.	Mitigation Measures identified in Final SEIR No. 401 PUB-13 (page V.C-63, paragraph 3 of Final SEIR No. 401) The project shall be subject to the payment of mitigation fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be utilized by the County to provide additional library facilities.	Riverside County Planning Department.	Prior to final building inspection.
Recreation				
The proposed Project includes the construction of a 6-acre park. The Rancho Bella Vista Specific Plan includes two other park sites – one 6.2-acre active park (PA 13) that has already been constructed and a 27.5-acre passive park (PA 8). Based on the previous Project Final SEIR, the Valley-Wide Recreation and Park District and Quimby Act requirements would be met by the proposed parks within the Rancho Bella Vista Specific Plan. The previous Project Final SEIR determined that impacts associated with parks and recreation would be less than significant. No impact to recreational trails would occur as a result of the proposed Project.	Not significant.	Significant impacts associated with recreation would not occur; therefore, no mitigation is required.	N/A	N/A

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Transportation and Traffic For the Existing Plus Project traffic condition, all intersections would operate at an acceptable LOS, with the exception of four intersections. Impacts to the four intersections would be considered significant.	Less than significant with mitigation incorporated.	Mitigation Measures from Addendum No.1 to Final SEIR No 401 <i>The following measures were added by the Riverside County Transportation Department.</i> TRA-1 The Project Applicant shall be responsible for the following improvements: • <u>SR 79 Winchester Road/Thompson Road – modification of traffic signal for eastbound right turn overlap</u> • <u>SR 79 Winchester Road/Benton Road – modification of traffic signal for westbound right turn overlap</u> • <u>Pourroy Road/Auld Road – install traffic signal in the ultimate location per Ultimate Geometrics; improve intersection to include one left-turn and one through lane northbound; one shared left/through/right-turn lane southbound; one left-turn lane, one through lane, and one right-turn lane eastbound; and one left-turn lane and two through lanes westbound</u> • <u>Butterfield Stage Road/Pourroy Road – improve intersection to include one left-turn lane and one through lane northbound; one left-turn, one through lane, one right-turn lane southbound; one left-turn lane, one shared left-turn/through lane, and one right-turn lane eastbound; and one shared left-turn/through lane/right-turn lane westbound</u>	Riverside County Transportation Department.	Prior to the issuance of occupancy permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Transportation and Traffic (cont.)		- Project Access/Flint Ridge Way – improve intersection to provide one shared left turn/through/right-turn lane northbound, stop-controlled; one shared through-right turn lane eastbound; and one shared left-turn through lane westbound - Butterfield Stage Road/Project Access/Buena Ventura Road – Provide a signal and improve intersection to provide one left-turn lane and one through-lane northbound; one left-turn lane and one through lane southbound; one shared left-turn/through lane and one right-turn lane eastbound; and one shared left-turn/through lane and one right-turn lane westbound - Pourroy Road/Project Access (West) – improve intersection to provide one left-turn lane and two through lanes northbound; one left-turn lane and two through lanes southbound; one shared left-turn/right-turn lane eastbound; and one shared left-turn/through/right-turn lane westbound - Pourroy Road/Project Access (East) – improve intersection to provide two through lanes northbound, two through lanes southbound; and one right-turn lane eastbound		
For the Project Completion (Year 2017) with Cumulative Projects (without the Clinton Keith Road connection), fourteen study area intersections are projected to operate below LOS D during the peak hours.	Less than significant with mitigation incorporated.			

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Transportation and Traffic (cont.)		TRA-2 The Project Applicant shall be responsible for the construction of traffic signal(s) at the intersections of: - SR 79 Winchester Road/Thompson Road - modification of traffic signal for eastbound right turn overlap; improve intersection to provide one left-turn lane and two through lanes northbound; one left-turn lane, two through lanes and one right-turn lane southbound; one left-turn lane, one through lane, and one right-turn lane with overlap signal phasing eastbound; and one left-turn lane and one through lane westbound - SR 79 Winchester Road/Benton Road – modification of traffic signal for westbound right-turn overlap; improve intersection to provide two through lanes and one right-turn lane northbound; one left-turn lane and two through lanes southbound; and two left-turn lanes, one through lane, and one right-turn lane with overlap signal phasing westbound	Riverside County Transportation Department.	Prior to issuance of the 221 st building permit

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Transportation and Traffic (cont.)				
		TRA-3 (page V.C-23, paragraph 8 of Final SEIR No. 401) The project shall incorporate such traffic demand management programs as may be appropriate to comply with the goals of the Regional Mobility and Air Quality Management Plan. Prior to the issuance of any building permits, the project applicant shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans: • Caltrans, District 8; • The South Coast Air Quality Management District (SCAQMD); • The Riverside Transit Agency (RTA); and • The Riverside County Transportation Commission (RCTC). Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.	Riverside County Transportation Department	
Utilities and Service Systems				
<u>Solid Waste</u>	Less than significant with mitigation incorporated.	<u>Mitigation Measures identified in Final SEIR No. 401</u>		
The previous Project Final SEIR determined that the previous Project would result in the generation of approximately 7.8 tons		UTL-1 (page V.C-55, paragraph 8 of Final SEIR No. 401) The proposed permitted refuse hauler for the project site shall be advised of the efforts	Riverside County Planning Department.	Prior to the issuance of occupancy permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Utilities and Service Systems (cont.) (15,546 pounds) of solid waste per day for residential uses, with additional waste generated by the schools within the Specific Plan area. The proposed reduction of 22 units would result in a corresponding reduction in the expected waste stream of approximately 171 pounds per day The proposed Project would also result in a slight decrease in construction waste associated with the Project, due to the reduction in unit count.		the developer will be pursuing relating to recycling and waste reduction (i.e., curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-688. The use of such facilities will be encouraged by the developer through information (e.g., location, materials accepted, etc.) provided in sales literature. UTL-2 (page V.C-55, paragraph 9 of Final SEIR No. 401) The developer shall pursue and implement any available source reduction programs for the disposal of construction materials to the satisfaction of the County of Riverside Planning Department.	Riverside County Planning Department.	Prior to the issuance of grading permits.
		UTL-3 (page V.C-55, paragraphs 10-11, and page V.C-56, paragraphs 1-5 of Final SEIR No. 401) The developer shall participate in any established County-wide program to reduce solid waste generation. The elements of this program may include: • Developing and distributing brochures on residential recycling, residential source reduction, waste management issues, the importance of using recycled goods, and litter control. • Development of curriculum guides and kits in cooperation with the County and the Temecula Valley Unified School District. • Production of video programs which can be shown on local cable television stations in the project area.	Riverside County Planning Department.	Prior to the issuance of occupancy permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Utilities and Service Systems (cont.)				
		• Pursue an environmental labeling program at local grocery stores, liquor stores, etc. which would educate consumers in recycling of packaging and other consumer goods. • Pursue a recycled products awareness campaign which would commend businesses which use recycled products. This program could issue stickers to businesses that use recycled products to display in their windows. • Develop a library of media production on recycling and source reduction which can be borrowed by various citizen groups, agencies, and schools within the County.		

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Riverside County LMS
CONDITIONS OF APPROVAL

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SUBST CONFORMANCE - SP Case #: SP00184S4

Parcel: 964-080-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPSC - SPSC description

RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to make the following minor alterations to the SPECIFIC PLAN:

Substantial Conformance No. 4 to Specific Plan No. 184, Amendment No. 2 proposes to update data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise Planning Area 8 from a previous 28.3 acre Passive and Active Park to a 24.8 acre Biological Preserve (P.A. 8B) and a 3.5 acre Active Park (P.A. 8A), change lot sizes and percentages of lot sizes, update lot counts and project density, and update and add Figures.

10. EVERY. 2 SPSC - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in

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Riverside County LMS
CONDITIONS OF APPROVAL

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SUBST CONFORMANCE - SP Case #: SP00184S4

Parcel: 964-080-013

10. GENERAL CONDITIONS

10. EVERY. 2 SPSC - HOLD HARMLESS (cont.) RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 SPSC - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4 shall be henceforth defined as follows:

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No. 4 to Specific Plan No. 184, Amendment No. 2.

EIR = Addendum No. 1 to Subsequent Environmental Impact Report No. 401

BS GRADE DEPARTMENT

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 4

SP-NO GRADING & SUBDIVIDING

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1

SP#184 S4 - RANCHO BELLA VISTA

RECOMMND

All projects subject to Specific Plan#184 S4 (SP#184 S4) that are proposing plumbing shall be required to obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It shall be the responsibility of each project proponent to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

An Environmental Assessment Phase 1 Study (EA Phase 1 Study) shall be required for projects subject to SP#184 S4. For further information regarding the requirements for an EA Phase 1 study, please contact the Environmental Cleanups Program at (951) 955-8980.

Any proposed retention basin shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances. Reclaimed water shall be utilized for irrigation wherever practical to help reduce overall water demand on EMWD's potable water resources.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

SP184S4 - DO NOT OBJECT

RECOMMND

The District has reviewed this project and does not object to the proposal.

20. PRIOR TO A CERTAIN DATE

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

SP - SC DOCUMENT TO BE PREPAR

RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN. The final documents shall replace the SPECIFIC PLAN.

20.PLANNING. 4

SC - CONDITION MODIFIED

RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall delete condition 10.PLANNING.09 of the SPECIFIC PLAN (SP00184A2) and replace it with the following:

"The project shall comply with the following mitigation measures, pursuant to the October 5, 2011 review of the Airport Land Use Commission:

Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 SC - CONDITION MODIFIED (cont.)

RECOMMND

aircraft instrumentation.

Prior to issuance of building permits for any structure within the subdivision with an elevation at top of roof exceeding 1,392 feet above mean sea level, the permittee shall submit evidence to the County of Riverside Planning Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 28 feet in height.

The notice provided by the Riverside County Airport Land Use Commission shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.

Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature."

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - CULTURAL RESOURCES

RECOMMND

For any implementation projects under this substantial conformance, archaeological monitoring of mass or rough grading shall be required. As a result of previous cultural resources investigations, including resurvey report number PD-A-4730 prepared by Brian F. Smith and Associates, dated January 18, 2012, it has been demonstrated that the project area is sensitive for prehistoric Native American cultural resources.

Prior to the issuance of grading permits for any implementation project, the developer/permit holder shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - CULTURAL RESOURCES (cont.)

RECOMMND

retain and enter into a monitoring and mitigation service contract with a qualified County certified archaeologist for services. This archaeologist shall be known as the Project Archaeologist. The Project Archaeologist, as well as any required Tribal or special interest observer, shall be included in the pre-grade meetings to provide cultural sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest observers. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition, and similar activities. The Project Archaeologist shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow for the identification, evaluation, consultations, and potential recovery of cultural resources in coordination with any required tribal or special interest observers.

The developer/permit holder shall submit a fully executed copy of the monitoring contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1) The Project Archaeologist is responsible for implementing CEQA-required mitigation using current standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.
- 2) The monitoring agreement shall not modify any approved condition of approval or mitigation measure.
- 3) Upon completion of monitoring for any implementation project, the Project Archaeologist shall submit to the County Archaeologist for review and acceptance a Phase IV Archaeology Monitoring Report pursuant to the County's current requirements.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - TRIBAL OBSERVER

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 any grading permits for mass or rough grading, the developer/permit holder shall enter into an agreement with the Temecula Band of Luiseno Mission Indians (Pechanga) for tribal observation services. This group shall be known as the Tribal Observer for this project. The agreement shall address the protocols for consultation, treatment, and ultimate disposition of any Native American cultural resources including repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer shall be allowed on-site when archaeological monitoring is occurring which may include during clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition, and similar activities. The Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities in coordination with the Project Archaeologist, to allow for tribal consultation in the event that cultural resources associated with Native Americans are uncovered. The developer/permit holder shall submit a copy of the fully executed tribal observation agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTES:

- 1)The Project Archaeologist is responsible for implementing CEQA-required mitigation using current standard professional practices for cultural resources archaeology, and shall consult with the County, tribal observer, and developer/permit holder throughout the process.
- 2)Tribal observation does not replace any required cultural resources archaeology monitoring by the Project Archaeologist but rather serves to facilitate tribal consultation for tribal interests only.
- 3)The tribal observer agreement shall not modify any approved condition of approval or mitigation measure.
- 4)The developer/permit holder shall contact the Planning

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - TRIBAL OBSERVER (cont.)

RECOMMND

Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been promulgated. The developer/permit holder shall demonstrate a reasonable good-faith effort to secure the tribal observation agreement.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department to ensure full documentation of all recovered cultural materials in the Phase IV Archaeological Monitoring Report. Should curation be preferred, the developer/permit holder shall be responsible for all curation costs.

30.PLANNING. 3 SP - CULTURAL RESOURCES REPORT

RECOMMND

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

Prior to final inspection of the first building permit, the Project Archaeologist to submit two (2) copies of the Phase IV Cultural Resources Monitoring Report to the County Archaeologist for review and acceptance. These reports shall comply with the current standards for such reports. The report shall include evidence of the required cultural sensitivity training held during the pre-grade meetings, including tribal observer participation, held for construction staff. The Planning Department shall review the report to determine adequate mitigation compliance reporting. Provided the report is adequate, the Planning Department shall clear this condition.

30.PLANNING. 4 SP - PALEO PRIMP & MONITOR

RECOMMND

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

"This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

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

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

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

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

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

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

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

8.Procedures and protocol for collecting and processing of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

samples and specimens.

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

30.PLANNING. 5 SP - PALEO MONITORING REPORT RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - PALEO MONITORING REPORT (cont.)

RECOMMND

on the implementing project:

"PRIOR TO GRADING FINAL:

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

30.PLANNING. 6 SP - ECS PALEO

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:

"An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ECS PALEO (cont.)

RECOMMND

inspection. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution."

30.PLANNING. 7 SP - GEO02283

RECOMMND

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

"County Geologic Report (GEO) No. 2283, submitted for this project (TR36376), was prepared by GeoSoils, Inc and is entitled: "100-Scale Grading Plan Review and Updated Seismic and Foundation Design parameters, Tract 36376 (Formerly Tentative Tract 31804), Rancho Bella Vista, Murrieta Hot Springs Area, Riverside County, California", dated October 20, 2011. This report was submitted as an update to the formerly approved GEO01554 prepared for TR31804.

GEO02283 concluded the conclusions and recommendations contained in the previously prepared geotechnical reports referenced in Appendix A of the October 20, 2011 GeoSoils report (including the report submitted under GEO01554) remain pertinent and applicable to TR36376, unless specifically superseded in GEO02283 (GeoSoils October 20, 2011). Hence, the conclusions and recommendations contained within GEO01554 are reproduced below for convenience:

GEO No. 1554 concluded:

1.The site will experience ground motion and effects from earthquakes generated along active faults located offsite.

2.Active faults are not known to exist within the project site.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7

SP - GEO02283 (cont.)

RECOMMND

3.The nearest active fault is the Wildomar segment of the Elsinore Fault Zone located about 9 kilometers southwest of the site.

4.The eastern extension of the potentially active Murrieta Hot Spring fault is located south of the project.

5.Liquefaction potential within bedrock materials on the site is considered to be extremely low.

6.There is liquefaction potential within alluvial materials on the site.

7.The potential for rockfall hazards on the site is considered to be minimal.

8.Proposed cut and fill slopes are considered to be stable as designed.

9.Area of anticipated blasting are located in the east and southeast portions of the site as delineated on Plate 1 Geotechnical Map in the above referenced report.

GEO No. 1554 recommended:

1.The alluvial material will need to be removed and recompacted as part of the site grading operations.

2.The project geologist should inspect all cut slopes during site grading operations.
Specific findings under GEO02283, in addition to and or instead of those made in GEO01554, are as follows:

1.Due to the relatively shallow depth to bedrock, and proposed removals of all alluvium, the potential for liquefaction is very low.

2.Foundation design should be based on 2010 CBC and may include the need for post-tensioned foundations

GEO02283 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO02283 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - GEO02283 (cont.) (cont.)

RECOMMND

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.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP184S4/TS DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

SR-79 (NS) at Thompson Road (EW) (modification of traffic signal for eastbound right-turn overlap)

SR-79 (NS) at Benton Road (EW) (modification of traffic signal for westbound right-turn overlap)

Pourroy Road (NS) at Auld Road (EW)

Butterfield Stage Road (NS) at Project Access 2/Buena Ventura Road (EW) (design and construction of signal shall be per Ultimate Geometrics shown on Butterfield Stage Road exhibit prepared by Rick Engineering dated, December 13, 2011)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

30.TRANS. 2 SP - SP184S4/TS GEOMETRICS

RECOMMND

The intersection of Pourroy Road (NS) at Auld Road (EW) shall be improved to provide a traffic signal and the following geometrics:

Northbound: one left-turn lane, one through lane

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - SP184S4/TS GEOMETRICS (cont.)

RECOMMND

Westbound: one left-turn lane, two through lanes

The intersection of Butterfield Stage Road (NS) at Pourroy Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lanes, one right-turn lane

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

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

NOTE: The project proponent shall design and bond for the interim geometrics improvements prior to recordation of any phase of the map. The project proponent shall install the interim geometric improvements prior to recordation of the Phase 2 map. This improvement shall be coordinated with the County's improvement project B50675.

The intersection of Project Access (NS) at Flint Ridge Way (EW) shall be improved to provide the following geometrics:

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

Southbound: N/A

Eastbound: one shared through/right-turn lane

Westbound: one shared left-turn/through lane

The intersection of Butterfield Stage Road (NS) at Project Access/Buena Ventura Road (EW) shall be improved to provide a signal and the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

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

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

NOTE: This improvement shall be coordinated with the County's improvement project B50675.

The intersection of Pourroy Road (NS) at Project Access (West) (EW) shall be improved to provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP184S4/TS GEOMETRICS (cont.) (cont.) RECOMMND

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

The intersection of Pourroy Road (NS) at Project Access (East) (EW) shall be improved to provide the following geometrics:

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

or as approved by the Transportation Department.

