PUBLIC NOTICE

U.S. ARMY CORPS OF ENGINEERS
LOS ANGELES DISTRICT

BUILDING STRONG®

APPLICATION FOR PERMIT
Santa Rosa Highlands Project

Public Notice/Application No.: SPL-2015-00782-PJB
Project: Santa Rosa Highlands Project
Comment Period: December 8, 2015 through January 7, 2016
Project Manager: Peggy Bartels; Tel: (951) 276-6624 x269; Email: peggy.j.bartels@usace.army.mil

Applicant
John Fitzpatrick
PDM Partners, LP
c/o Ridge Crest Real Estate, LLC
353 East Angeleno Ave., Suite A
Burbank, California 91502
(323) 450-2334

Contact
Barry L. Jones, Senior Consulting Biologist
HELIX Environmental Planning, Inc.
7578 El Cajon Blvd., Suite 200
La Mesa, California 91941
(619) 462-1515

Location
The approximately 52.25-acre Santa Rosa Highlands project site is located in the City of Murrieta, in southwestern Riverside County, California (Figure 1). It is located within unsectioned areas of Township 7S, Range 3W, of the U.S. Geological Survey (USGS) 7.5-minute Murrieta quadrangle map. The site is located west of Interstate (I-)15, north of the Kalmia Street/California Oaks Road exit in the northeast corner of Jefferson Avenue and Lemon Street (Figure 3).

Activity
Discharge of fill material into approximately 0.37 acres of waters of the United States (no wetland waters, 0.37 acre other waters) in association with the Santa Rosa Highlands Project (see attached drawings). For more information see page 3 of this notice.

Interested parties are hereby notified that an application has been received for a Department of the Army permit for the activity described herein and shown on the attached drawing(s). We invite you to review today's public notice and provide views on the proposed work. By providing substantive, site-specific comments to the Corps Regulatory Division, you provide information that support the Corps' decision-making process. All comments received during the comment period become part of the record and will be considered in the decision. This permit will be issued, issued with special conditions, or denied under Section 404 of the Clean Water Act. Written comments should be mailed to the Regulatory project manager at the following address:

LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
ATTN: Peggy Bartels
Riverside Field Office
1451 Research Park Drive, Suite 100
Riverside, CA 92507-2154

Alternatively, comments can be sent electronically to: peggy.j.bartels@usace.army.mil

The mission of the U.S. Army Corps of Engineers Regulatory Program is to protect the Nation's aquatic resources, while allowing reasonable development through fair, flexible and balanced permit decisions. The Corps evaluates permit applications for essentially all construction activities that occur in the Nation's waters, including wetlands. The Regulatory Program in the Los Angeles District is executed to protect aquatic resources by developing and implementing short- and long-term initiatives to improve regulatory products, processes, program transparency, and customer feedback considering current staffing levels and historical funding trends.

Corps permits are necessary for any work, including construction and dredging, in the Nation's navigable water and their tributary waters. The Corps balances the reasonably foreseeable benefits and detriments of proposed projects, and makes permit decisions that recognize the essential values of the Nation's aquatic ecosystems to the general public, as well as the property rights of private citizens who want to use their land. The Corps strives to make its permit decisions in a timely manner that minimizes impacts to the regulated public.

During the permit process, the Corps considers the views of other Federal, state and local agencies, interest groups, and the general public. The results of this careful public interest review are fair and equitable decisions that allow reasonable use of private property, infrastructure development, and growth of the economy, while offsetting the authorized impacts to the waters of the United States. The permit review process serves to first avoid and then minimize adverse effects of projects on aquatic resources to the maximum practicable extent. Any remaining unavoidable adverse impacts to the aquatic environment are offset by compensatory mitigation requirements, which may include restoration, enhancement, establishment, and/or preservation of aquatic ecosystem system functions and services.

Evaluation Factors

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof. Factors that will be considered include conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people. In addition, if the proposal would discharge dredged or fill material, the evaluation of the activity will include application of the EPA Guidelines (40 CFR Part 230) as required by Section 404 (b)(1) of the Clean Water Act.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the

impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Preliminary Review of Selected Factors

EIS Determination- A preliminary determination has been made that an environmental impact statement is not required for the proposed work.