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

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

30.TRANS. 3 SP - SP184S4/TS INSTALLATION 1 RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Pourroy Road (NS) at Auld Road (EW)
Butterfield Stage Road (NS) at Project Access 2/Buena Ventura Road (EW) (design and construction of signal shall be per Ultimate Geometrics shown on Butterfield Stage Road exhibit prepared by Rick Engineering dated December 13, 2011)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP184S4/TS INSTALLATION 1 (cont.) RECOMMND

requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

30.TRANS. 3 SP - SP184S4/TS INSTALLATION 2 RECOMMND

Prior to the issuance of the 221st building permit, the project proponent shall be responsible for the construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

SR-79 (NS) at Thompson Road (EW) (modification of traffic signal for eastbound right-turn overlap)

SR-79 (NS) at Benton Road (EW) (modification of traffic signal for westbound right-turn overlap)

The geometrics associated with the signal modifications of the signals above are as follows:

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

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes, one right-turn lane
Eastbound: one left-turn lane, one through lane, one right-turn lane with overlap signal phasing
Westbound: one left-turn lane, one through lane

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

Northbound: two through lanes, one right-turn lane
Southbound: one left-turn lane, two through lanes
Eastbound: N/A
Westbound: two left-turn lanes, one through lane, one right-turn lane with overlap signal phasing.

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TRACT MAP Tract #: TR36376

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule 'A' subdivision of 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet for open space, detention basin, sewer and drainage purposes and a 6.1 acre park all within Phase III of Specific Plan No. 184, Amendment No. 2, Planning Areas 1, 2, 4, 5, 6A, 6B and 6C. The proposed subdivision also includes a 12 foot wide multi-purpose trail easement that will run along the west side of Butterfield Stage Road.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding,

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36376 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-11) for Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012.

APPROVED EXHIBIT C = Floor Plans (Sheets 1-11) for Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012.

APPROVED EXHIBIT L = Preliminary Landscaping Plan (Sheets 1-13) for Tentative Tract Map No. 36376, Amended No. 2, dated April 3, 2012.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette, Landscape Concept Theory, Maintenance Authority Letter and Proposed Park Amenities (Sheets 1-55) for Tentative Tract Map No. 36376, Amended No. 2, dated April 3, 2012.

APPROVED EXHIBIT M = Preliminary Landscaping Maintenance Plan (Sheets 1-5) for Tentative Tract Map No. 36376, Amended No. 2, dated April 3, 2012.

APPROVED EXHIBIT P = Phasing Map for Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012.

APPROVED EXHIBIT W = Wall and Fence Plan (Sheets 1-5) for Tentative Tract Map No. 36376, Amended No. 2, dated April 3, 2012.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

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10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 MAP-NPDES INSP(MM HYD-1&-2) RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP-NPDES INSP(MM HYD-1&-2) (cont.)

RECOMMND

clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7

MAP - EROS CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

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10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

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10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 22 MAP - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -BUILD & SAFETY PLNCK RECOMMND

The applicant shall submit building plans for review, approval and permit issuance prior to the construction of any structures and/or buildings, or the placement of any equipment on the property.

All building plan submittals shall comply with current adopted California Building Codes and Riverside County Ordinances.

All building department plan submittal and fee requiremenmts shall apply.

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E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map#36376 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with EMWD as well as all other applicable agencies. Please note that any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 2 RETENTION BASINS-NO VECTORS RECOMMND

All proposed retention basins must be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 3 ENV CLEANUPS PROGRAM-COMMENTS RECOMMND

The Department of Toxic Substance Control and County of Riverside, Environmental Cleanups Program (ECP) shall be contacted immediately if previously unidentified contamination or the presence of naturally occurring hazardous substances are discovered at the site. Additional assessment, investigation, and/or cleanup may be required. For further information, please contact ECP at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each

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10.FIRE. 2 MAP-#16-HYDRANT/SPACING (cont.) RECOMMND

intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 4/09/12 RECOMMND

Tract Map No. 36376 is a proposal to subdivide 143 acres into 446 lot single residential family development. The site is located in the Santa Gertrudis Valley area on the southwest corner of Allen Road and Pourroy Road/Butterfield Stage Road. Related cases include Rancho Bella Vista Specific Plan (SP 184) and TR31804. TR31804 was previously reviewed for this project site and it appears this project replaces TR31804. This project is Planning Area (PA) 1, 2, 4, 5, and 6A-6C of SP184.

OFFSITE DRAINAGE ISSUES

Tucalota Creek bisects the center of the property traversing from east to west with a 100-year flowrate of approximately 5780 cubic feet per second (cfs). This creek also serves as the outlet for Lake Skinner, draining several-square-mile watershed. During major flood events, the creek can be expected to crest for a long period of time due to the damping effect of the reservoir. The developer proposes to avoid encroaching into the creek and leave it as open space with no maintenance and/or clearing of growth expected. Existing and proposed condition floodplain studies were analyzed in the "Hydraulic Analysis for Butterfield Stage Road Bridge Crossing Tucalota Creek at Rancho Bella Vista - Phase 3 Tract 36376", dated October 19, 2011. This floodplain delineation serves to determine impacts to adjacent property as a result of the project and to determine limits of encroachment. The existing condition study, which defines the baseline limits of the before project floodplain limits, are based on the current condition (Manning's n values of 0.075 in Tucalota Creek and 0.045 on the overbanks). The proposed condition floodplain limits determined in the floodplain analysis are based on the long-term proposed condition with impacts after vegetation is established and not maintained (Manning's n value = 0.1). The existing and proposed conditions are adequate floodplain modeling for the tentative stage of development, and therefore, a more refined study shall be submitted at the plan check stage. The tract shall be designed to avoid encroachment into the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 4/09/12 (cont.)

RECOMMND

floodplain, based on a refined study to be provided at the improvement plan stage; thus manufactured fill slopes and lots shall be kept clear of the floodplain.

In addition, as part of the extension of Butterfield Stage Road through the project, a 128' wide bridge is proposed to be constructed over Tualota Creek. A bridge crossing is assumed in the above mentioned study, however, the ultimate bridge configuration (cross-sections or detailed information) and resulting encroachment into the floodplain has not been provided to the District. The impacts of the encroachment into the floodplain caused by the bridge on upstream properties shall be investigated at the improvement plan stage. Any increase to water surface elevation outside of the limits of the project would require permission from adjacent properties for such impact.

Additionally, offsite watercourses to the north and to the east impact the property. Currently the property receives runoff from approximately 340 acres to the north, concentrated from several watercourses and eventually confluenting into Tualota Creek. Tract Map 28695, a single family residential development to along the north boundary of this development, collects the bulk of these flows and has an approximate tributary area of 325 acres and a 100-year flowrate of approximately 510 cfs. This offsite flow would be collected and conveyed in an open space lot (Lot Y) and is discharged into Tualota Creek. Cross sections and normal depth calculations were submitted to the District for this open space to prove its conveyance capacity.

The tract's southeastern corner is also impacted by a watercourse draining 230 acres with a 100-year flowrate of 293 cfs. This watercourse travels along the tract's southern boundary in an open space lot (Lot AA) and converges with Tualota Creek.

ONSITE DRAINAGE ISSUES:

Under current conditions, flows from approximately 33 acres of onsite tributary area leave the property in twin watercourses draining to the west and eventually confluenting with Tualota Creek after traversing through adjacent property. The proposed condition collects the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 4/09/12 (cont.) (cont.) RECOMMND

majority of the onsite runoff and conveys it to a detention/water quality basin proposed at the southwest corner of the development shown on the exhibit as Lot B. Approximately 1.3 acres of the westerly slopes of the project (Lot D) drain to the west onto adjacent property. Thus, the approximate 40 acres (which includes flow that use to flow onto adjacent property) of the development drains westerly through Basin 2 (Lot B), outletting flows into Tualalota Creek at the property limits. Since this flow is directly discharged into Tualalota Creek, the District finds this proposal to be acceptable. Additionally, since Tualalota Creek is considered an adequate outlet and since the entire site drains into Tualalota Creek, the District will not require mitigation for increased runoff.

The majority of the site, including Butterfield Stage Road, drains to one of five (5) proposed detention/water quality basin prior to discharging directly to Tualalota Creek or one of the adjoining streams mentioned above. Tualalota Creek will not be maintained but access roads are proposed for maintenance of adjoining drainage facilities and basins. The basins shall be design to meet the District's embankment design requirements and the manufactured slope shall be outside the floodplain.

WATER QUALITY:

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, five (5) basins (including the park area) are proposed. The approximately 1.3 acres of westerly slopes area will incorporate site design and source control to mitigate water quality impacts from that area. Treatment control Best Management Practices (BMPs) will be required to offset the development's Hydrologic Conditions of Concern (HCOC) and water quality impacts. Basins shall be sized to address the sum of the two volumes. As shown, the water quality basins may not have enough volume to accommodate both water quality and HCOC volumes. The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. Additional volume may be required from the basin which will be addressed at the final improvement plan stage.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 4/09/12 (cont.) (cont.) RECOMMND

The applicant is advised that this project could be required to comply with the latest WQMP and Hydromodification Management Plan (HMP) provisions if the tract does not start grading or construction prior to the implementation of the latest Santa Margarita MS4 permit.

A viable maintenance mechanism for the basins will be required. Generally, this would mean a CSA, landscape district, or parks agency. Residential homeowner associations are discouraged.

This site is located within the bounds of the Santa Gertrudis Valley/Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

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10. GENERAL CONDITIONS

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 20 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP

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10.FLOOD RI. 20

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMA (MM CUL-4)

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - IF HUMAN REMA (MM CUL-4) (cont.) RECOMMND

project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 MAP - INADV ARCHAEO (MM CUL-3) RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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10.PLANNING. 2 MAP - INADV ARCHAEO (MM CUL-3) (cont.) RECOMMND

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 3 MAP - GEO02283 RECOMMND

County Geologic Report (GEO) No. 2283, submitted for this project (TR36376), was prepared by GeoSoils, Inc and is entitled: "100-Scale Grading Plan Review and Updated Seismic and Foundation Design parameters, Tract 36376 (Formerly Tentative Tract 31804), Rancho Bella Vista, Murrieta Hot Springs Area, Riverside County, California", dated October 20, 2011. This report was submitted as an update to the formerly approved GEO01554 prepared for TR31804.

GEO02283 concluded the conclusions and recommendations contained in the previously prepared geotechnical reports referenced in Appendix A of the October 20, 2011 GeoSoils report (including the report submitted under GEO01554) remain pertinent and applicable to TR36376, unless specifically superseded in GEO02283 (GeoSoils October 20, 2011). Hence, the conclusions and recommendations contained within GEO01554 are reproduced below for convenience:

GEO No. 1554 concluded:

1.The site will experience ground motion and effects from earthquakes generated along active faults located offsite.

2.Active faults are not known to exist within the project site.

3.The nearest active fault is the Wildomar segment of the Elsinore Fault Zone located about 9 kilometers southwest of

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10.PLANNING. 3 MAP - GEO02283 (cont.)

RECOMMND

the site.

4.The eastern extension of the potentially active Murrieta Hot Spring fault is located south of the project.

5.Liquefaction potential within bedrock materials on the site is considered to be extremely low.

6.There is liquefaction potential within alluvial materials on the site.

7.The potential for rockfall hazards on the site is considered to be minimal.

8.Proposed cut and fill slopes are considered to be stable as designed.

9.Area of anticipated blasting are located in the east and southeast portions of the site as delineated on Plate 1 Geotechnical Map in the above referenced report.

GEO No. 1554 recommended:

1.The alluvial material will need to be removed and recompacted as part of the site grading operations.

2.The project geologist should inspect all cut slopes during site grading operations.

Specific findings under GEO02283, in addition to and or instead of those made in GEO01554, are as follows:

1.Due to the relatively shallow depth to bedrock, and proposed removals of all alluvium, the potential for liquefaction is very low.

2.Foundation design should be based on 2010 CBC and may include the need for post-tensioned foundations

GEO02283 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO02283 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters

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10.PLANNING. 3 MAP - GEO02283 (cont.) (cont.) RECOMMND

will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 MAP - LANDSCAPE REQUIREMENTS RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 6 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other

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10.PLANNING. 6 MAP - FEES FOR REVIEW (cont.) RECOMMND

appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 9 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone (SP00184).
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet if adjacent to the Tualota Creek, a park, a school site, or an open space area designated in Specific Plan No. 184A2. Otherwise, the rear yard setback is 15 feet for Planning Areas 1 and 5, and 20 feet for Planning Area 2.
- f. The minimum average width of each lot is 45 feet for Planning Areas 1 and 5, and 60 feet for Planning Area 2.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 4,500 square feet for Planning Areas 1 and 5, and 6,000 square feet for Planning Area 2.
- i. No more than 60% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

CHIMNEYS AND FIREPLACES SHALL BE ALLOWED TO ENCROACH INTO SIDE YARDS A MAXIMUM OF TWO FEET (2') EXCEPT AS ALLOWED BY

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

SECTION 18.19. OF ORDINANCE NO. 348, THERE SHALL BE NO
ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 10 MAP - NPDES COMPLIANCE (1) RECOMMND

Since the project will disturb one (1) acre or more, the
land divider/permit holder shall comply with all of the
applicable requirements of the National Pollution Discharge
Elimination System (NPDES) and shall conform to NPDES Best
Management Practices for Stormwater Pollution Prevention
Plans during the life of this permit.

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land
division/development are permitted, other than those
allowed under Ordinance No. 679.4. Violation of this
condition of approval may result in no further permits of
any type being issued for this subdivision until the
unpermitted signage is removed.

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy
or prior to building permit final inspection, the applicant
shall comply with the provisions of Riverside County
Ordinance No. 659, which requires the payment of the
appropriate fee set forth in the Ordinance. Riverside
County Ordinance No. 659 has been established to set forth
policies, regulations and fees related to the funding and
construction of facilities necessary to address the direct
and cumulative environmental effects generated by new
development projects described and defined in this
Ordinance, and it establishes the authorized uses of the
fees collected.

The fee shall be paid for each residential unit to be
constructed within this land division. In the event
Riverside County Ordinance No. 659 is rescinded, this
condition will no longer be applicable. However, should
Riverside County Ordinance No. 659 be rescinded and
superseded by a subsequent mitigation fee ordinance,
payment of the appropriate fee set forth in that ordinance
shall be required.

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15

MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of development which shall be in substantial conformance with APPROVED EXHIBITS B and C.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan and shall be in substantial conformance with APPROVED EXHIBITS B and C.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases and shall be in substantial

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

conformance with APPROVED EXHIBITS L, L-1 and M.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation and Planning Departments which shall be in substantial conformance with APPROVED EXHIBITS L, L-1 and M.

5. Each phase shall have a separate wall and fencing plan and shall be in substantial conformance with APPROVED EXHIBIT W.

6. Entry monument plan which shall be in substantial conformance with APPROVED EXHIBITS L and L-1 and with SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to the design standards and guidelines of Substantial Conformance No. 4 to Specific Plan No. 184, Amendment No. 2 and the Countywide Design Guidelines adopted January 13, 2004.

10.PLANNING. 17 MAP - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 18 MAP - ALUC LIGHTING (MM HAZ-1) RECOMMND

Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

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10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - ALUC USES (MM HAZ-2)

RECOMMND

The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

10.PLANNING. 20

MAP - ALUC NOTICE (MM HAZ-4)

RECOMMND

The notice provided by the Riverside County Airport Land Use Commission shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.

10.PLANNING. 21

MAP - ALUC LANDSCAP (MM HAZ-5)

RECOMMND

Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - TS/CONDITIONS

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 3

MAP - TS/CONDITIONS (cont.)

RECOMMND

I-215 Southbound Ramps (NS) at:
Murrieta Hot Springs Road (EW)

I-215 Northbound Ramps (NS) at:
Murrieta Hot Springs Road (EW)

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

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

SR-79 (NS) at:
Scott Road (EW)
Thompson Road (EW)
Benton Road (EW)
Auld Road (EW)
La Alba Drive (EW)
Hunter Road (EW)
Robert Trent Jones Parkway (EW)
Murrieta Hot Springs Road (EW)
Nicolas Road (EW)
Margarita Road (EW)

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

Sky Canyon Drive (NS) at:
Murrieta Hot Springs Road (EW)

Town View Avenue (NS) at:
Murrieta Hot Springs Road (EW)

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

Project Access (NS) at:
Flint Ridge (EW)

Pourroy Road (South) (NS) at:
Auld Road (EW)
Project Access/Buena Ventura Road (EW)
Project Access (West) (EW)
Project Access (East) (EW)
Promontory Parkway (EW)
Murrieta Hot Springs Road (EW)

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10.TRANS. 3 MAP - TS/CONDITIONS (cont.) (cont.) RECOMMND

Pourroy Road (North) (NS) at:
Auld Road (EW)

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

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from
damages caused by alteration of the drainage patterns,
i.e., concentration or diversion of flow. Protection shall
be provided by constructing adequate drainage facilities
including enlarging existing facilities and/or by securing
a drainage easement. All drainage easements shall be shown
on the final map and noted as follows: "Drainage Easement
- no building, obstructions, or encroachments by landfills
are allowed". The protection shall be as approved by the
Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all
off-site drainage flowing onto or through the site. In the
event the Transportation Department permits the use of
streets for drainage purposes, the provisions of Article XI
of Ordinance No. 460 will apply. Should the quantities
exceed the street capacity or the use of streets be
prohibited for drainage purposes, the subdivider shall
provide adequate drainage facilities and/or appropriate
easements as approved by the Transportation Department.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this
project, said applicant shall provide off-site access roads
to County maintained roads as approved by the
Transportation Department.

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10. GENERAL CONDITIONS

10.TRANS. 7

MAP- TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 8

MAP-IMP CREDIT/REIMBURSEMENT

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS (cont.) RECOMMND

approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - HCP COMPLIANCE RECOMMND

Prior to map recordation the applicant shall provide documentation that all conservation and mitigation requirements related to the Rancho Bella Vista Habitat Conservation Plan have been met, and approved by the wildlife agencies.

50.EPD. 2 MAP - MITIGATION BONDING RECOMMND

Prior to map recordation, the applicant shall provide documentation that the appropriate bonds are in place for all biological restoration, including the restoration of Pourroy Road.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER
CONSERVATION AGENCY.

50.FIRE. 2 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP PERMISSION FOR WS RISE RECOMMND

Any increase to water surface elevation outside of the limits of the project would require permission from adjacent properties for such impact.

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP (cont.) RECOMMND

stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8 MAP AD 161 RECOMMND

It should be noted that this project is located within the limits for the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board. It should also be noted that the project is located

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP AD 161 (cont.) RECOMMND

within the limits of the Assessment District (AD) 161, and as such, is subjected to special taxes levied by this District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section v.d. of the "Rules and Regulations for Administration of Area Drainage Plans", all such properties are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

However, to be exempt the applicant shall provide the District with a letter from the AD stating that the project is within the AD boundaries and is exempt from that portion of the ADP fee.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

50.FLOOD RI. 11 MAP SHOW FLOODPLAIN ECS RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet.