Water Quality- The applicant is required to obtain water quality certification, under Section 401 of the Clean Water Act, from the California Regional Water Quality Control Board. Section 401 requires that any applicant for an individual Section 404 permit provide proof of water quality certification to the Corps of Engineers prior to permit issuance.

Coastal Zone Management- This project is located outside the coastal zone and preliminary review indicates that it would not affect coastal zone resources. After a review of the comments received on this Public Notice and in consultation with the California Coastal Commission, the Corps will make a final determination of whether this project affects coastal zone resources.

Essential Fish Habitat- No Essential Fish Habitat (EFH), as defined by the Magnuson-Stevens Fishery Conservation and Management Act, occurs within the project area and no EFH is affected by the proposed project.

Cultural Resources- The Corps consulted the latest version of the National Register of Historic Places and there are no sites listed within the permit area. The applicant has submitted an archaeological survey and evaluation of cultural resources report to be reviewed by the Corps' archaeologist for compliance with Section 106 of the National Historic Preservation Act, as amended. LSA, Inc. conducted a field survey in July 2006 and published a report of their results the same year (LSA 2006). A Cultural Resources Assessment update was prepared in 2015 by Mary Robbins-Wade of HELIX (HELIX 2015b). These assessments indicated that no historic properties have been identified within the project area. Compliance with Section 106 of the National Historic Preservation Act will be a requirement of a permit decision.

Endangered Species- The site supports riparian habitat with a limited potential to support the federally listed as endangered least Bell's vireo (*Vireo bellii pusillus*). Based on focused surveys, least Bell's vireo does not occur on site. The site was found to support Riversidean sage scrub with limited potential to support the federally listed as threatened coastal California gnatcatcher (*Polioptila californica californica*). The site supports habitat (open areas with sparse vegetation and loose soils) for the federally listed as endangered Stephens' kangaroo rat (*Dipodomys stephensi*). Surveys for the Stephens' kangaroo rat have not been conducted. This project is participating in the U.S. Fish and Wildlife Service Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) for Endangered Species Act compliance. Therefore, the Corps will consult with the USFWS under section 7 of the Endangered Species Act.

Public Hearing- Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearing shall state with particularity the reasons for holding a public hearing.

Proposed Activity for Which a Permit is Required

Basic Project Purpose- The basic project purpose comprises the fundamental, essential, or irreducible purpose of the proposed project, and is used by the Corps to determine whether the applicant's project is water dependent (i.e., requires access or proximity to or siting within the special aquatic site to fulfill its basic purpose). Establishment of the basic project purpose is necessary only when the proposed activity would discharge dredge or fill material into a special aquatic site (e.g., wetlands, pool and riffle complex, mudflats, coral reefs). The basic project purpose for the proposed project is the establishment of residential housing. The project is not water dependent and no special aquatic sites are proposed to be filled. The applicant will be required to rebut the presumption that there are less damaging alternatives to the proposed project.

Overall Project Purpose- The overall project purpose serves as the basis for the Corps' 404(b)(1) alternatives analysis and is determined by further defining the basic project purpose in a manner that more specifically describes the applicant's goals for the project, and which allows a reasonable range of alternatives to be analyzed. The overall project purpose for the proposed project is to provide residential housing, recreational areas, and preserved open space that will meet housing needs for the City of Murrieta and southwestern Riverside County.

Additional Project Information

Baseline information- The approximately 52.25-acre Santa Rosa Highlands project site is located in the City of Murrieta, in southwestern Riverside County, California (Figure 1). Waters drain from north to south and from east to west, creating 3 distinct drainage areas (Figure 5). Off-site flows currently enter at the northeastern boundary southwest of I-15; flows entering at the northwest boundary are generated from existing residential tracts to the north and continue to flow southwesterly after entering the site and crossing Jefferson Avenue through an existing storm drain facility. The site is undeveloped and consists mostly of various plant associations of disturbed habitat and coastal sage scrub with scattered patches of grassland habitat. Riparian scrub and woodland habitats are located within Drainages A and C.

Land use near the proposed project site includes: Interstate 15 to the east, residential development to the north, residential development and Jefferson Avenue to the west, and commercial development to the south.

Within the proposed project site, preliminarily jurisdictional areas include approximately 0.57 acres of non-wetland waters of the U.S. along a total of approximately 3,807 linear feet (see Table 1). Of these 0.57 acres of preliminarily jurisdictional waters of the U.S., approximately 0.37 acres are proposed to be permanently filled.

Table 1 USACE JURISDICTIONAL IMPACTS AND AVOIDANCE*					
DRAINAINGE NUMBER	**EXISTING ON SITE**		**IMPACTED**		**AVOIDED (Acres)**
	Acres	**Linear Feet**	**Acres**	**Linear Feet**	
Non-Wetland WUS					
Drainage A	**0.335**	**1,412**	0.335	1,412	0
Tributary A1	**0.002**	**88**	0.002	88	0
Tributary A2	**0.023**	**490**	0.023	490	0
Drainage B	**0.004**	**163**	0.004	163	0
Drainage C	**0.177**	**1,050**	0.001	14	0.176
Tributary C1	**0.003**	**143**	0	0	0.003
Tributary C2	**0.005**	**160**	0.004	132	0.001
Tributary C3	**0.018**	**301**	0	0	0.018
TOTAL	**0.567***	**3,807**	**0.369***	**2,299**	**0.198***

*Acreage is rounded to the nearest 0.01. Linear feet are rounded to the nearest whole foot.

The Project site is located within the Southwest Area Plan of the MSHCP but is not located within the MSHCP Criteria Cell Area, and therefore is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or Joint Project Review (JPR), and on-site conservation is not required. The proposed Project will be consistent with MSHCP Reserve Assembly requirements.

Project description- The proposed Project allows for construction of up to 270 single-family homes, providing a mix of single-family detached homes, courtyard single-family detached homes, and single-family attached homes. The net developable area is estimated at 45.8 acres. In addition to residential development (including associated streets), a 1.50-acre Central Green, 1.64 acres of focal parks and paseos, three detention/water quality basins (two Bio-Retention basins and one Infiltration basin), and 4.10 acres of natural open space are proposed (Sheets 1 and 2).

Proposed Mitigation- The proposed mitigation may change as a result of comments received in response to this public notice, the applicant's response to those comments, and/or the need for the project to comply with the 404(b)(1) Guidelines. In consideration of the above, the proposed mitigation sequence (avoidance/minimization/compensation), as applied to the proposed project is summarized below:

Avoidance: The project proposes avoidance of 0.20 acre (35 percent) of the WUS jurisdictional resources located in the southeast portion of the site (Figure 6). This drainage connects with an existing riparian restoration site immediately off site.

Minimization: To minimize impacts to jurisdictional areas, all water will be detained and treated on site before being allowed to leave the site, thereby preserving water quality and maintaining current flows. During construction, Best Management Practices (BMPs) to protect onsite waters not impacted would include, but are not limited to: gravel basins, gravel bag inlet protection, fiber rolls, mulching, silt fencing, offsite sediment control, energy dissipation, and designated maintenance and storage areas for equipment (outside of drainages). Descriptions of the BMPs can be found in the Water Quality Management Plan, with complete descriptions included in the Storm Water Pollution Prevention Plan.

Compensation: The applicant proposes mitigation for non-wetland WUS at a minimum 1:1 ratio

through a combination of off-site restoration and/or purchase of credits at an approved mitigation bank. A minimum of 0.369 acre of mitigation would occur via a combination of off-site restoration and/or purchase of credits at an approved mitigation bank. The mitigation will include a minimum of 1:1 establishment or re-establishment. Final mitigation acreage requirements will be determined through the USACE Mitigation Ratio Checklist.