A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP FLOODPLAIN ANALYSIS RECOMMND

A floodplain analysis, based on the long-term proposed condition with impacts (Manning's n value = 0.1), shall be submitted to the District for review and approval. The tract shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.

50.FLOOD RI. 13 MAP ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS PALEO RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection."

50.PLANNING. 2 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

The following Environmental Constraints note shall be placed on the ECS:

"A County Archaeological Report was prepared for the Rancho

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50.PLANNING. 2 MAP- ECS NOTE ARCHAEOLOGICAL (cont.) RECOMMND

Bella Vista Specific Plan No. 184 and archaeological resurvey number PD-A-4730, conducted by Brian F. Smith and Associates, dated January 18, 2012, which are on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions (archaeological monitoring) based on the results of these reports, and potential feature relocations as a result of tribal consultation."

50.PLANNING. 3 MAP- LC LNDSCP COMMON AREA MA RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

50.PLANNING. 4 MAP- LANDSCAPE COMMON AREA RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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50.PLANNING. 4

MAP- LANDSCAPE COMMON AREA (cont.)

RECOMMND

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

50.PLANNING. 5

MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 6

MAP - FINAL MAP PREPARER

RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 7

MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

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50.PLANNING. 7 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All residential lots on the FINAL MAP shall have a minimum lot size of 4,500 square feet net for Planning Areas 1 and 5, and 6,000 square feet net for Planning Area 2.

C. All residential lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan (SP00184S4).

D. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

E. The common open space areas shall be shown as numbered lots on the FINAL MAP.

50.PLANNING. 8 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7770 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 10 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Park District.

50.PLANNING. 11 MAP - REC/PARK DIST CLEARANCE RECOMMND

A clearance letter from the Valley-Wide Recreation and Park District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated February 6, 2012.

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50.PLANNING. 12 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and Park District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a 12 foot (12') wide multi-purpose trail along the west side of Butterfield Stage Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 14 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a 12 foot (12') wide multi-purpose trail along the west side of Butterfield Stage Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the multi-purpose trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 16 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 17 MAP - ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:

"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____."

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50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 27 MAP - ECS NOTE DAM INUNDATION RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of Skinner Reservoir which is part of the domestic water distribution system for Southern California. The dam that creates the reservoir area is an earthen embankment and as a part of the construction of dams within California, an inundation map has been prepared in the event of failure of the dam. This map indicates that within approximately five (5) minutes, the floodway from this type of catastrophic dam failure would reach the project limits. Additionally, seiche hazards exist originating from Lake Skinner Reservoir and it is likely that any seiche flood water would fall within the limits of inundation from a dam failure. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

This condition implements Condition Of Approval No. 30.PLANNING.06 of the SPECIFIC PLAN (SP00184A2).

50.PLANNING. 28 MAP - ECS NOTE AIRPORT RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the French Valley Airport maintained operations to the west of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to

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50.PLANNING. 28 MAP - ECS NOTE AIRPORT (cont.) RECOMMND

or from the French Valley Airport."

50.PLANNING. 30 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 16-39, 66-72, 77-82, 180, 226-239, 246-261, 277-282, 326-337, 406, 407, 437, 438, BB, K, N, O, T, X and Z, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 31 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of

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50.PLANNING. 31 MAP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 32 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 36 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser

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50.PLANNING. 36

MAP - CC&R RES POA COM. AREA (cont.)

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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 the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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 owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE Map, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department 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

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50.PLANNING. 36 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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 the 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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 37 MAP - COMMON AREA MAINTENANCE RECOMMND

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.

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.

The maintenance organization shall be established prior to

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50.PLANNING. 37 MAP - COMMON AREA MAINTENANCE (cont.) RECOMMND

or concurrent with the recordation of the first land division, or issuance of any building permit for any approved development permit (use permit, plot plan, etc.).

This condition implements Condition Of Approval No. 30.PLANNING.14 of the SPECIFIC PLAN (SP00184A2).

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN (MM TRA-1) RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- SR-79 (NS) at Thompson Road (EW) (modification of traffic signal for eastbound right-turn overlap)
- SR-79 (NS) at Benton Road (EW) (modification of traffic signal for westbound right-turn overlap)
- Pourroy Road (NS) at Auld Road (EW)
- Butterfield Stage Road (NS) at Project Access 2/Buena Ventura Road (EW) (design and construction of signal shall be per Ultimate Geometrics shown on Butterfield Stage Road exhibit prepared by Rick Engineering dated, December 13, 2011)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 2 MAP - TS/GEOMETRICS (MM TRA-1) RECOMMND

The intersection of Pourroy Road (NS) at Auld Road (EW) shall be improved to provide a traffic signal and the following geometrics:

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

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50.TRANS. 2

MAP - TS/GEOMETRICS (MM TRA-1) (cont.)

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

The intersection of Butterfield Stage Road (NS) at Pourroy Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lanes, one right-turn lane
Eastbound: one left-turn lane, one share left-turn/through lane, one right-turn lane
Westbound: one shared left-turn/through/right-turn lane

NOTE: The project proponent shall design and bond for the interim geometrics improvements prior to recordation of any phase of the map. The project proponent shall install the interim geometric improvements prior to recordation of the Phase 2 map. This improvement shall be coordinated with the County's improvement project B50675.

The intersection of Project Access (NS) at Flint Ridge Way (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane - stop controlled
Southbound: N/A
Eastbound: one shared through/right-turn lane
Westbound: one shared left-turn/through lane

The intersection of Butterfield Stage Road (NS) at Project Access/Buena Ventura Road (EW) shall be improved to provide a signal and the following geometrics:

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

NOTE: This improvement shall be coordinated with the County's improvement project B50675.

The intersection of Pourroy Road (NS) at Project Access (West) (EW) shall be improved to provide the following geometrics:

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50.TRANS. 2 MAP - TS/GEOMETRICS (MM TRA-1) (cont.) (cont.RECOMMND

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

The intersection of Pourroy Road (NS) at Project Access
(East) (EW) shall be improved to provide the following
geometrics:

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

or as approved by the Transportation Department.

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

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

50.TRANS. 3 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity
or subsidiary, not relocated or eliminated prior to final
map approval, shall be delineated on the final map in
addition to having the name of the easement holder, and
the nature of their interests, shown on the map.

50.TRANS. 4 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Butterfield Stage Road
and Pourroy Road and so noted on the final map.

50.TRANS. 5 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project.
The applicant shall be responsible for any additional
paving and/or striping removal caused by the striping plan.
Traffic signing and striping shall be performed by County
forces with all incurred costs borne by the applicant,

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50.TRANS. 5 MAP - STRIPING PLAN (cont.) RECOMMND

unless otherwise approved by the County Traffic Engineer.

50.TRANS. 6 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 7 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Capital Improvement Project B50675. Please contact Plan Check Section at (951) 955-6527.

50.TRANS. 8 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 9 MAP - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority standards for proposed bus turnout.

50.TRANS. 10 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 11 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 12 MAP - LIGHTING PLAN RECOMMND

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in

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50.TRANS. 12 MAP - LIGHTING PLAN (cont.) RECOMMND

Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 13 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Butterfield Stage Road, Pourroy Road, entry street "A", and entry street "W".
- (2) Streetlights.
- (3) Bridge lights.
- (4) Traffic signals per 90.TRANS.1 condition.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.

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50.TRANS. 13 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 14 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 15 MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within Butterfield Stage Road, Pourroy Road, entry street "A", and entry street "W".

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 16 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for

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50.TRANS. 16 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 17 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 18 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 19 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 20 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 21 MAP - DEDICATION RECOMMND

Butterfield Stage Road along project boundary from Pourroy Road to Buena Ventura Road is designated as an Arterial Highway and shall be improved with 42' to 45' half-width AC

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50.TRANS. 21

MAP - DEDICATION (cont.)

RECOMMND

pavement, 8" concrete curb and gutter, 8" raised curbed median as determined by the Director of Transportation within the 117'-131' full-width dedicated right-of-way in accordance with County Standard No. 92, page (1 of 2) and (2 of 2). (42'-45' AC pavement/117'-131' right-of-way) (Modified for reduced half-width improvements from 43'-55' to 42'-45' and reduced full-width right-of-way from 128'-141' to 117'-131'.)

NOTE:

1. A 5' sidewalk shall be constructed within the 21' parkway.

2. Cash-in-lieu of construction of half of the 8" raised curb landscaped median (from Buena Ventura Road to the southerly project boundary) shall be paid as directed by the Director of Transportation.

3. Prior to recordation of Phase I of TR36376 map, the Developer shall submit:

a. The design of Butterfield Stage Road and Tucolata Creek Bridge improvements (along the project boundary) to the Transportation Department.

b. Bond shall be in place for the cost of the construction of the half-width Butterfield Stage Road, and full-width of Tucolata Creek Bridge.

c. The design shall be coordinated with County improvement project number B50675.

4. Prior to recordation of Phase II, Butterfield Stage Road along tract boundary from Pourroy Road to Buena Ventura Road shall be improved and opened for the public's use.

5. The existing right-of-way of Pourroy Road shall NOT be vacated until such time as the new Pourroy Road and Butterfield Stage Road are constructed and opened for the public's use.

Butterfield Stage Road along project boundary from Pourroy Road to southerly project boundary is designated as an Arterial Highway and shall be improved with 43' half-width

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50.TRANS. 21

MAP - DEDICATION (cont.) (cont.)

RECOMMND

AC pavement, 8" concrete curb and gutter, 8" raised curbed median as directed by the Director of Transportation as shown on Amended Exhibit No. 2 dated January 30, 2012 within the 64' to 128' dedicated right-of-way in accordance with County Standard No. 92(43' half-width AC pavement/64'-128' right-of-way).

NOTE:

1. A 5' sidewalk shall be constructed within the 21' parkway(on project side).

2. The improvements of this condition shall be constructed by the County's Transportation Improvement Project: B50675.

Prior to the recordation of Phase II, Butterfield Stage Road bridge section over Tucolata Creek is designated as an Arterial Highway and shall be improved with 94' full-width AC pavement or as determined by the Director of Transportation, 8" concrete curb and gutter, 4' wide painted median within the 128'full-width dedicated right-of-way in accordance with County Standard No. 117, Ordinance 461, (94'/128'). (Modified for reduced improvement from 106' to 94'.)

NOTE:

1. A 10' sidewalk on west side of the centerline of the bridge and an 8' sidewalk on the east side of the centerline shall be constructed as shown on exhibit dated January 25, 2012 and/or as approved by the Director of Transportation.

2.The design of the bridge shall provide provisions for the installation of a future raised median.

3. Prior to advertisement of the Butterfield Stage Road bridge improvement project, the project proponent shall enter into an agreement with the County for reimbursement of half the bridge improvement. The project proponent shall comply with the provisions of 60.TRANS.1 to process the reimbursement of the bridge.

Street "W" (Entry Street) designated as a public Entry Street shall be improved with 46' full-width AC pavement and 6" concrete

Curb and gutter within the 76 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (46'/76') (Modified for increased improvements

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50.TRANS. 21 MAP - DEDICATION (cont.) (cont.) (cont.) RECOMMND

from 44' to 46' AC pavement and increased right-of-way from 74' to 76'.)

NOTE:

1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.

2. A 6' landscaped entry media shall be constructed at the centerline of the street.

3. The nose of median shall be 35' radial from the flow line.

Street "B" (from project boundary to street "C") is designated as a public local street and shall be improved with 40 foot full-width AC pavement, 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60') (Modified for sidewalk to be constructed adjacent to curb line to match up existing improvement on Westridge Drive.)

NOTE: A 5' sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

Street "W" (from street "Y" to street "V") along project boundary is designated as a public local street and shall be improved with 40 foot full-width AC pavement, 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

NOTE: A 5' sidewalk shall be constructed adjacent to right-of-way line within the 10' parkway.

All other interior streets are designated as a public local street and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

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50.TRANS. 21 MAP - DEDICATION (cont.) (cont.) (cont.) (conRECOMMND

NOTE: A 5' sidewalk shall be constructed adjacent to right-of-way line within the 10' parkway.

50.TRANS. 22 MAP - EXISTING MAINTAINED RECOMMND

Pourroy Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 64 foot full-width AC pavement, 8" concrete curb and gutter, 4 foot of 8" raised curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 88' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (64'/88') (Modified for construction of 4' wide raised curbed landscaped median.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 12' parkway.

2. A 4' wide and 8" raised curb landscaped median (from Butterfield Stage Road to street "W") shall be constructed at the centerline of the street and as directed by the Director of Transportation.
3. A bus turnout shall be constructed per Riverside Transit Authority recommendation and County Standard No. 814, Ordinance 461.
4. Driveways shall be constructed in accordance with County Standard No. 207A.
5. Prior to recordation of Phase II of TR36376 Pourroy Road along tract boundary shall be improved and opened for public use.

50.TRANS. 23 MAP - R-O-W DEDICAITON RECOMMND

Sufficient public street right-of-way along Butterfield Stage Road (project boundary of TR36376) shall be conveyed for public use to provide a 117' to 131 foot full-width dedicated right-of-way per County Standard No. 92, Ordinance 461. (Page 1 of 2 and 2 of 2), (Modified for reduced right-of-way from 128'-141' to 117'-131'.) Sufficient public street right-of-way along new Pourroy Road (project boundary of TR36376) shall be conveyed for

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50.TRANS. 23 MAP - R-O-W DEDICAITON (cont.)

RECOMMND

public use to provide a 88 foot full-width dedicated right-of-way per County Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 100' to 88'.)

Note: The existing right-of-way of Pourroy Road (along Phase I) shall NOT be vacated until such time the new Pourroy Road and Butterfield Stage Road are constructed and opened for the public use. At that time the Developer shall file a vacation application to the County Survey Division.

50.TRANS. 24 MAP- VACATION

RECOMMND

The existing right-of-way of Pourroy Road (along Phase I) shall NOT be vacated until such time the new Pourroy Road and Butterfield Stage Road are constructed and opened for public use. At that time, the Developer shall file a vacation application to the County Survey Division.

50.TRANS. 25 MAP-PRIMARY/SECONDARY ACCESS

RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way for any phase to provide for two paved access roads to a paved and maintained road.

Said access roads shall be constructed with 32' AC pavement, minimum, within a 60' dedicated right-of-way to provide for a primary and secondary access circulation as required by Ordinance 460, Section 3.2I.

50.TRANS. 26 MAP - BONDING FOR PARK

RECOMMND

Prior to map recordation, the project proponent shall bond for the Active Park proposed in Planning Area 4 as detailed in the Specific Plan document (SP00184S4). The bonding shall be for 120% of the estimated costs based on preliminary design plans approved by Valley-Wide Recreation & Park District and the Transportation Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

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60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific

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60.BS GRADE. 11 MAP - APPROVED WQMP (cont.) RECOMMND

Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

EPD DEPARTMENT

60.EPD. 1 MAP - MITIGATION BONDING RECOMMND

Prior to the issuance of a grading permit, the applicant shall provide documentation that the appropriate bonds are in place for all biological restoration, including the restoration of Pourroy Road.

60.EPD. 2 MAP - HCP COMPLIANCE RECOMMND

Prior to the issuance of a grading permit the applicant shall provide documentation that all conservation and mitigation requirements related to the Rancho Bella Vista Habitat Conservation Plan have been met, and approved by the wildlife agencies.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall

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60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7 MAP AD 161 RECOMMND

It should be noted that this project is located within the limits for the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board. It should also be noted that the project is located within the limits of the Assessment District (AD) 161, and as such, is subjected to special taxes levied by this District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section v.d. of the "Rules and

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60.FLOOD RI. 7 MAP AD 161 (cont.)

RECOMMND

Regulations for Administration of Area Drainage Plans", all such properties are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

However, to be exempt the applicant shall provide the District with a letter from the AD stating that the project is within the AD boundaries and is exempt from that portion of the ADP fee.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 9 MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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60.FLOOD RI. 9 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

60.FLOOD RI. 10 MAP FLOODPLAIN ANALYSIS RECOMMND

A floodplain analysis, based on the long-term proposed condition with impacts (Manning's n value = 0.1), shall be submitted to the District for review and approval. The tract shall be designed to avoid encroachment into the floodplain, thus manufactured fill slopes and lots shall be kept clear of the floodplain.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP M (MM PAL-1) RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading

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60.PLANNING. 1 MAP - PALEO PRIMP M (MM PAL-1) (cont.) RECOMMND

operations.

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

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

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

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

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

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

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

All reports shall be signed by the project paleontologist

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60.PLANNING. 1 MAP - PALEO PRIMP M (MM PAL-1) (cont.) (cont.RECOMMND

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

60.PLANNING. 2 MAP - CULTURAL RES (MM CUL-1) RECOMMND

As a result of previous cultural resources studies prepared for SP 184, and resurvey report number PD-A-4730 prepared by Brian F. Smith and Associates dated January 18, 2012, it has been determined that the project area is sensitive for prehistoric Native American cultural resources. Therefore, archaeological monitoring is required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist, as well as the Tribal Observer, shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and and required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate consultation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

The developer/permit holder shall submit a fully executed

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60.PLANNING. 2 MAP - CULTURAL RES (MM CUL-1) (cont.) RECOMMND

copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing CEQA-required mitigation using current standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

2)This agreement shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 4 MAP - TRIBAL MONITO (MM CUL-2) RECOMMND

As a result of communications from the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians, tribal monitoring of rough/mass grading, trenching, and similar construction earth-movement is requested due to known surface cultural deposits and archaeological sites, as well as the potential for prehistoric Native American archaeological subsurface deposits within the project boundaries.

Prior to the issuance of grading permits, the developer/permit holder shall enter into a cooperative agreement and retain a tribal observer designated by the Pechanga Band of Luiseno Mission Indians and Soboba Band of Luiseño Indians. These tribes shall be known as the Tribal Observer for this project. The agreement shall address the treatment and ultimate disposition of Native American cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer shall be allowed on-site when archaeological monitoring is occurring which may include clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., that are subject to archaeological monitoring. The Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities in coordination with the Project Archaeologist to allow for tribal

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60.PLANNING. 4

MAP - TRIBAL MONITO (MM CUL-2) (cont.)

RECOMMND

consultation in the event that cultural resources associated with Native Americans are uncovered.

The developer/permit holder shall submit a fully executed copy of the tribal observation agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Project Archaeologist is responsible for implementing CEQA-required mitigation using current standard professional practices for cultural resources archaeology, and shall consult with the County, tribal observer, and developer/permit holder throughout the process.

2) Tribal observation does not replace any required Cultural Resources archaeology monitoring by the Project Archaeologist but rather serves as a supplement for consultation and advisory purposes for Tribal interests only.

3) This agreement shall not modify any approved condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer/permit holder shall demonstrate a reasonable good-faith effort to secure the tribal observation agreement.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 6

MAP - TRAIL EASEMENT

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 328-335, 407, 437, BB, K, O, T, X and Z, as delineated on the TENTATIVE MAP. Said grading must conform to the trail

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60.PLANNING. 6 MAP - TRAIL EASEMENT (cont.)

RECOMMND

standards of the General Plan.

60.PLANNING. 16 MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 17 MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 19 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 143.1 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project

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60.PLANNING. 19 MAP - SKR FEE CONDITION (cont.) RECOMMND

acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 21 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 24 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7770 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 25 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 26 MAP - NPDES COMPLIANCE (2) RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of

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60.PLANNING. 26 MAP - NPDES COMPLIANCE (2) (cont.)

RECOMMND

Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 27 MAP- ARCHAEOLOGICAL SITES

RECOMMND

Prehistoric cultural milling features identified as sites CA-RIV-2938 Locus B and CA-RIV-2939 will be impacted by the proposed grading for this project. Because avoidance of these resources is not possible, as part of the grading plan, the milling features shall be relocated, if possible, during the construction grading of these sites. Prior to the start of grading, during the Pre-Construction meeting, the developer/permit holder, project archaeologist and Native American Observers shall discuss and agree on the protocol to attempt to relocate the milling features. The protocol for the relocation of the milling features shall follow, at a minimum, these steps:

1) The project archaeologist shall stake and flag the milling features prior to the issuance of the grading permit for the project. The location shall then be mapped by the project surveyor and marked clearly on the grading plan. Once the area has been staked, flagged, and mapped, the grading contractor, the Native American Observers, the County Archaeologist, the Project Archaeologist, and the project applicant/permit holder shall meet at the milling feature locations to discuss the most protective and least destructive means to accomplish the relocation of the milling features.

2) For the feature at CA-RIV-2938 Locus B, the milling feature shall be moved by the least destructive method possible to a location on or near Lot S or the open space area north of Lot S, depicted to scale on a CONFIDENTIAL version of approved Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012, Archaeological Exhibit. The Project Archaeologist shall accurately record the original compass orientation of the feature, and once relocated, the feature shall be returned to this orientation if possible (i.e., meaning that if returned to that location they will not be subject to additional future disturbances or that a second attempt to relocate the features will not destroy or adversely affect the features).

3) For the feature at CA-RIV-2939, there are two potential

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60.PLANNING. 27

MAP- ARCHAEOLOGICAL SITES (cont.)

RECOMMND

options available. Move the feature to a location safely away from any ground-disturbing activity required for the alignment of Butterfield Stage Road. Once grading has been completed in its entirety for Butterfield Stage Road the milling feature shall be moved a second time from its temporary position to a final relocation site that is as close as possible to its current original provenience in order to replicate this orientation as part of the second relocation of the feature. The second option available is to move the feature to an open space area which will not be subject to future disturbances. The final location that represents the best design option for the long term preservation of the feature shall be determined in concert with the grading contractor, the Native American Observers, the County archaeologist, the Project Archaeologist, and the applicant/permit holder.

4) The project archaeologist shall submit updated site forms to the Eastern Information Center at UC Riverside, the Pechanga Tribe, and to the County archaeologist to record the locations of the repositioned milling features.

5) Should the relocation efforts at either CA-RIV-2938 Locus B and/or CA-RIV-2939 fail to successfully relocate the milling features, the project archaeologist shall document the efforts employed to attempt the relocation in the final mitigation monitoring report for the project. In the event the features are damaged or destroyed during the relocation efforts, the Native American Observers, County Archaeologist, Project Archaeologist, and the applicant/permit holder shall discuss and agree upon the most appropriate, respectful, and reasonably cost effective method of accomplishing the disposition of the features. This disposition process may include, but is not limited to, reburial of the features in an agreed upon open space area that will not be subject to future earth-disturbing activities and where the features will be preserved in perpetuity.

TRANS DEPARTMENT

60.TRANS. 1

MAP-IMP CREDIT/REIMBURSEMENT

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for

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60.TRANS. 1 MAP-IMP CREDIT/REIMBURSEMENT (cont.) RECOMMND

fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP PERMISSION FOR WS RISE

RECOMMND

Any increase to water surface elevation outside of the limits of the project would require permission from adjacent properties for such impact.

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 MAP AD 161

RECOMMND

It should be noted that this project is located within the limits for the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board. It should also be noted that the project is located within the limits of the Assessment District (AD) 161, and as such, is subjected to special taxes levied by this District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section v.d. of the "Rules and Regulations for Administration of Area Drainage Plans", all such properties are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee.

However, to be exempt the applicant shall provide the District with a letter from the AD stating that the project is within the AD boundaries and is exempt from that portion of the ADP fee.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 MAP- LANDSCAPE PLOT PLAN

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

80.PLANNING. 2 MAP- LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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80.PLANNING. 2 MAP- LANDSCAPE SECURITIES (cont.) RECOMMND

NOTE:

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

80.PLANNING. 3 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 4 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibits B and C.

80.PLANNING. 6 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit B.

80.PLANNING. 7 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 8 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

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80.PLANNING. 8 MAP - CONFORM FINAL SITE PLAN (cont.) RECOMMND
Plan of Development.

80.PLANNING. 10 MAP - TRASH ENCLOSURES RECOMMND
Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 12 MAP - ACOUSTICAL STUDY RECOMMND
In accordance with the recommendations included in the letter, dated April 17, 2012 from the Department of Public Health Office of Industrial Hygiene, the land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer addressing the exterior and indoor noise impacts. The exterior unmitigated impact (second stories) for both Butterfield Stage Road and Promontory Parkway is approximately 75 Ldn and 69 Ldn respectively. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Butterfield Stage Road and Promontory Parkway. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 13 MAP - SCHOOL MITIGATION RECOMMND
Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with the provisions of a School Mitigation Agreement by and among the Temecula Valley Unified School District and Pacific Bay Homes dated December 6, 1996, and recorded on January 16, 1997 as Instrument Nos. 015261, 015262, and 015263. All school sites shall meet the requirements of the requirements of the district in terms of size, location, access, and absence from environmental constraint.

This condition implements Condition Of Approval No. 30.PLANNING.22 of the SPECIFIC PLAN (SP00184A2).

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80.PLANNING. 14 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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

The plot plan shall contain the following elements:

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

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

80.PLANNING. 17 MAP - MODEL HOME COMPLEX

RECOMMND

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

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80.PLANNING. 17

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

80.PLANNING. 18

MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

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80.PLANNING. 19

MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Guidelines and to Substantial Conformance No. 4 to Specific Plan No. 184, Amendment No. 2.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

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

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances

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80.PLANNING. 19

MAP - FINAL SITE PLAN (cont.)

RECOMMND

from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

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

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

80.PLANNING. 20

MAP - WALLS/FENCING PLANS

RECOMMND

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

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

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

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80.PLANNING. 20 MAP - WALLS/FENCING PLANS (cont.)

RECOMMND

Department.

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

E. Side yard gates are required on one side of the home and shall be constructed of vinyl, wrought iron or tubular steel. Side and rear yard fencing shall be vinyl, masonry, slump stone or other material of similar appearance, maintenance, and structural durability that is a minimum of five (5) feet in height. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability (Applicants shall provide specifications that shall be approved by the Planning Department).

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Wrought iron, tubular steel fence or combination of block wall and tempered glass panel sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, wrought iron, tubular steel fence or combination of block wall and tempered glass panel sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 21 MAP - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order

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80.PLANNING. 21 MAP - TITLE 24 BLD EFF STNDARD (cont.) RECOMMND

to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 22 MAP - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Planning Department verifying compliance with the conditions contained in their letter dated June 2, 2011, summarized as follows:

Prior to issuance of a building permit for EACH PHASE, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.PLANNING. 23 MAP - ALUC FAA (MM HAZ-3) RECOMMND

Prior to issuance of building permits for any structure within the subdivision with an elevation at top of roof exceeding 1,392 feet above mean sea level, the permittee shall submit evidence to the County of Riverside Planning Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - ALUC FAA (MM HAZ-3) (cont.) RECOMMND

elevations, this would only be potentially applicable to structures exceeding 28 feet in height.

80.PLANNING. 24 MAP - MEET PHASE CONDITIONS RECOMMND

Prior to the issuance of the first building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

This condition implements Condition Of Approval No. 30.PLANNING.20 of the SPECIFIC PLAN (SP00184A2).

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

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

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

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

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - BMP GPS COORDINATES (cont.) RECOMMND
treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

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

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

FIRE DEPARTMENT

90.FIRE. 1 MAP -FIRE SPRINKLER SYSTEM RECOMMND

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL RESIDENCES PER NFPA 13D,2010 EDITION.PLANs SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP CERTIFY BMP IMPLEMENTATION RECOMMND

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training, including tribal observer participation, for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance reporting. Provided the report is adequate, the Planning Department shall clear this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2

MAP- LANDSCAPE INSPECT DEPOSIT

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 3

MAP- LANDSCAPE INSPECT REQUIRE

RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 4

MAP- COMPLY W/LAND AND IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS,

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90.PLANNING. 4 MAP- COMPLY W/LAND AND IRR (cont.) RECOMMND

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

90.PLANNING. 5 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 6 MAP - REC/PARK DIST CLEARANCE RECOMMND

A clearance letter from the Valley-Wide Recreation and Park District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated February 6, 2012.

This condition shall be considered MET if Condition Of Approval No. 50.PLANNING.11 is satisfied.

90.PLANNING. 7 MAP - QUIMBY FEES (2) RECOMMND

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

90.PLANNING. 8 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 14 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 143.1 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 15 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Addendum No. 1 to E.I.R. No. 401. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 16 MAP - ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 17 MAP - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Planning Department

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 MAP - WASTE MGMT CLEARANCE (cont.)

RECOMMND

verifying compliance with the conditions contained in their letter dated June 2, 2011, summarized as follows:

Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.PLANNING. 18 MAP - PO WATER REDU (MM GHG-1)

RECOMMND

Prior to the issuance of occupancy permits, the Project applicant shall demonstrate to the Riverside County Planning Department that measures are in place to ensure a 30 percent reduction in overall use of potable water, consistent with Riverside County requirements.

90.PLANNING. 19 MAP - NOISE BARRIER (MM NOI-1)

RECOMMND

Prior to the issuance of occupancy permits for Lots 325-335, 376, 377, 407, and 437-446, the Project developer shall install noise barriers at the boundary line of the subject lots, at the top of the slope, between the adjacent roadway and exterior living areas. The noise barriers shall have a minimum height as indicated below:

1. Lots 325-335 - eight feet
2. Lots 376 and 377, 441-446 - six feet
3. Lots 407, 437-440 - seven feet

The barriers' minimum height shall be based on height from the pad or roadway elevation at the required noise barrier location, whichever is greater. If the barrier is constructed at a position where the starting elevation is lesser than the pad or adjacent roadway, the barrier's height shall be adjusted to meet this criteria. Barriers shall wrap around the ends of dwelling units to prevent flanking of noise into the property.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 MAP - NOISE WINDOWS (MM NOI-2) RECOMMND

Prior to the issuance of occupancy permits for Lots 319-337, 376, 407, and 432-446, the Project developer shall install upgraded windows for each unit with a Sound Transmission Class less than 25.

90.PLANNING. 21 MAP - NOISE VENTS (MM NOI-3) RECOMMND

Prior to the issuance of occupancy permits for Lots 319-337, 376, 407, and 432-446, the Project developer shall install a mechanical ventilation system for each unit. The mechanical ventilation system shall be capable of providing two air changes per hour in habitable rooms with a minimum of 15 cubic feet per minute of outside air per occupant. The fresh air inlet duct shall be of sound attenuating construction and shall consist of a minimum of ten feet of straight or curved duct or six feet plus one sharp 90 degree bend. Attic vents facing adjacent roadways, if applicable, shall include an acoustical baffle, or the attic floor (including the access panel) shall be fully insulated to prevent vehicle noise intrusion. All exterior windows, doors, and sliding glass doors shall have a positive seal.

90.PLANNING. 22 MAP - PARK (PA 4) REQUIREMENTS RECOMMND

Prior to the issuance of the 200th occupancy permit, the land divider/permit holder shall submit detailed park plans and by the 250th occupancy permit, detailed park plans shall be approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department's condition entitled "SP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 4. The detailed park plans shall conform with the design criteria described in the specific plan document for Planning Area 4 and with the requirements of the Valley-Wide Recreation and Park District or other entity set forth in the Planning Department condition entitled "SP - COMMON AREA MAINTENANCE." The detailed 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.

Prior to the issuance of the 350th final inspection or occupancy permit anywhere within Planning Areas 1, 2 and 5

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 MAP - PARK (PA 4) REQUIREMENTS (cont.) RECOMMND

(TR36376), the park designated as Planning Area 4 shall be constructed in accordance with approved park plans and fully operational.

This condition implements, as proposed for modification, Condition Of Approval No. 30.PLANNING.17 of the SPECIFIC PLAN (SP00184A2).

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALL (MM TRA-1) RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Pourroy Road (NS) at Auld Road (EW)

Butterfield Stage Road (NS) at Project Access 2/Buena Ventura Road (EW) (design and construction of signal shall be per Ultimate Geometrics shown on Butterfield Stage Road exhibit prepared by Rick Engineering dated December 13, 2011)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 2 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Butterfield Stage Road (NS) at Project Access 2/Buena Ventura (EW) to the future signal at Butterfield Stage Road (NS) and Future Pourroy Road (EW). The traffic signals at the two intersections shall be interconnected by the project proponent.

or as approved by the Transportation Department.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - WRCOG TUMF

RECOMMND

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

90.TRANS. 4 MAP - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 5 MAP - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Landscaping along Butterfield Stage Road, Pourroy Road, entry street "A", and entry street "W".
- (2) Streetlights.
- (3) Bridge lights.
- (4) Traffic signals per 90.TRANS.1 condition.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

90.TRANS. 7 MAP - 80% COMPLETION RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - 80% COMPLETION (cont.)

RECOMMND

completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

TRANS DEPARTMENT

100.TRANS. 1

MAP- TS/SIG INSTALL (MM TRA-2)

RECOMMND

Prior to the issuance of the 221st building permit, the project proponent shall be responsible for the construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- SR-79 (NS) at Thompson Road (EW) (modification of traffic signal for eastbound right-turn overlap)
- SR-79 (NS) at Benton Road (EW) (modification of traffic signal for westbound right-turn overlap)

The geometrics associated with the signal modifications of the signals above are as follows:

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

Northbound: one left-turn lane, two through lanes

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.TRANS. 1 MAP- TS/SIG INSTALL (MM TRA-2) (cont.) RECOMMND

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

Eastbound: one left-turn lane, one through lane, one
right-turn lane with overlap signal phasing

Westbound: one left-turn lane, one through lane

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

Northbound: two through lanes, one right-turn lane

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: two left-turn lanes, one through lane, one
right-turn lane with overlap signal phasing

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

DATE: April 26, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D.Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Transit Agency
Riv. Co. Sheriff's Department
Riv. Co. Waste Management Dept.
Riv. Co. ALUC – John Guerin
French Valley Airport – Gen. Manager

3rd District Supervisor
3rd District Planning Commissioner
Temecula Valley Unified School Dist.
Eastern Municipal Water Dist.
Southern California Gas
Southern California Edison
Verizon
Eastern Information Center (UCR)

TENTATIVE TRACT MAP NO. 36376 – EA42440 – Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering Company - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Medium Density Residential (RC:MDR) (2-5 DU/AC), Rural Community: Medium High Density Residential (RC:MHDR)(5-8 DU/AC), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) Hwy 79 Policy Area – Location: Northwesterly of Pourroy Road, southerly of Auld Road, easterly of Leon Road – 143.3 Gross Acres - Zoning: Specific Plan No. 184 (SP00184) - **REQUEST:** The Tentative Tract Map proposes a 454 lot single family development on 143 acres with lot sizes ranging from 4,500 to 6,000 square feet in size. - APN(s): 964-080-004 thru 006, 964-080-009,010,012 and 013.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on May 26, 2011.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Christian Hinojosa, Project Planner**, at (951) 955-0972 or email at **CHINOJOS@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: March 8, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Department
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Archaeology Section-L. Mouriquand
Pechanga Band of Mission Indians

SPECIFIC PLAN NO. 184, SUBSTANTIAL CONFORMANCE NO. 4 / CHANGE OF ZONE NO. 7770 –
Addendum No. 1 to Subsequent Environmental Impact Report No. 401 – Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering Company – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC), Community Development: Medium High Density Residential (CD: MHDR) (5-8 DU/AC), Open Space: Conservation (OS: C), Open Space: Recreation (OS: R), Highway 79 Policy Area – Location: Southerly of Auld Road and westerly of Pourroy Road – 798.0 Gross Acres – Zoning: Specific Plan No. 184 (SP00184) - **REQUEST:** The Specific Plan Substantial Conformance proposes to clean up data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise Planning Area 8 from previous Passive and Active Park to a Biological Preserve and a 3.5 acre Active Park, change lot sizes and allow percentages of lot sizes in Phase III-Planning Areas 1, 2 and 5, update lot counts and project density, change the timing in delivering the park in Planning Area 8 and update and add Figures. The Change of Zone proposes to define the Specific Plan Planning Area boundaries and revise the zoning ordinance for the Project. – APN(s): 964-080-004, 964-080-005, 964-080-006, 964-080-007, 964-080-008, 964-080-009, 964-080-010, 964-080-012 and 964-080-013 – Concurrent Case: TR36376

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on March 29, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at **(951) 955-0972** or email at **CHINOJOS@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

April 24, 2012

Ms. Stacey McRae
& The Stacey McRae Living Trust
32105 Buena Ventura Road
Winchester, CA 92596

Subject: Property requiring off-site improvements
Corner of Buena Ventura and Pourroy Per attached Exhibit

Dear Ms. McRae:

Intersection improvements at the corner of Pourroy (future Butterfield Stage Road) and Buena Ventura Road are being proposed in the general vicinity of property that you own. In more particular terms, it is located at the southeast corner of Buena Ventura Road and Pourroy Road. It proposes that right of way be acquired of approximately 1140 sq. ft. per the attached exhibit on your property. Curb, gutter and pavement will be constructed along a portion of Buena Ventura Road and the relocation of an SCE power pole to the northeast corner of the intersection.