Proposed Special Conditions

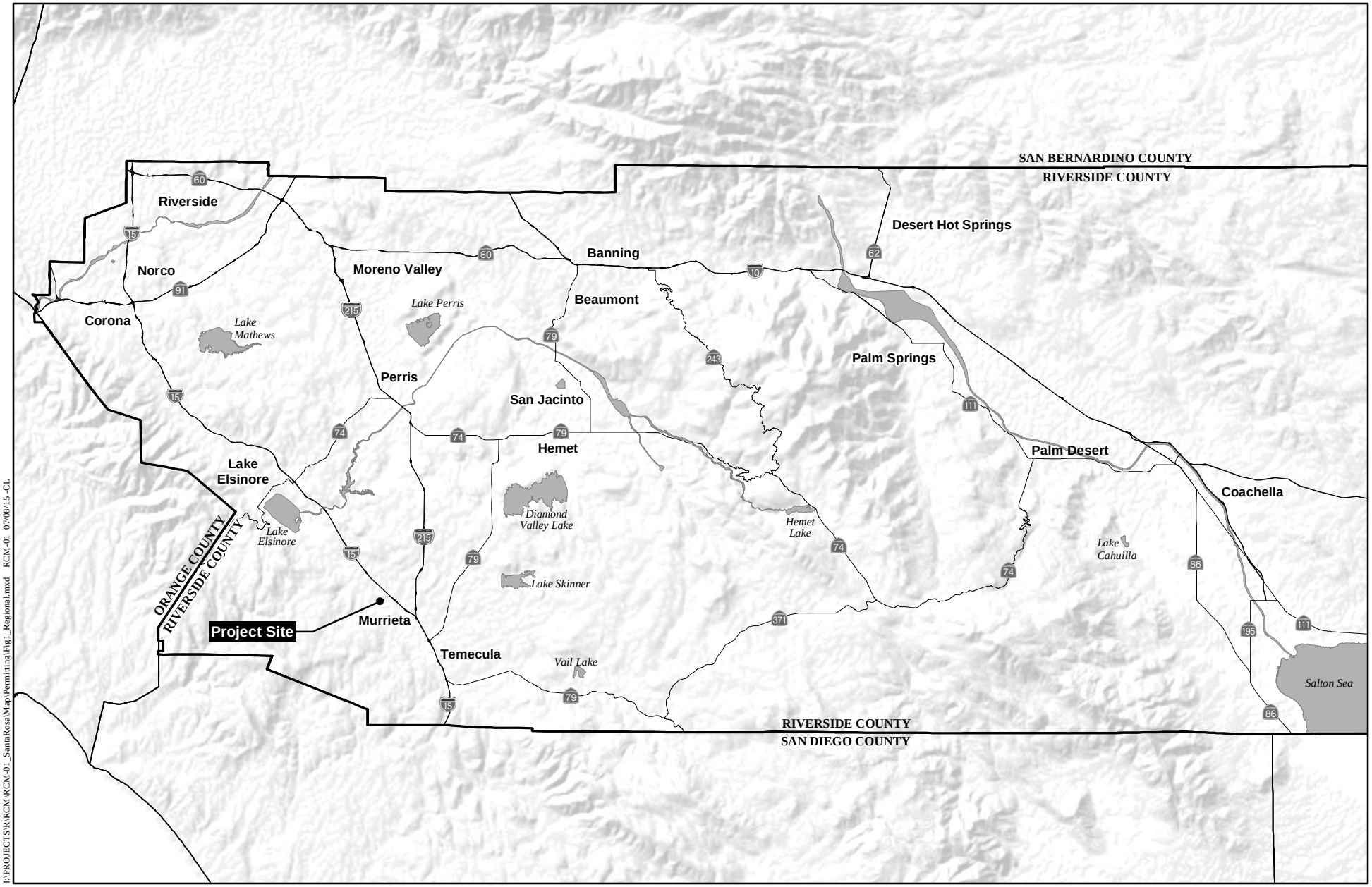
No specific special conditions are proposed at this time. If issued, the permit would include special conditions addressing mitigation for impacts to waters of the U.S. as well as other measures to avoid and minimize effects to the aquatic environment and federally listed species and/or their critical habitat.

For additional information please call Peggy Bartels of my staff at 951-276-6624 x269 or via e-mail at Peggy.J.Bartels@usace.army.mil. This public notice is issued by the Chief, Regulatory Division.

Regulatory Program Goals:

- To provide strong protection of the nation's aquatic environment, including wetlands.
- To ensure the Corps provides the regulated public with fair and reasonable decisions.
- To enhance the efficiency of the Corps' administration of its regulatory program.

DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS
1451 RESEARCH PARK DRIVE, SUITE 100
RIVERSIDE, CALIFORNIA 92507-2154
WWW.SPL.USACE.ARMY.MIL/MISSIONS/REGULATORY



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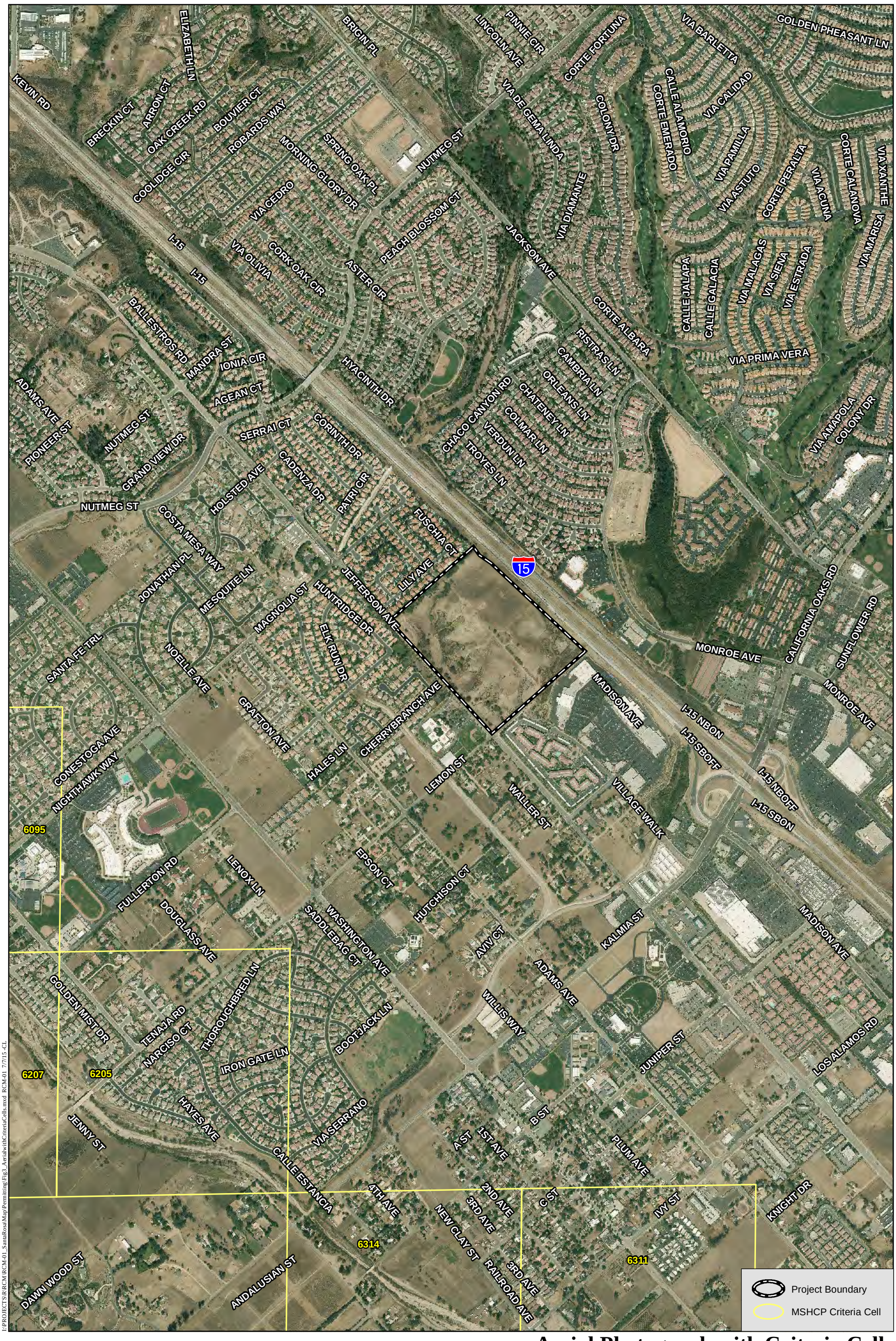
Regional Location

SANTA ROSA HIGHLANDS

HELIX Environmental Planning

N 0 10 Miles

Figure 1



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Aerial Photograph with Criteria Cells

SANTA ROSA HIGHLANDS

HELIX Environmental Planning

N 0 1,000 Feet

Figure 3

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USACE Jurisdictional Areas/Project Effects