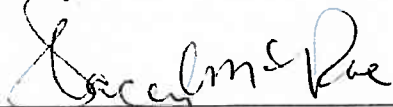
As a result of this proposed project, the following property that you own will need to provide right-of-way for the construction:

Please indicate your intentions below and return with your signature.

☒ I intend to cooperate with the developer of the property, and am willing to provide right-of-way.

☐ I do not intend to cooperate with the developer of the property.

Sincerely,



Ms. Stacey McRae

391 N. Main St. Suite 300 Corona CA 92880
951-817-3600 fax 951-817-3650

LENNAR.COM



January 24, 2012

Christian Hinojosa
Riverside County Planning Department
4080 Lemon Street
Riverside, Ca 92502

**RE: TRACT 36376 WAIVER FOR LOTS NOT MEETING ORD. 460 SEC 3.8(c)
STANDARDS
RICK ENGINEERING COMPANY JOB NUMBER 15320-C**

Mr. Hinojosa:

Due to the existing topographic conditions and street configurations, lots 49, 64-66, 72, 229, 236-237, 287, 390-391, 408-410, 413-416 and 424 do not meet the width to depth ratio required per ordinance 460 Sec. 3.8 (c). Therefore by means of this letter, we are requesting a waiver for the above mentioned lots.

If you have any questions, please let me know.

Sincerely,

Rick Engineering Company

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

Nate Smith, PE
Project Engineer



March 19, 2012

Christian Hinojosa
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

**RE: TENTATIVE TRACT MAP 36376 (SP00184S4) PA 2 LOT WIDTHS
RICK ENGINEERING COMPANY JOB NUMBER 15320-C**

Mr. Hinojosa,

Per your request, this letter is to confirm that lots 299-375 within Planning Area 2, as shown on Tentative Tract 36376, have a minimum lot width of sixty feet (60') at the 20' building setback, except for the lots fronting on knuckles or cul-de-sacs. These lots may have a lot frontage of thirty-five (35').

If you should have any questions, please give me a call at (951) 782-0707 at your convenience.

Sincerely,
Rick Engineering Company

A handwritten signature in dark ink, appearing to read "Nate Smith", is written over a horizontal line.

Nate Smith, PE
Project Engineer

cc: Jarnne Valdez, Lennar Homes



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 2, 2011

Christian Hinojosa, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tract Map (TR) No. 36376

Proposal: The TR proposes a 454 lot single family development on 143 acres.

APNs: 964-080-004; etc.

Dear Mr. Hinojosa:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located northwest of Pourroy Road, south of Auld Road, and east of Leon Road, in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH PHASE**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit for EACH PHASE**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a stylized, flowing script.

Ryan Ross
Planner IV



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR
Simon Housman
Rancho Mirage

October 5, 2011

VICE CHAIRMAN
Rod Ballance
Riverside

Mr. Christian Hinojosa
County of Riverside Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

Glen Holmes
Hemet

File No.: ZAP1043FV11
Related File No.: TR36376, SP00184S4

John Lyon
Riverside

APN: 964-080-004, 964-080-005, 964-080-006, 964-080-009, 964-080-010, 964-080-012, 964-080-013

Greg Pettis
Cathedral City

Dear Mr. Hinojosa:

Richard Stewart
Moreno Valley

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above- referenced proposal to subdivide 143.1 acres into 446 single family residential lots and 16 open space lots and modify the Specific Plan dwelling units per planning area and street alignments, located westerly of Pourroy Road, southerly of Buena Ventura Road/Allen Road, and easterly of Leon Road, in the unincorporated community of French Valley.

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

The site is located in Airport Compatibility Zone D of the 2007 French Valley Airport Land Use Compatibility Plan. The allowable residential density within Zone D should either be below 0.2 dwelling units per acre or greater than 5.0 dwelling units per acre. Based on the net acreage of the residential portion of the project pursuant to Additional Compatibility Policy 2.2 of the French Valley Airport Land Use Compatibility Plan, the project proposes a density of 7.15 dwelling units per acre (292 residential lots on 40.81 acres) within Zone D.

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

www.rcaluc.org

Compatibility Zone D also requires that a minimum of 10% of open space is provided. Based on the area of the project located within Zone D, approximately 6.98 acres of open space would be required to be provided. The project has a large amount of natural open space that will be preserved that would qualify as open space pursuant to Countywide Policy 4.2.4. The amount of open space provided within Zone D would total approximately 8.8 acres.

The maximum pad elevation of the proposed subdivision would be 1364.0 feet above mean sea level (AMSL). The elevation of the northerly end of runway 18-36 is 1347 feet AMSL and the elevation of the ultimate southerly end of the runway is 1330 feet AMSL. At a distance of approximately 5,400 feet, any structure with peak elevation exceeding 1392 feet AMSL is required to submit to the Federal Aviation Administration (FAA) for Part 77 Obstruction Evaluation.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Prior to issuance of building permits for any structure within the subdivision with an elevation at top of roof exceeding 1,392 feet above mean sea level, the permittee shall submit evidence to the County of Riverside Planning Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 28 feet in height.
4. The attached notice shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.
5. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549.

AIRPORT LAND USE COMMISSION

October 5, 2011

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

cc: ALUC Staff
Lennar Homes of California/Lennar Communities, LLC (Corona)
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\AIRPORT CASE FILES\French Valley\ZAP1043FV11LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



1223 UNIVERSITY AVENUE - SUITE 240
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

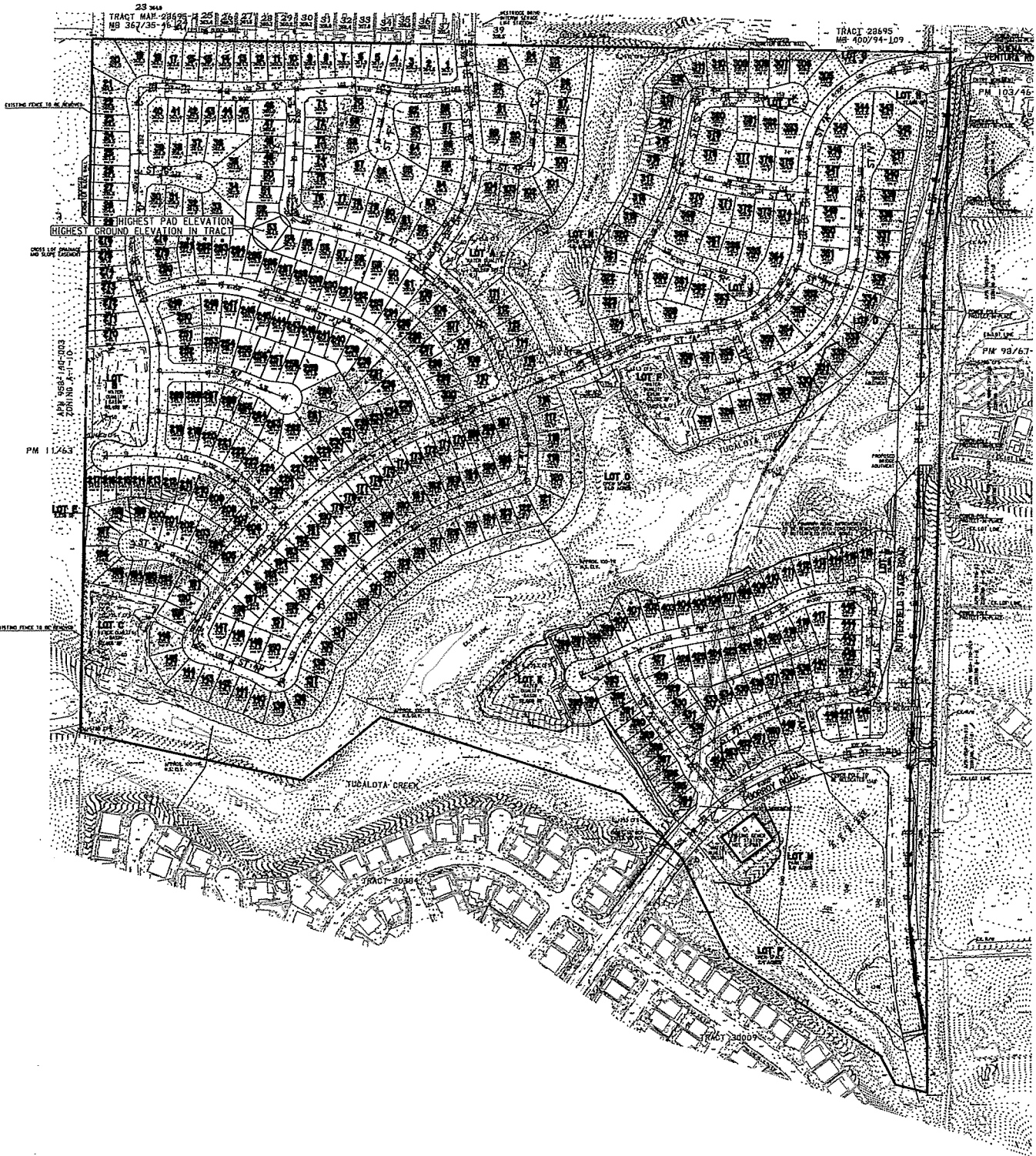
RICK
ENGINEERING COMPANY
Riverside

rickengineering.com
San Diego Orange Sacramento Phoenix Tucson

TR 36376 VICINITY MAP

SCALE: 1"=1500' DATE: 8/26/2011

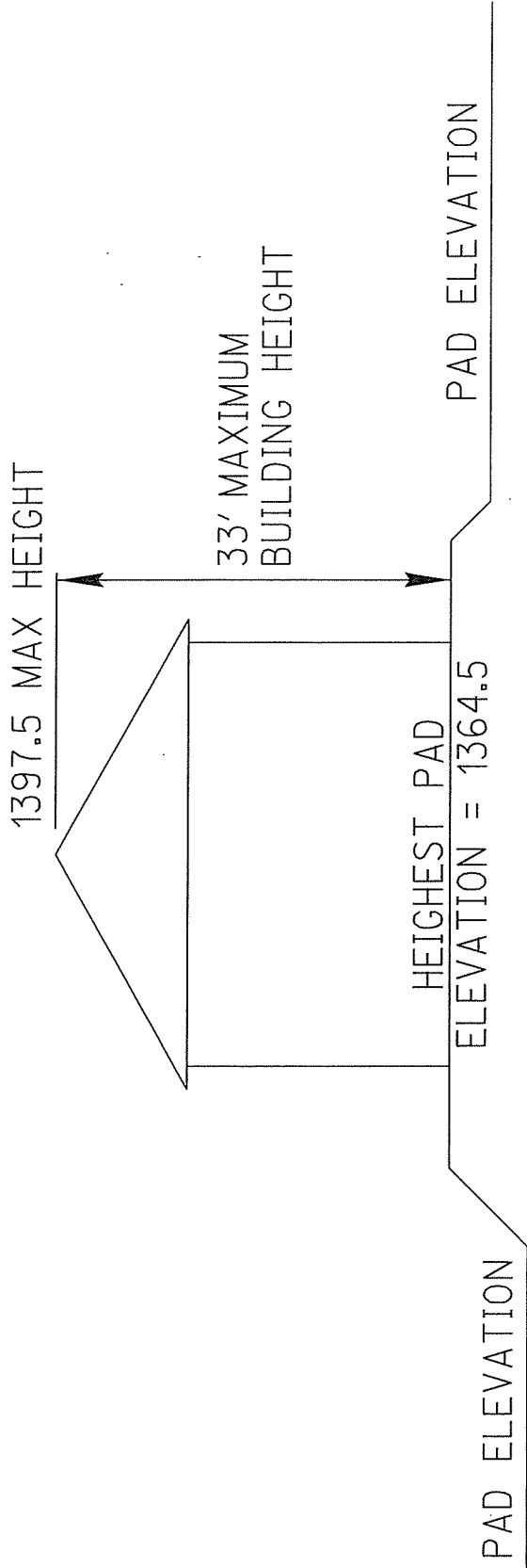
IN THE COUNTY OF RIVERSIDE
TRACT 36376 SITE PLAN
AUGUST 29, 2011



SCALE 1" = 100'

RICK

REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
RIVERSIDE, CALIFORNIA
No. 10000
Exp. 12/31/2011



SINGLE FAMILY RESIDENCE ELEVATION AT HIGHEST PAD ELEVATION



1223 UNIVERSITY AVENUE - SUITE 240
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com
San Diego Orange Sacramento Phoenix Tucson

BUILDING ELEVATION EXHIBIT

SCALE: N/A DATE: 8/29/2011



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: April 17, 2012

To: Christian Hinojosa
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven D. Hinde, REHS, CIH *SK*
Senior Industrial Hygienist
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5096
Fax: (951) 358-5443



Report written by: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: Tentative Tract No. 36376, Change of Zone No 7770, and Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4.

Reference Number: 96887

Applicant: Jarnne' J. Valdez, Senior Project Manager
Lennar Homes of California, Inc.
391 N. Main Street, Ste. 300
Corona, California 92880

Noise Consultant RK Engineering Group, Inc.
4000 Westerly Place, Suite 280
Newport Beach, CA 92880

Review Stage: Second Review (Revised lot numbers)
Information Provided: "Rancho Bella Visa TTM 36376 Preliminary Acoustical Study, County of Riverside, California" dated August 31, 2011, JN:0807-2011-03

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 28,700 assumed for Butterfield Stage Road (the County General Plan classifies Butterfield Stage Road as "Arterial" roadways). ADT design capacity of 20,700, assumed for Promontory Parkway (the County General Plan classifies Promontory Parkway as "Secondary" roadways), quoted from the San Jacinto Valley Area Plan Circulation, Figure 7", dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

For Major Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH for Butterfield Stage Road and Promontory Parkway.
4. The distance from the centerline of Butterfield Stage Road to the nearest building face is estimated to be 82 feet. The distance from the centerline of Promontory Parkway to the nearest building face is estimated to be 74 feet.
5. Modeling for Butterfield Stage Road and Promontory Parkway was done using a "hard site" assumption
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations, the barrier heights recommended will provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn/CNEL and interior noise levels of 45 Ldn/CNEL.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Location	Street	Minimum Height Required
Lots 325 - 335	Butterfield Stage Road	8.0 feet*
Lot 407 & 437- 440	Butterfield Stage Road	7.0 feet*
Lots, 376, 377 & 441- 446	Promontory Parkway	6.0 feet*

*All walls 6 feet or higher shall have masonry block walls or combination berm and block wall.

(Height taken from Table 1 and Exhibit C of the Acoustical Report)

These walls shall be erected so that the top of each wall extends at least 6 to 8 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 to 8 feet (depending on location) above the highest point between the house and the road.

2. Our Department must receive, review and approve an acoustical report addressing the exterior and indoor noise impacts. The exterior unmitigated impact (second stories) for both Butterfield Stage Road and Promontory Parkway is approximately 75 Ldn and 69 Ldn respectively. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Butterfield Stage Road and Promontory Parkway.

3. 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.

Exhibit C Recommendations



Legend:

- (15) = Reference Lot Location
- = "Windows Closed" condition
for all floor necessitation
a means of mechanical
ventilation for UBC Requirements
- X.X' = Minimum Noise Barrier Height (In Feet)
- = Noise Barrier



June 7, 2012

Christian Hinojosa
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
JUN 12 2012

Re: Change of Zone 7770 / Sub Con.4 To Spec Plan No.184

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Mr. Hinojosa:

Southern California Edison (SCE) appreciates the opportunity to provide comment on the above referenced project.

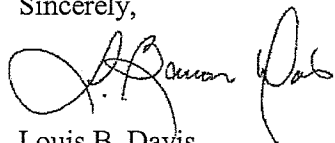
SCE Company right-of-ways and fee-owned properties are purchased for the exclusive use of SCE to operate and maintain its present and future facilities. Any proposed use will be reviewed on a case-by-case basis by SCE's Operating Department. Approvals or denials will be in writing based upon review of the maps provided and compatibility with SCE right-of-way constraints and rights. In the event the project impacts SCE facilities or its land related rights, please forward six (6) sets of plans depicting SCE's facilities and associated land rights to the following location:

Real Properties Department
Southern California Edison Company
2131 Walnut Grove Avenue
G.O.3 – Second Floor
Rosemead, CA 91770

Please be advised if development plans result in the need to build new or relocate existing SCE electrical facilities that operate at or above 50 kV, the SCE construction may have environmental consequences subject to CEQA review as required by the California Public Utilities Commission (CPUC). If those environmental consequences are identified and addressed by the local agency in the CEQA process for the larger project, SCE may not be required to pursue a later, separate, mandatory CEQA review through the CPUC's General Order 131-D (GO 131-D) process. If the SCE facilities are not adequately addressed in the CEQA review for the larger project, and the new facilities could result in significant environmental impacts, the required additional CEQA review at the CPUC could delay approval of the SCE power line portion of the project for two years or longer.

Once again, we appreciate the opportunity to comment on the project. If you have any questions regarding this letter, do not hesitate to contact me at (951) 249-8468.

Sincerely,



Louis B. Davis
Local Public Affairs Region Manager
Southern California Edison Company

24487 Prielipp Drive
Wildomar, CA 92595
(951) 249-8468 PAX 19468
Fax: (951) 249-8653
Louis.Davis@sce.com



Louis B. Davis

July 5, 2011

Mr. Christian Hinojosa, Project Planner
Riverside County Planning Department
PO Box 1409
Riverside CA 92502-1409

RE: Tentative Tract Map No. 36376 Initial Case Transmittal

Dear Mr. Hinojosa:

Southern California Edison (SCE) appreciates the opportunity to review and provide comment on the Initial Case Transmittal for Tentative Tract Map No. 36376. The project is described as a proposal to develop 454 lots on 143 acres with lot sizes ranging from between 4,500 to 6,000 square feet located northwesterly of Pourroy Road, southerly of Auld Road and easterly of Leon Road.