SANTA ROSA HIGHLANDS

HELIX Environmental Planning

N 0 250 Feet

Figure 5

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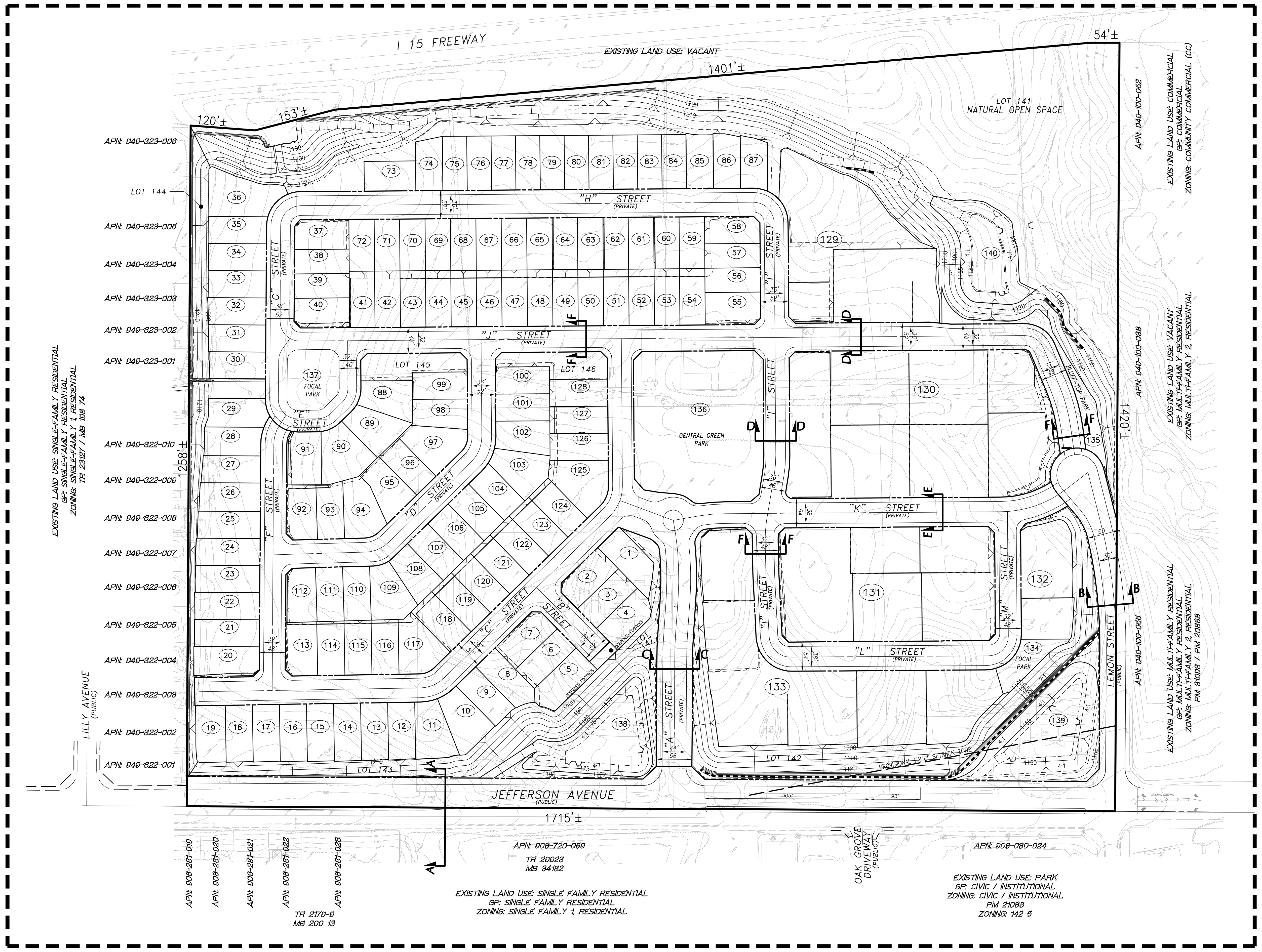
CDFW Jurisdictional Areas/Project Effects