Company right-of-ways and fee-owned properties are purchased for the exclusive use of SCE to operate and maintain its present and future facilities. Any proposed use will be reviewed on a case-by-case basis by SCE. Approvals or denials will be in writing based upon review of the maps provided and compatibility with SCE right-of-way constraints and rights. In the event the project impacts SCE facilities or its land related rights, please forward six (6) sets of plans depicting SCE's facilities and associated land rights to the following location:

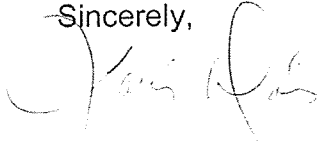
Real Properties Department
Southern California Edison Company
2131 Walnut Grove Avenue
G.O.3 – Second Floor
Rosemead, CA 91770

Please be advised if development plans result in the need to build new or relocate existing SCE electrical facilities that operate at or above 50 kV, the SCE construction may have environmental consequences subject to CEQA review as required by the California Public Utilities Commission (CPUC). If those environmental consequences are identified and addressed by the local agency in the CEQA process for the larger project, SCE may not be required to pursue a later, separate, mandatory CEQA review through the CPUC's General Order 131-D (GO 131-D) process.

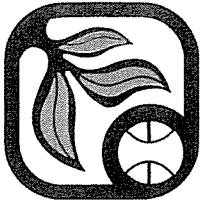
If the SCE facilities are not adequately addressed in the CEQA review for the larger project, and the new facilities could result in significant environmental impacts, the required additional CEQA review at the CPUC could delay approval of the SCE power line portion of the project for two years or longer.

If you have any questions regarding this letter, please do not hesitate to contact me at (951) 249-8468.

Sincerely,

A handwritten signature in dark ink, appearing to read "Louis Davis", written over a horizontal line.

Louis Davis
Local Public Affairs Region Manager
Southern California Edison Company



VALLEY-WIDE RECREATION & PARK DISTRICT

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

BOARD OF
DIRECTORS
Nick Schouten
President
Larry Minor
Vice President
Frank Gorman
Secretary
John Bragg
Treasurer
Steven Lamoreaux
Director

RECEIVED
MAY 14 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

May 9, 2012

Christian Hinojosa
Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502

Re: Tract No. 36376

Dear Mr. Hinojosa:

Valley-Wide Recreation and Park District met with the developer yesterday on the above referenced project and we have some questions and concerns:

The Conditions Approval, 30.PLANNING 017, regarding the park known as (PA4), states that prior to the issuance of the 350th final inspection or occupancy permit anywhere within Planning Areas 1, 2, 5, and 10, the park designated as Planning Area 4 shall be constructed in accordance with approved park plans and fully operation.

1. According to the developer, Planning Area 10 was removed from this Condition which would mean that the 350th occupancy permit requirement would apply only to Planning Areas 1, 2 and 5 which means the park would not be constructed until 79 percent of the Tract is built out if it even gets built at all.
2. This condition is atypical for Valley-Wide Recreation in that for most projects where a park is to be constructed the condition for completion and fully operation by the 200th occupancy permit.

Please note the attached specific plan schematic and note the placement of the park site is an inaccessible area with relatively high cost to develop and limited development adjacent. Practically speaking do you think they will build this park?

Valley-Wide Recreation and Park District would strongly encourage reconsideration of the threshold for this park to be built. Please contact me or Angelica Rangel to discuss this further at 951-654-1505.

Sincerely,



Samuel W. Goepp, General Manager
Valley-Wide Recreation and Park District

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

TENTATIVE TRACT 36376 PHASING MAP

PREPARED: JANUARY 24, 2012

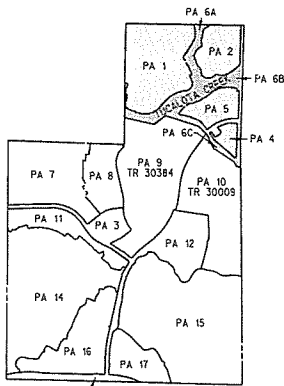
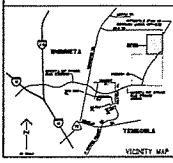


LOT TABULATION

PHASE	PLANNING AREA	PRODUCT TYPE	LOT NUMBERS	ACERAGE
1	1	SFR - 5000 SF	1 - 121	22.9 AC
		SFR - 5500 SF	122 - 201	18.1 AC
		SFR - 4500 SF	202 - 298	18.6 AC
	2	SFR - 6000 SF	299 - 318	14.4 AC
		SFR - 6000 SF	319 - 350	7.5 AC
2	6A	OPEN SPACE	LOT Y	4.4 AC
	BUTTERFIELD STAGE ROAD AND POURROY ROAD			9.9 AC
	2	SFR - 6000 SF	319 - 350	7.5 AC
	5	SFR - 4500 SF	376 - 446	14.4 AC
	4	ACTIVE PARK	LOT X	6.1 AC
6C	OPEN SPACE		LOT Z	24.5 AC
			LOT AA	2.3 AC

NOTE: BUTTERFIELD STAGE ROAD AND POURROY ROAD RIGHTS OF WAY DEDICATED PER PHASE 1, BUT CONSTRUCTION IS NOT REQUIRED UNTIL PHASE 2.

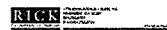
← Park Proposed in Phase 2



DATE PREPARED: JANUARY 12, 2012
TENTATIVE TRACT MAP NO.

36376 PHASING MAP

FORMERLY TRACT 33804
IN THE COUNTY OF RIVERSIDE, CALIFORNIA



DATE: 01/24/12 BY: [Signature] REVISIONS: [Blank] PRELIMINARY: [Blank] NOT FOR CONSTRUCTION

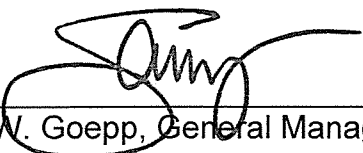


Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

Tract No. 36376

1. Developer is required to **pay park fees** on all residential units.
2. The developer shall **provide for the permanent, ongoing maintenance** of streetscapes, parks, detention basins, and Tocalota Creek to be maintained by the Park District.
3. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
6. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
7. **The District will not accept parks smaller than 5 acres.** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
9. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.



Samuel W. Goepp, General Manager

February 6, 2012



RIVERSIDE COUNTY FIRE DEPARTMENT
IN COOPERATION WITH
THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

John R. Hawkins ~ Fire Chief
210 West San Jacinto Avenue ~ Perris, CA 92570
(951) 940-6900 ~ www.rvcfire.org

PROUDLY SERVING THE
UNINCORPORATED AREAS
OF RIVERSIDE COUNTY
AND THE CITIES OF:

BANNING
BEAUMONT
CALIMESA
CANYON LAKE
COACHELLA
DESERT HOT SPRINGS
EASTVALE
INDIAN WELLS
INDIO
JURUPA VALLEY
LAKE ELSINORE
LA QUINTA
MENIFEE
MORENO VALLEY
NORCO
PALM DESERT
PERRIS
RANCHO MIRAGE
RUBIDOUX CSD
SAN JACINTO
TEMECULA
WILDOMAR

**BOARD OF
SUPERVISORS:**

BOB BUSTER
DISTRICT 1
JOHN TAVAGLIONE
DISTRICT 2
JEFF STONE
DISTRICT 3
JOHN BENOIT
DISTRICT 4
MARION ASHLEY
DISTRICT 5

March 27, 2012

Mr. Christian Hinojosa
Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Re: RCFD Review: Rancho Bella Vista, SP 184 Substantial Conf. No. 4, CZ No. 7770

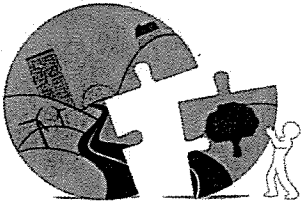
Mr. Hinojosa:

This letter is in response to your recent request for comments dated March 8, 2012 concerning the above Project. RCFD's Strategic Planning Bureau has reviewed the revised SP and believes no further mitigation for the provision of fire and emergency services is necessary given the overall project density has been reduced. Lastly, a change of zone in support of the revised SP is of no concern to RCFD.

For further assistance, please contact me at (951) 571.8178 or ben.johnson@fire.ca.gov.

Thank you,

Ben Johnson, AICP, LEED Green Associate
Planning & Development Supervisor
Strategic Planning Bureau



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☐ **Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207770

DATE SUBMITTED: 12/27/11

APPLICATION INFORMATION

Applicant's Name: Lennar Homes of California E-Mail: _____

Mailing Address: 391 N. Main Street, Suite 301
Corona Street Ca 92880
City State ZIP

Daytime Phone No: (951) 817-3600 Fax No: () _____

Engineer/Representative's Name: Rick Engineering Companay E-Mail: _____

Mailing Address: 1770 Iowa Ave, Suite 100
Riverside Street Ca 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Lennar Homes of Ca E-Mail: _____

Mailing Address: 391 N. Main Street, Suite 301
Corona Street Ca 92880
City State ZIP

Daytime Phone No: (951) 817-3600 Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Jarnee Valdez

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

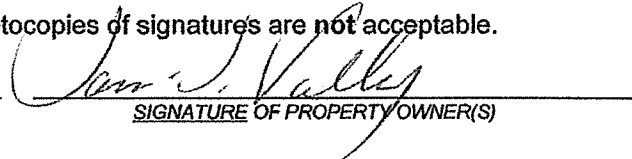
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jarnee Valdez

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-080-004, -005, -006, -009, -010, -012, -013

Section: 17 Township: 7 South Range: 2 West

Approximate Gross Acreage: 143.1 Acres

General location (nearby or cross streets): North of Pourroy Road, South of Auld Road, East of Pourroy Road, West of Leon Road.

APPLICATION FOR CHANGE OF ZONE

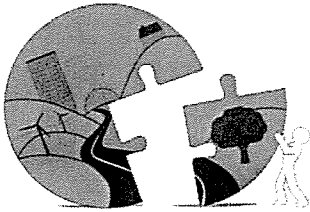
Thomas Brothers map, edition year, page number, and coordinates: 2004 Riv/SB, Pg 929, D4, D5

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

To revise the development standards in the Specific Plan 184 Specific Plan Zoning Ordinance for various planning areas including PA 1, 2, 4, and 5.

Related cases filed in conjunction with this request:

TTM 36376, Specific Plan 184



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID CC006137
EA42445, CFG05817

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP0018454 DATE SUBMITTED: 4/25/2011

APPLICATION INFORMATION

Applicant's Name: Lennar Homes E-Mail: _____

Mailing Address: 391 N. Main St., Suite 301
Corona CA 92880
City State ZIP

Daytime Phone No: (951) 817-3600 Fax No: (951) 817-3650

Engineer/Representative's Name: Rick Engineering E-Mail: _____

Mailing Address: 1770 Iowa Ave Suite 100
Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Lennar Homes E-Mail: _____

Mailing Address: 391 N. Main St., Suite 301
Corona CA 92880
City State ZIP

Daytime Phone No: (951) 817-3600 Fax No: (951) 817-3650

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

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

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

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

"Planning Our Future... Preserving Our Past"

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

JANNIE J. VALDEZ Jannie J. Valdez 4/25/11
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

LEN'NAR HOMES OF CALIFORNIA, INC Jannie J. Valdez Authorized Agent
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Substantial conformance 3 to Rancho Bella Vista Specific Plan Amendment 2 includes a clean up of data regarding previously constructed Phase 1 and 2, moving Butterfield Stage Road adjacent to PA2 fully onsite, ~~Revise Planning area 8 from a passive and active park to a biological preserve, change lot sizes and allowed percentages of lot sizes in Phase III, Planning areas 1, 2, and 5, updating lot counts and project densities, and a slight timing change change in delivering the park in Planning Area 8.~~

Related cases filed in advance of, or concurrently with, this request:

TTM 36376, TR 31871

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-080-004 to -006, 964-080-009 to -013

Section: 8 Township: 7 South Range: 2 West

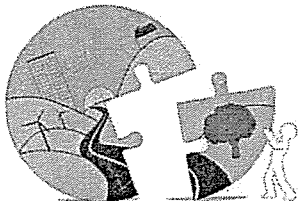
Approximate Gross Acreage: 798.0 - Entire Specific Plan

General location (nearby or cross streets): North of Murrieta Hot Springs Road, South of Auld Road, East of MWD Aquaduct, West of Butterfield Stage Road.

Thomas Brothers map, edition year, page number, and coordinates: 2004 Riverside, Page 929, D-4, D-5

Have there been any prior requests for substantial conformance? Yes ☒ No ☐

If yes, of what nature? Previous applications updated road alignments, lot sizes, and densities.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| ☒ TRACT MAP | ☐ MINOR CHANGE | ☐ VESTING MAP |
| ☐ REVISED MAP | ☐ REVERSION TO ACREAGE | ☐ EXPIRED RECORDABLE MAP |
| ☐ PARCEL MAP | ☐ AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TK34374 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Lennar Homes of California E-Mail: jarnne.valdez@lennar.com

Mailing Address: 391 North Main Street, Suite 300
Corona Street Ca 92880
City State ZIP

Daytime Phone No: (951) 817-3600 Fax No: (951) 817-3650

Engineer/Representative's Name: Rick Engineering Company E-Mail: _____

Mailing Address: 1770 Iowa Ave, Suite 100
Riverside Street Ca 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Lennar Homes of California E-Mail: jarnne.valdez@lennar.com

Mailing Address: 391 North Main Street, Suite 300
Corona Street Ca 92880
City State ZIP

Daytime Phone No: (951) 817-3600 Fax No: (951) 817-3650

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

LENNAR HOMES OF CALIFORNIA

PRINTED NAME OF APPLICANT

Juan J. Valdez

SIGNATURE OF APPLICANT

BY: JUANNE J. VALDEZ AUTHORIZED AGENT
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

LENNAR HOMES OF CALIFORNIA, INC.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

BY: JUANNE J. VALDEZ AUTHORIZED AGENT

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-080-004, 005, 006, 009, 010, 012, 013

Section: 8 Township: 7 South Range: 2 West

Approximate Gross Acreage: 143.3

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Pourroy Road, South of Auld Road, East of Leon Road, West of Pourroy Road.

Thomas Brothers map, edition year, page number, and coordinates: 2004 Edition, Page 929, D4, D5

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

A single family subdivision of 454 residential lots, open space areas, and a 6.1 acre park on 143.3 acres on a schedule "A" map. The project is a part of the Rancho Bella Vista Specific Plan 184 S2. The project will be developed in 3 phases, with PA1 as Phase 1, PA2 as Phase 2, and the remaining portions as Phase 3.

Related cases filed in conjunction with this request:

Rancho Bella Vista Specific Plan Amendment 2 (SP184 A2)

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). TR 31804, SP 184 A2 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: Traffic Analysis, Geotechnical Review, Hydrology

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☒ No ☐

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 650,000 CY

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 650,000 CY

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☒ No ☐

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☒ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River ☒ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)

Samuel J. Valley

Date *4-3-11*

Owner/Representative (2)

Date

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/3/2012.

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

APN (s) or case numbers CZ07770/TR36376/SP00184S4 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

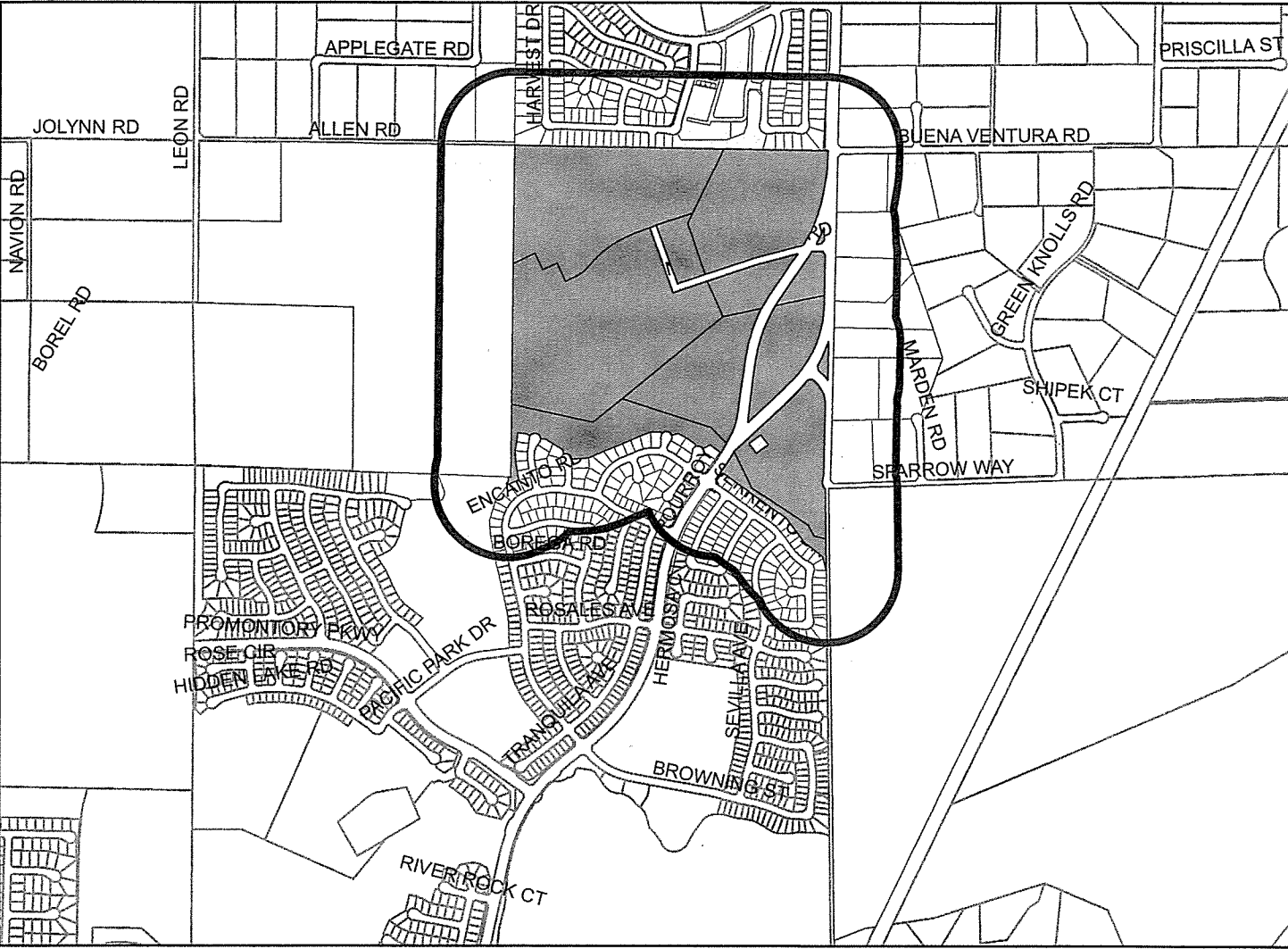
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/5/2012 *agm*
Expires: 10/3/2012

CZ07770/TR36376/SP184S4(600 feet buffer)



Selected Parcels

964-441-009	964-390-027	963-394-005	964-422-009	964-450-022	964-451-010	964-390-036	964-393-015	964-110-022	963-383-020
964-080-003	963-383-013	963-383-006	964-422-005	964-110-024	964-390-009	964-391-003	964-390-007	963-092-005	964-441-006
964-371-007	964-451-013	964-450-005	964-393-005	964-392-011	964-450-015	964-451-017	964-440-008	964-392-021	964-441-007
964-393-006	964-392-016	964-430-046	963-380-007	963-383-019	964-372-003	964-371-069	964-392-012	964-420-005	964-440-018
963-383-009	964-393-008	964-441-005	964-392-004	963-383-008	964-391-007	964-390-001	964-392-014	964-392-008	964-390-029
963-380-008	964-420-008	963-091-010	963-091-014	963-091-015	963-092-006	963-092-011	963-092-013	964-440-004	964-440-016
963-380-010	963-383-014	964-393-017	963-383-005	964-430-061	964-392-023	964-440-006	963-392-012	963-380-016	964-450-027
964-381-039	964-440-031	964-392-007	964-450-006	964-422-019	964-110-021	964-391-017	964-450-021	964-440-025	963-391-001
963-391-002	964-080-014	963-092-010	964-390-003	964-371-068	964-440-017	964-450-023	964-450-016	963-383-007	964-440-022

rst 90 parcels shown



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ASMT: 963050009, APN: 963050009
STEPHEN HOUSE
37370 APPLE GATE RD
MURRIETA, CA. 92563

ASMT: 963092010, APN: 963092010
RENEE WILLIAMS, ETAL
37405 PASEO VIOLETA
MURRIETA, CA. 92563

ASMT: 963050010, APN: 963050010
AGNES BALDAUF, ETAL
37400 APPLE GATE RD
MURRIETA, CA. 92563

ASMT: 963092012, APN: 963092012
CHERYL HERNANDEZ, ETAL
37397 PASEO VIOLETA
MURRIETA CA 92563

ASMT: 963091013, APN: 963091013
PASEOS ASSN
C/O KEYSTONE PACIFIC PROP MGMT
16845 VON KARMAN STE 200
IRVINE CA 92606

ASMT: 963092013, APN: 963092013
D R HORTON LOS ANGELES HOLDING CO
2280 WARDLOW CIR STE 100
CORONA CA 92880

ASMT: 963092005, APN: 963092005
ANDREW PLEBANI
37393 PASEO VIOLETA
MURRIETA CA 92563

ASMT: 963380007, APN: 963380007
BRIAN CERTOSIMO
37411 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963092007, APN: 963092007
GARY EVANGELISTA
37385 PASEO VIOLETA NO 19
MURRIETA CA 92563

ASMT: 963380008, APN: 963380008
ABEL RAMIREZ, ETAL
37435 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963092008, APN: 963092008
MARILYN MACK, ETAL
C/O PAMELA LAUCHNER
37381 PASEO VIOLETA
MURRIETA, CA. 92563

ASMT: 963380009, APN: 963380009
JANINE VOGEL, ETAL
37459 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963092009, APN: 963092009
ORLAINE WELCH, ETAL
37409 PASEO VIOLETA
MURRIETA CA 92563

ASMT: 963380010, APN: 963380010
BEVERLY GALLEGOS, ETAL
37471 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963380011, APN: 963380011
BERONICA MARTINEZ, ETAL
37495 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963380018, APN: 963380018
SHEILA EZELL, ETAL
31613 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963380012, APN: 963380012
EVELYN RIVERA
31541 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963380019, APN: 963380019
VONGSOUK VONGDAOHONG, ETAL
31625 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963380013, APN: 963380013
THERESA TRUJILLO, ETAL
31553 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963380020, APN: 963380020
ANTOINETTE WERNER, ETAL
29395 WINDING BROOK DR
MENIFEE CA 92584

ASMT: 963380014, APN: 963380014
LIA THAO
30 ADOLPH SUTRO CT NO 302
SAN FRANCISCO CA 94131

ASMT: 963383002, APN: 963383002
PING LUH
37418 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963380015, APN: 963380015
JULIETA OCONNOR, ETAL
31577 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963383003, APN: 963383003
FRANCES OWUSU, ETAL
37430 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963380016, APN: 963380016
LUNINGNING MEEKER, ETAL
31589 FLINTRIDGE WAY
MURRIETA CA 92563

ASMT: 963383004, APN: 963383004
JYL LIVELY, ETAL
37442 HARVEST DR
MURRIETA CA 92563

ASMT: 963380017, APN: 963380017
ALICE TAGLE, ETAL
31601 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963383005, APN: 963383005
DANNY CAVENDER
37454 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963383006, APN: 963383006
PATRICIA TRUJILLO, ETAL
37466 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963383013, APN: 963383013
JOANNE CONGE, ETAL
31632 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963383007, APN: 963383007
GRACE EBUENGA, ETAL
37478 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963383014, APN: 963383014
KYOKO LYND, ETAL
31593 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963383008, APN: 963383008
CHRISTOPHER CULLEN
37490 HARVEST DR
MURRIETA, CA. 92563

ASMT: 963383015, APN: 963383015
MARIANINA SHANK, ETAL
31581 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963383009, APN: 963383009
RAFELYNNE LU, ETAL
31584 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963383016, APN: 963383016
MELISSA NAVAROLI, ETAL
37446 CLAYSTONE CIR
MURRIETA, CA. 92563

ASMT: 963383010, APN: 963383010
CHRISTINA LAUPER, ETAL
31596 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963383017, APN: 963383017
ELIZABETH O'DONNELL, ETAL
37458 CLAYSTONE CIR
MURRIETA, CA. 92563

ASMT: 963383011, APN: 963383011
NORMA TABANGCURA, ETAL
31608 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963383018, APN: 963383018
NHAY BOUNSATHIT
37463 CLAYSTONE CIR
MURRIETA, CA. 92563

ASMT: 963383012, APN: 963383012
NANCY HERNANDEZ, ETAL
31620 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963383019, APN: 963383019
DAWN TOSTA WONG, ETAL
37451 CLAYSTONE CIR
MURRIETA, CA. 92563

ASMT: 963383020, APN: 963383020
IVETTE BAUTISTA, ETAL
31557 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963390006, APN: 963390006
KARL SERNA, ETAL
31709 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963383021, APN: 963383021
ISAIAS LEON
31533 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963392001, APN: 963392001
JEFFREY PACOT
31740 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963390001, APN: 963390001
JOSEPHARVIN REGALIA, ETAL
31649 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963392002, APN: 963392002
RAISHA MCCAIN
31725 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963390002, APN: 963390002
JASON SMITH
31661 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963392003, APN: 963392003
CRYSTAL ANDARO, ETAL
31716 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963390003, APN: 963390003
CAROLYN GONZALES, ETAL
31673 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963392004, APN: 963392004
CATHY KOEKEBAKKER, ETAL
31704 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963390004, APN: 963390004
MELISSA LIPPERT
31685 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963392005, APN: 963392005
PAMELA ANKENY, ETAL
37492 STARMIST WAY
MURRIETA, CA. 92563

ASMT: 963390005, APN: 963390005
THAO HUYNH, ETAL
31697 FLINTRIDGE WAY
MURRIETA, CA. 92563

ASMT: 963392006, APN: 963392006
MARIE DICKSON, ETAL
37480 STARMIST WAY
MURRIETA, CA. 92563

ASMT: 963392007, APN: 963392007
DENISE GARCIA, ETAL
C/O MICHAEL J GARCIA
37468 STARMIST WAY
MURRIETA, CA. 92563

ASMT: 963392014, APN: 963392014
JENNIFER RIGGS
40710 LOS RANCHOS CIR
TEMECULA CA 92592

ASMT: 963392008, APN: 963392008
CHERYL ZIMMERMAN, ETAL
37436 STARMIST WAY
MURRIETA, CA. 92563

ASMT: 963392015, APN: 963392015
JOYCE THOMPSON
31725 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963392009, APN: 963392009
MELODY SALAMAT, ETAL
31653 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963392016, APN: 963392016
KRISTIAN FENNER
PO BOX 2781
LA MESA CA 91940

ASMT: 963392010, APN: 963392010
SANDRA GARCIA
31665 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963392028, APN: 963392028
RYLAND HOMES OF CALIF INC
1250 CORONA POINTE STE 100
CORONA CA 92879

ASMT: 963392011, APN: 963392011
SOUTHERN BREEZE
39191 SHREE RD
TEMECULA CA 92591

ASMT: 963393002, APN: 963393002
LULU SALDIVAR, ETAL
31600 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963392012, APN: 963392012
NORMA TRISTAN, ETAL
31689 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963393003, APN: 963393003
NANCY GASPAROTTI, ETAL
2341 CRESTVIEW DR
LAGUNA BEACH CA 92651

ASMT: 963392013, APN: 963392013
JENICA MOORE
31701 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963393004, APN: 963393004
ELIZABETH NAULT, ETAL
10824 N 154TH LN
SURPRISE AZ 85379

ASMT: 963393005, APN: 963393005
TENESHIA MCKISSIC, ETAL
31636 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963394004, APN: 963394004
DOROTHY NGUYEN, ETAL
37461 STARMIST WAY
MURRIETA, CA. 92563

ASMT: 963393006, APN: 963393006
BERTHA MARTINEZ, ETAL
39588 S LILLEY WAY
COARSEGOLD CA 93614

ASMT: 963394005, APN: 963394005
AARON HERNANDEZ
37449 STARMIST WAY
MURRIETA, CA. 92563

ASMT: 963393007, APN: 963393007
JACQUELINE TRUE, ETAL
31708 WHITECROWN DR
MURRIETA, CA. 92563

ASMT: 963421020, APN: 963421020
KB HOME COASTAL INC
C/O STEVE RUFFNER
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 963393008, APN: 963393008
JON DRISCOLL
41145 RAINTREE
MURRIETA CA 92563

ASMT: 964050041, APN: 964050041
MONICA COLE, ETAL
32020 BUENA VENTURA RD
WINCHESTER CA 92596

ASMT: 963394001, APN: 963394001
SHEILA DAVIS, ETAL
37497 STARMIST WAY
MURRIETA, CA. 92563

ASMT: 964050042, APN: 964050042
PAMELA BARANA, ETAL
37425 KENDRY CT
MURRIETA, CA. 92563

ASMT: 963394002, APN: 963394002
YATIN SHUKLA, ETAL
37485 STARMIST WAY
MURRIETA, CA. 92563

ASMT: 964080003, APN: 964080003
AEONARD BOREL, ETAL
37760 BOREL RD
MURRIETA CA 92563

ASMT: 963394003, APN: 963394003
SHANNON HEALY
37473 STARMIST WAY
MURRIETA, CA. 92563

ASMT: 964080007, APN: 964080007
RANCHO BELLA VISTA
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

ASMT: 964080014, APN: 964080014
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 964110022, APN: 964110022
ROSA SEPAHPOUR, ETAL
C/O ROSA SEPAHPOUR
31675 WINTERGREEN WAY
MURRIETA CA 92563

ASMT: 964110001, APN: 964110001
STACEY MCRAE
32105 BUENA VENTURA
WINCHESTER, CA. 92596

ASMT: 964110023, APN: 964110023
FRANCISCO CORNEJO
P O BOX 890395
TEMECULA CA 92589

ASMT: 964110002, APN: 964110002
LINDSEY RICKS, ETAL
32125 BUENA VENTURA RD
WINCHESTER, CA. 92596

ASMT: 964110024, APN: 964110024
MANUELA MUNOZ, ETAL
37600 POUR ROY RD
WINCHESTER, CA. 92596

ASMT: 964110017, APN: 964110017
ERLINDA RIGONAN, ETAL
3101 SINGINGWOOD DR
TORRANCE CA 90505

ASMT: 964150002, APN: 964150002
RIVERSIDE COUNTY PUBLIC FIN AUTHORITY
C/O JOE RANK
3535 10TH ST STE 300
RIVERSIDE CA 92501

ASMT: 964110019, APN: 964110019
GUILLERMINA RAGLAND
37850 POURROY RD
WINCHESTER, CA. 92596

ASMT: 964371007, APN: 964371007
ANTHONY BROWN
31966 ROSALES AVE
MURRIETA, CA. 92563

ASMT: 964110020, APN: 964110020
ROSEMARY KITCHEN, ETAL
26789 CONTIGNAC DR
MURRIETA CA 92562

ASMT: 964371008, APN: 964371008
MONA MCLEOD
786 7TH ST
RIPON CA 95366

ASMT: 964110021, APN: 964110021
LEISA HOUGHTON, ETAL
37710 POURROY RD
WINCHESTER, CA. 92596

ASMT: 964371062, APN: 964371062
RHONDA COBB, ETAL
38170 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964371063, APN: 964371063
OLIVIA GIRON, ETAL
38180 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964372001, APN: 964372001
KELLY SYDNOR, ETAL
38202 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964371064, APN: 964371064
JUDITH PORTILLO, ETAL
38190 CAMARADA LN
MURRIETA CA 92563

ASMT: 964372002, APN: 964372002
FARDEEN RASHIDI, ETAL
38233 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964371065, APN: 964371065
KELLI SUNDERLAND, ETAL
38200 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964372003, APN: 964372003
LAURA SOK, ETAL
38223 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964371066, APN: 964371066
RAJESH MANDLEKAR
38210 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964372004, APN: 964372004
PASCAL DACILAS
38203 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964371067, APN: 964371067
MELISSA FISHER, ETAL
38220 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964381038, APN: 964381038
GREGORY PLOG
38175 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964371068, APN: 964371068
CORAZON CABRERA, ETAL
16963 NEW ROCHELLE WAY UNI
SAN DIEGO CA 92127

ASMT: 964381039, APN: 964381039
JEANNIE ORTEGA, ETAL
38165 SERVILLA AVE
MURRIETA, CA. 92563

ASMT: 964371069, APN: 964371069
CARL GASKINS
38240 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964390001, APN: 964390001
CITADEL ANALYTICS GROUP
15500 ERWIN ST NO 298
VAN NUYS CA 91411

ASMT: 964390002, APN: 964390002
KEVIN NASH
38049 FLORICITA ST
MURRIETA, CA. 92563

ASMT: 964390009, APN: 964390009
ALYSSA BLANSET
38119 FLORICITA ST
MURRIETA, CA. 92563

ASMT: 964390003, APN: 964390003
TOKIKO MAAMARY, ETAL
38059 FLORICITA ST
MURRIETA, CA. 92563

ASMT: 964390010, APN: 964390010
W KISTLER, ETAL
4800 JAY AVE
LAS VEGAS NV 89130

ASMT: 964390004, APN: 964390004
SADRI RIAZATI
P O BOX 501221
SAN DIEGO CA 92150

ASMT: 964390011, APN: 964390011
LOURDES DAVID, ETAL
43872 CARENTAN DR
TEMECULA CA 92592

ASMT: 964390005, APN: 964390005
LORALYN WILLIS, ETAL
21588 APPALOOSA CT
CANYON LAKE CA 92587

ASMT: 964390022, APN: 964390022
CASSIE OLSON, ETAL
38144 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964390006, APN: 964390006
RONALD LUQUE
P O BOX 890642
TEMECULA CA 92589

ASMT: 964390023, APN: 964390023
MARK JENSEN
38134 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964390007, APN: 964390007
AMIR ABOLHASSANI
1190 CYPRESS CANYON RD 1
SAN DIEGO CA 92131

ASMT: 964390024, APN: 964390024
DANIEL HONG, ETAL
38124 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964390008, APN: 964390008
PECH NGO, ETAL
1061 DIVINA VISTA ST
MONTEREY PARK CA 91754

ASMT: 964390025, APN: 964390025
ABIGAIL ASHMORE, ETAL
38114 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964390026, APN: 964390026
HEATHER ROGERS
38104 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964390033, APN: 964390033
UBAH MINDINGALL, ETAL
38135 SERVILLA AVE
MURRIETA, CA. 92563

ASMT: 964390027, APN: 964390027
MICHELLE COELLO, ETAL
38094 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964390034, APN: 964390034
HONG YUAN, ETAL
38125 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964390028, APN: 964390028
KYLE LEE, ETAL
1312 INDIAN RIVER AVE
TITUSVILLE FL 32780

ASMT: 964390035, APN: 964390035
YA LEE, ETAL
409 ROCCO CIR
CORONA CA 92882

ASMT: 964390029, APN: 964390029
MAILA CONTRERAS, ETAL
38064 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964390036, APN: 964390036
LUCILA SANDOVAL, ETAL
38105 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964390030, APN: 964390030
TANYA HAYS
38051 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964390037, APN: 964390037
CHRISTINA BOTTORF, ETAL
38095 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964390031, APN: 964390031
BARBARA SANGO, ETAL
38155 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964390038, APN: 964390038
TERRY EISENBEISZ, ETAL
38085 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964390032, APN: 964390032
KIMBERLY OWENS, ETAL
38145 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964391001, APN: 964391001
PREEMINENT INV CORP
14728 PIPELINE AVE STE B
CHINO HILLS CA 91709

ASMT: 964391002, APN: 964391002
VANESSA WOODWARD, ETAL
38067 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964391009, APN: 964391009
MEGHAN COLLINS, ETAL
924 FLATIRON LN
ROCKLIN CA 95765

ASMT: 964391003, APN: 964391003
AMBER NEWTON
38077 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964391010, APN: 964391010
RICHARD DEAY
38146 FLORICITA ST
MURRIETA, CA. 92563

ASMT: 964391004, APN: 964391004
TRUST HOLDING SERVICE CO
P O BOX 3836
CHATSWORTH CA 91313

ASMT: 964391011, APN: 964391011
MELISSA VASQUEZ, ETAL
38136 FLORICITA ST
MURRIETA, CA. 92563

ASMT: 964391005, APN: 964391005
JENNIFER ROBERTS, ETAL
38097 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964391012, APN: 964391012
RAJESH KOTIAN
38116 FLORICITA ST
MURRIETA, CA. 92563

ASMT: 964391006, APN: 964391006
BING YEE, ETAL
38107 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964391013, APN: 964391013
OSCAR SERRANO
38096 FLORICITA ST
MURRIETA, CA. 92563