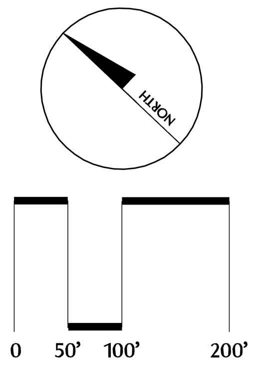
SANTA ROSA HIGHLANDS

HELIX Environmental Planning

N 0 250 Feet

Figure 6





INDEX MAP

SEE SHEET 2 OF 2

LOT SUMMARY

Lot No.	Land Use	Acres
1–128	SINGLE FAMILY	15.6 AC
129–133	MULTI–FAMILY	9.1 AC
134–137	PARKS	2.0 AC
138–140	BASINS	1.8 AC
141–147	OPEN SPACE	11.6 AC
	PRIVATE STREETS	9.7 AC
	PUBLIC STREETS	2.5 AC
	TOTAL PROJECT AREA	52.3 AC
	TOTAL NET SITE AREA (NET SITE AREA EXCLUDING BASIN, PARK & SLOPE/LANDSCAPE LOTS)	34.4 AC

EXISTING EASEMENTS

1. AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 21, 1950, INSTRUMENT NO. 2874, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, AFFECTS PARCEL 2 AND 3 OF PARCEL MAP 11257.
2. AN EASEMENT FOR PUBLIC UTILITIES RECORDED JANUARY 2, 1974, INSTRUMENT NO. 697, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AFFECTS PARCELS 1 AND 4 OF PARCEL MAP 11257.
3. AN EASEMENT FOR PUBLIC UTILITIES RECORDED JANUARY 11, 1978, INSTRUMENT NO. 5595, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AFFECTS AS DESCRIBED HEREIN.
4. AN EASEMENT FOR PUBLIC UTILITIES RECORDED JANUARY 25, 1978, INSTRUMENT NO. 14472, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AFFECTS AS DESCRIBED HEREIN.
5. AN EASEMENT FOR PUBLIC UTILITIES RECORDED APRIL 3, 1981, INSTRUMENT NO. 60011, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AFFECTS THE NORTHWESTERLY 6 FEET OF PARCEL NO. 1 OF PARCEL MAP NO. 11257.
6. AN EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE RECORDED MAY 15, 1987, INSTRUMENT NO. 136820, IN FAVOR OF MURRIETA WATER DISTRICT, AFFECTS THE SOUTHWESTERLY 30 FEET OF SOUTHEASTERLY 265 FEET OF PARCEL 2 OF PARCEL MAP NO. 11257.
7. AN EASEMENT FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES AND INGRESS AND EGRESS RECORDED JANUARY 20, 1989, INSTRUMENT NO. 20608, IN FAVOR OF FOLEY CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION, AFFECTS THE NORTHWESTERLY 75 FEET OF PARCELS 1 AND 4 OF PARCEL MAP NO. 11258.
8. AN EASEMENT FOR PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "AVIGATION RIGHTS" RECORDED JULY 20, 1990, INSTRUMENT NO. 269315, AFFECTS AIRSPACE OVER, THROUGH AND ACROSS AND ADJACENT TO THE SERVIENT TENEMENT, AND RE-RECORDED OCTOBER 10, 1990, INSTRUMENT NO. 373378.
9. AN EASEMENT FOR OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED MAY 4, 2005, INSTRUMENT NO. 2005–0353564, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AFFECTS TWO 10.00 WIDE STRIPS OF LAND LYING WITHIN PARCELS 2 AND 3 OF PARCEL MAP NO. 11257.
10. AN EASEMENT FOR PUBLIC STREET RECORDED MAY 18, 2005, INSTRUMENT NO. 2005–0394535, IN FAVOR OF THE CITY OF MURRIETA, A MUNICIPAL CORPORATION, AFFECTS A PORTION OF PARCEL 3 OF PARCEL MAP 11257, AS DESCRIBED THEREIN.