ASMT: 964391007, APN: 964391007
MARGIE ROBINSON, ETAL
38117 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964391014, APN: 964391014
NICHOLAS SAMUELSON
38086 FLORICITA ST
MURRIETA, CA. 92563

ASMT: 964391008, APN: 964391008
LOURDES DEJESUS, ETAL
38127 AMADOR LN
MURRIETA, CA. 92563

ASMT: 964391015, APN: 964391015
MARSHA STEWART, ETAL
38076 FLORICITA ST
MURRIETA, CA. 92563

ASMT: 964391016, APN: 964391016
MARY COBBS
38066 FLORICITA ST
MURRIETA, CA. 92563

ASMT: 964392004, APN: 964392004
CHRISTINA WACKER
31850 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964391017, APN: 964391017
FILOCIA CUSUMANO, ETAL
37637 PEREZA CT
MURRIETA CA 92563

ASMT: 964392005, APN: 964392005
CAROL TRAN, ETAL
3625 COURTNEY WAY
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ASMT: 964391018, APN: 964391018
MARISELA LUJAN
80144 BARCELONA AVE
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ASMT: 964392006, APN: 964392006
SANDY KIAM, ETAL
11821 THOMAS HAES LN
SAN DIEGO CA 92126

ASMT: 964391019, APN: 964391019
WESTATES CO
C/O PMB 410
1835A S CENTRE CY PKWY
ESCONDIDO CA 92025

ASMT: 964392007, APN: 964392007
DERRICK OSBEY
29677 CAMINO CRISTAL
MENIFEE CA 92584

ASMT: 964392001, APN: 964392001
HELEN TORRES, ETAL
31820 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964392008, APN: 964392008
ELLEN HUBBELL, ETAL
31890 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964392002, APN: 964392002
GABRIELLA ANDERSON
31830 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964392009, APN: 964392009
NANCY FRENZEL, ETAL
31900 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964392003, APN: 964392003
SHARON ANDRIDGE, ETAL
31840 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964392010, APN: 964392010
KYLE JOYNER
31910 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964392011, APN: 964392011
ASSAD DARAWAL
81893 DR CARREON BLV NO 1
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ASMT: 964392018, APN: 964392018
ZACHARY BEITING
38110 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964392012, APN: 964392012
CARLA SANTANA
31930 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964392019, APN: 964392019
PAMELA SEARLES, ETAL
38120 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964392013, APN: 964392013
LINDA MARTIN, ETAL
34860 MONTE VERDE
TEMECULA CA 92592

ASMT: 964392020, APN: 964392020
MARVIN KASS, ETAL
38130 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964392014, APN: 964392014
PATRICIA CHANG, ETAL
9262 MALACHITE AVE
RANCHO CUCAMONGA CA 91730

ASMT: 964392021, APN: 964392021
KATHLEEN THOMAS, ETAL
38140 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964392015, APN: 964392015
MARIA MARTINEZ
31960 SERRENTO DR
TEMECULA CA 92563

ASMT: 964392022, APN: 964392022
NINO OLIVEROS, ETAL
38150 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964392016, APN: 964392016
BOBBI SANDOVAL, ETAL
31970 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964392023, APN: 964392023
NIOMA MERCHANT, ETAL
38160 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964392017, APN: 964392017
ADA ALVARDO, ETAL
31990 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964393001, APN: 964393001
LINDA POOLE, ETAL
31975 MIRADA CIR
MURRIETA, CA. 92563

ASMT: 964393002, APN: 964393002
ANA DE CEA, ETAL
31965 MIRADA CIR
MURRIETA, CA. 92563

ASMT: 964393009, APN: 964393009
REBECCA AVILA, ETAL
31973 SERRENTO LN
MURRIETA, CA. 92563

ASMT: 964393003, APN: 964393003
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31955 MIRADA CIR
MURRIETA, CA. 92563

ASMT: 964393010, APN: 964393010
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31963 SERRENTO DR
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ASMT: 964393004, APN: 964393004
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31945 MIRADA CIR
MURRIETA, CA. 92563

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31952 MIRADA CIR
MURRIETA, CA. 92563

ASMT: 964393012, APN: 964393012
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ASMT: 964393006, APN: 964393006
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31962 MIRADA CIR
MURRIETA, CA. 92563

ASMT: 964393013, APN: 964393013
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38102 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964393007, APN: 964393007
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38133 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964393014, APN: 964393014
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38122 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964393008, APN: 964393008
MARY MASHITA, ETAL
38113 CAMARADA LN
MURRIETA, CA. 92563

ASMT: 964393015, APN: 964393015
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38142 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964393016, APN: 964393016
PATRICIA MARTIN, ETAL
38152 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964420008, APN: 964420008
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38225 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964393017, APN: 964393017
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38172 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964422001, APN: 964422001
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38202 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964393018, APN: 964393018
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38182 SEVILLA AVE
MURRIETA, CA. 92563

ASMT: 964422002, APN: 964422002
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ASMT: 964393019, APN: 964393019
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38192 SEVILLA AVE
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ASMT: 964422003, APN: 964422003
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31535 CASTILLO RD
MURRIETA, CA. 92563

ASMT: 964420005, APN: 964420005
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38195 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964422004, APN: 964422004
CHRISTINE NGUYEN BUI, ETAL
31545 CASTILLO RD
MURRIETA, CA. 92563

ASMT: 964420006, APN: 964420006
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38205 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964422005, APN: 964422005
LUZ OCHOA, ETAL
31565 CASTILLO RD
MURRIETA, CA. 92563

ASMT: 964420007, APN: 964420007
TERESITA SANTORO, ETAL
38215 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964422006, APN: 964422006
PERLA ARCAIRA, ETAL
31575 CASTILLO RD
MURRIETA, CA. 92563

ASMT: 964422007, APN: 964422007
TERRI ABOUD, ETAL
31585 CASTILLO RD
MURRIETA, CA. 92563

ASMT: 964422017, APN: 964422017
LE TRUONG
31524 BOREGA RD
MURRIETA, CA. 92563

ASMT: 964422008, APN: 964422008
YVONNE COWAN, ETAL
31595 CASTILLO RD
MURRIETA, CA. 92563

ASMT: 964422018, APN: 964422018
EDEVINA ALT, ETAL
38212 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964422009, APN: 964422009
JENNIFER SEVILLA, ETAL
31605 CASTILLO RD
MURRIETA, CA. 92563

ASMT: 964422019, APN: 964422019
DIOSDADO ALTARES
38222 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964422013, APN: 964422013
RAMONA CHAVEZ, ETAL
31564 BOREGA RD
MURRIETA, CA. 92563

ASMT: 964430046, APN: 964430046
KARA RIJKE, ETAL
38099 TALAVERA CT
MURRIETA, CA. 92563

ASMT: 964422014, APN: 964422014
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ASMT: 964430047, APN: 964430047
GERARD LOUISDHON, ETAL
38002 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964422015, APN: 964422015
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31544 BOREGA RD
MURRIETA, CA. 92563

ASMT: 964430048, APN: 964430048
GEORGE FUENTES
38012 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964422016, APN: 964422016
MAI NGUYEN, ETAL
31534 BOREGA RD
MURRIETA, CA. 92563

ASMT: 964430049, APN: 964430049
CONNIE QUACH, ETAL
551 ECHO LN
SAN MARCOS CA 92078

ASMT: 964430050, APN: 964430050
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38032 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964440003, APN: 964440003
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37995 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964430061, APN: 964430061
ELIZABETH TUCKER, ETAL
38084 PADARO ST
MURRIETA, CA. 92563

ASMT: 964440004, APN: 964440004
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38392 ENCANTO RD
MURRIETA CA 92563

ASMT: 964430062, APN: 964430062
XIAOLIN JI, ETAL
18 PERIWINKLE
IRVINE CA 92618

ASMT: 964440005, APN: 964440005
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MURRIETA CA 92563

ASMT: 964430063, APN: 964430063
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38042 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964440006, APN: 964440006
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ASMT: 964431001, APN: 964431001
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MURRIETA, CA. 92563

ASMT: 964440007, APN: 964440007
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37955 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964440001, APN: 964440001
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38015 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964440008, APN: 964440008
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ASMT: 964440002, APN: 964440002
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38005 ENCANTO RD
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ASMT: 964440009, APN: 964440009
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37935 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 9644440010, APN: 9644440010
INLAND EMPIRE RESCUE MISSION INC
C/O JIM PALMER
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TUSTIN CA 92782

ASMT: 9644440017, APN: 9644440017
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38016 POSADA CIR
MURRIETA, CA. 92562

ASMT: 9644440011, APN: 9644440011
MARISSA MENDOZA
31623 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 9644440018, APN: 9644440018
CATHERINE FAISON
38006 POSADA CIR
MURRIETA, CA. 92563

ASMT: 9644440012, APN: 9644440012
ROBIN LOWE, ETAL
31633 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 9644440019, APN: 9644440019
KATHLEEN MORRIS, ETAL
37996 POSADA CIR
MURRIETA, CA. 92563

ASMT: 9644440013, APN: 9644440013
ROCIO BERMUDEZ, ETAL
31643 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 9644440021, APN: 9644440021
MARCO RAMERO
31713 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 9644440014, APN: 9644440014
RUSSELL GAY
31663 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 9644440022, APN: 9644440022
ERNEST WILLIAMS
31723 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 9644440015, APN: 9644440015
TIFFANY AYRES, ETAL
37999 POSADA CIR
MURRIETA, CA. 92563

ASMT: 9644440023, APN: 9644440023
CONCEPCION ALFARO, ETAL
31733 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 9644440016, APN: 9644440016
CAROL BENAVIDES, ETAL
38009 POSADA CIR
MURRIETA, CA. 92563

ASMT: 9644440024, APN: 9644440024
ELENA DICINTIO, ETAL
37981 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964440025, APN: 964440025
PAMELA VARNAM, ETAL
37991 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964440032, APN: 964440032
NICHOLAS ROSEN
37968 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964440026, APN: 964440026
ANGEL TONER, ETAL
38001 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964441001, APN: 964441001
OSCAR MAGANA
37948 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964440027, APN: 964440027
RUBY QUALLS
38011 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964441002, APN: 964441002
JANA WOODS, ETAL
37938 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964440028, APN: 964440028
FRANCISCO DELACRUZ, ETAL
38008 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964441003, APN: 964441003
MERBA BARTOLOME, ETAL
841 FAIRWOOD DR
ANCHORAGE AK 99518

ASMT: 964440029, APN: 964440029
SOPHIEANNE GONZALES, ETAL
37998 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964441004, APN: 964441004
AGNES GUZMAN, ETAL
37941 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964440030, APN: 964440030
LINDA RAY, ETAL
37988 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964441005, APN: 964441005
CHARLIE ROBERTS
37951 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964440031, APN: 964440031
JEANNIE ORTEGA, ETAL
37978 PALOMERA LN
MURRIETA, CA. 92563

ASMT: 964441006, APN: 964441006
JAMES MASTERS, ETAL
37946 CADIZ CIR
MURRIETA, CA. 92563

ASMT: 964441007, APN: 964441007
LAURA BYER, ETAL
37936 CADIZ CIR
MURRIETA, CA. 92563

ASMT: 964450002, APN: 964450002
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38175 ENCANTO RD
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ASMT: 964441008, APN: 964441008
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ASMT: 964450004, APN: 964450004
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TEMECULA CA 92592

ASMT: 964441009, APN: 964441009
A SAPIDA
31700 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964450005, APN: 964450005
ARMANDO AGLUGUB
31650 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964441010, APN: 964441010
SALIHA ESSAU, ETAL
31690 SERRENTO DR
MURRIETA CA 92596

ASMT: 964450006, APN: 964450006
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31640 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964441011, APN: 964441011
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31680 SERRENTO DR
MURRIETA, CA. 92563

ASMT: 964450007, APN: 964450007
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MURRIETA, CA. 92563

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38165 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964450009, APN: 964450009
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37990 BARRENDA CIR
MURRIETA, CA. 92563

ASMT: 964450010, APN: 964450010
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37980 BARREND A CIR
MURRIETA, CA. 92563

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37984 PEREZA CT
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C/O RECONTRUST CO
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37944 PEREZA CT
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ASMT: 964450013, APN: 964450013
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37963 BARREMD A CIR
MURRIETA, CA. 92563

ASMT: 964450020, APN: 964450020
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37934 PEREZA CT
MURRIETA, CA. 92563

ASMT: 964450014, APN: 964450014
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37973 BARREND A CIR
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ASMT: 964450021, APN: 964450021
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37937 PEREZA CT
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ASMT: 964450015, APN: 964450015
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MURRIETA CA 92563

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ASMT: 964450026, APN: 964450026
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38115 ENCANTO RD
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ASMT: 964451003, APN: 964451003
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31592 CASTILLO RD
MURRIETA, CA. 92563

ASMT: 964450027, APN: 964450027
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38125 ENCANTO RD
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ASMT: 964451004, APN: 964451004
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31582 CASTILLO RD
MURRIETA, CA. 92563

ASMT: 964450028, APN: 964450028
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38135 ENCANTO RD
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ASMT: 964451005, APN: 964451005
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31572 CASTILLO RD
MURRIETA, CA. 92563

ASMT: 964450029, APN: 964450029
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38145 ENCANTO RD
MURRIETA, CA. 92563

ASMT: 964451006, APN: 964451006
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31562 CASTILLO RD
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ASMT: 964450030, APN: 964450030
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31608 RAILROAD CANYON RD
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ASMT: 964451008, APN: 964451008
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31542 CASTILLO RD
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ASMT: 964451015, APN: 964451015
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ASMT: 964451009, APN: 964451009
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31532 CASTILLO RD
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ASMT: 964451016, APN: 964451016
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38072 ENCANTO RD
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ASMT: 964451010, APN: 964451010
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31522 CASTILLO RD
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ASMT: 964451017, APN: 964451017
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ASMT: 964451011, APN: 964451011
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ASMT: 964451018, APN: 964451018
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ASMT: 964451012, APN: 964451012
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ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

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

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

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

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

Pechanga Band of Mission Indians
P.O. Box 1477
Temecula, CA 92593

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

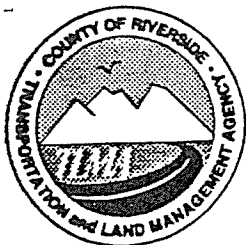
Applicant/Owner:
Lennar Homes of California
391 North Main St., Suite 300
Corona, CA 92880

Eng-Rep:
Rick Engineering Company
1770 Iowa Ave., Suite 100
Riverside, CA 92507



☐ 38686 El Cerrito Road
Palm Desert, California 92211

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

TO:

FROM:

☒ Office of Planning and Research (OPR)
1400 Tenth Street
Room 121
Sacramento, CA 95814

Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

Riverside County Transportation Department

4080 Lemon Street, 9th Floor
P. O. Box 1090
Riverside, CA 92502-1090

☒ County Clerk
County of Riverside

79-733 County Club Dr., Ste E
Bermuda Dunes, CA 92201

1695 Spruce Street
P. O. Box 1090
Riverside, CA 92502-1090

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

Specific Plan No. 184, Amendment No. 2/Change of Zone No. 6270/Amendment No. 1 to Development Agreement No. 7

Project Title

95112065

State Clearinghouse Number

Contact Person

Area Code/No./Ext.

JM Development Company, 18400 Von Karman, #900, Irvine, CA 92715

Project Applicant/Property Owner and Address

West of Pourroy Road, 1/2 mile south of Auld Road and approximately 1 mile east of Winch

Project Location

Amendment to Specific Plan No. 184 with related change of zone for a 798 acre master planned community.

Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on June 17, 1997 and has made the following determinations regarding that project:

1. The project ☒ will, ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act.
3. Mitigation Measures ☒ were, ☐ were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations ☒ was, ☐ was not adopted for this project.
6. A de minimis finding ☐ was, ☒ was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments and responses and record of project approval is available to the general public at:

- ☒ Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
☐ Riverside County Planning Department, 79-733 County Club Dr., Suite E, Bermuda Dunes, CA 92201
☐ Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
☐ Riverside County Transportation Department, 1695 Spruce Street, Riverside, CA 92507

Signature

Title Sr. Bd. Assist. Date

June 17, 1997

TO BE COMPLETED BY
OPR

Date Received for Filing and
Posting at OPR:

FOR COUNTY CLERK'S USE ONLY
FILED
RIVERSIDE COUNTY

SEP 03 1997

Resol 97-089 (SP)
Ord. 348.3788 (ZC)
Ord. 664.48 (DA 7-A1)

COUNTY CLERK
Neg Declaration/Ntc Determination
Filed per P.F.C. 21152
POSTED

SEP 03 1997

GRAPHICWORKS, INC. 15147 15147 15147 15147
02/05/97

(Tent. Approval Date: 12.2 - 2/11/97)

By

B. Herman

B. Herman
Deputy

Removed:

By: _____ Dept.
County of Riverside, State of California

STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 970531

Lead Agency: COUNTY PLANNING Date: 09/03/1997

County Agency of Filing: RIVERSIDE Document No: 970531

Project Title: PLAN NO.184, AMEND #2/CHANGE OF ZONE #6270/AMEND #1

Project Applicant Name: JM DEVELOPMENT CO Phone Number: --

Project Applicant Address: 18400 VON KARMAN #900, IRVINE CA 92715

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- | | |
|---|-----------|
| ☒ Environmental Impact Report | \$ 850.00 |
| ☐ Negative Declaration | |
| ☐ Application Fee Water Diversion (State Water Resources Control Board Only) | |
| ☐ Projects Subject to Certified Regulatory Programs | |
| ☒ County Administration Fee | \$ 78.00 |
| ☐ Project that is exempt from fees (DeMinimis Exemption) | |
| ☐ Project that is exempt from fees (Notice of Exemption) | |

Total Received \$ 928.00

Signature and title of person receiving payment: 

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1103866

4080 Lemon Street

Second Floor

Riverside, CA 92502

(951) 955-3200

39493 Los Alamos Road

Suite A

Murrieta, CA 92563

(951) 694-5242

38686 El Cerrito Rd

Indio, CA 92211

(760) 863-8271

Received from: LENNAR HOMES OF CALIFORNIA

\$64.00

paid by: CK 00105273

CA FISH & GAME EA42440 (1ST ADDENDUM TO SEIR00401)

paid towards: CFG05817

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By _____ Apr 25, 2011 17:01

MGARDNER

posting date Apr 25, 2011

Account Code

Description

Amount

658353120100208100

CF&G TRUST: RECORD FEES

\$64.00

Overpayments of less than \$5.00 will not be refunded!