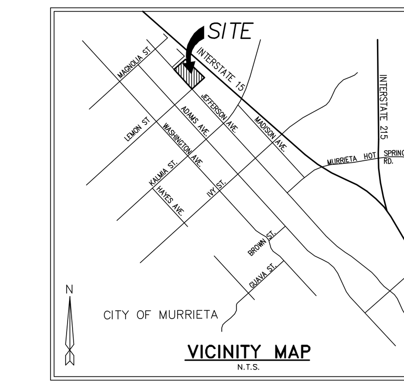
EARTHWORK QUANTITIES

RAW CUT VOLUME:	723,290 CYS
REMEDIAL VOLUME:	105,000 CYS
ADJUSTED FILL VOLUME:	804,680 CYS
EXPORT/IMPORT:	23,610 CYS

LOT AREA SUMMARY

Lot No.	S.F	Lot No.	S.F	Lot No.	S.F
1	6,295	46	4,885	91	6,132
2	5,758	47	4,885	92	5,689
3	5,300	48	4,885	93	5,132
4	5,708	49	4,885	94	6,866
5	6,579	50	4,885	95	5,948
6	5,370	51	4,885	96	5,000
7	5,835	52	4,885	97	7,216
8	5,678	53	4,885	98	5,313
9	5,216	54	4,886	99	5,070
10	6,905	55	6,074	100	5,000
11	6,631	56	4,609	101	5,000
12	5,270	57	4,610	102	5,767
13	5,304	58	5,050	103	6,731
14	5,322	59	4,501	104	5,021
15	5,303	60	4,500	105	5,007
16	5,285	61	4,500	106	5,007
17	5,267	62	4,500	107	5,007
18	5,243	63	4,500	108	5,326
19	5,763	64	4,500	109	6,735
20	6,158	65	4,500	110	5,000
21	6,002	66	4,500	111	4,999
22	5,997	67	4,500	112	5,576
23	5,961	68	4,500	113	5,754
24	5,920	69	4,500	114	5,044
25	5,772	70	4,500	115	5,023
26	5,908	71	4,500	116	5,052
27	5,398	72	4,500	117	7,184
28	5,582	73	5,225	118	5,564
29	5,754	74	4,750	119	5,191
30	5,169	75	4,500	120	5,191
31	5,293	76	4,500	121	5,191
32	5,336	77	4,500	122	5,191
33	5,349	78	4,500	123	5,191
34	5,337	79	4,500	124	5,191
35	5,344	80	4,500	125	8,364
36	9,218	81	4,500	126	5,361
37	5,460	82	4,500	127	5,359
38	4,547	83	4,500	128	5,359
39	4,575	84	4,500	129	67,293
40	5,556	85	4,984	130	129,820
41	4,885	86	4,970	131	83,622
42	4,885	87	4,643	132	20,243
43	4,885	88	6,065	133	94,589
44	4,885	89	6,349		
45	4,885	90	7,926		

TOTAL GROSS RESIDENTIAL 1,076,634 S.F.
24.72 A.C.
AVERAGE GROSS RESIDENTIAL 8,095 S.F.



VICINITY MAP
N.T.S.

NOTES

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: SINGLE–FAMILY RESIDENTIAL
3. EXISTING ZONING: PLAZA DE MURRIETA SP20
4. GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL (SFR), MULTI FAMILY RESIDENTIAL (MFR), COMMERCIAL (C), PARKS AND OPEN SPACE (P/OS).
5. MINIMUM LOT SIZE: SINGLE FAMILY DETACHED RESIDENTIAL (SFDR–1) – 5,000 SF. SINGLE FAMILY DETACHED RESIDENTIAL (SFDR–2) – 4,050 SF.
6. TOTAL RESIDENTIAL LOTS:
7. THOMAS GUIDE: 927–J4, J5 ; 928–A4, A5
8. ASSESSOR PARCEL NUMBER: APN 949–080–005, 949–080–006, 949–080–007, 949–080–008, 949–080–009, 949–080–010, 949–080–012, 949–080–013, 949–080–015
9. WATER SERVICE: WESTERN MUNICIPAL WATER DISTRICT (WMWD) 14205 MERIDIAN PKWY, MARCH AIR RESERVE BASE, CA 92508
10. SEWER SERVICE: WESTERN MUNICIPAL WATER DISTRICT (WMWD) 14205 MERIDIAN PKWY, MARCH AIR RESERVE BASE, CA 92508
11. GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY, 1981 W. LUGONIA, REDLANDS, CA 92373, (800) 427–2200
12. ELECTRIC: SOUTHERN CALIFORNIA EDISON (SCE), 26100 MENIFEE ROAD, ROMOLAND, CA 92585, (909) 928–8290
13. TELEPHONE SERVICE: VERIZON, 150 S. JUANITA ST., HEMET, CA. 92453, (800) 693–1880
14. CABLE: TIME WARNER, 26487 YNEZ ROAD, SUITE G, TEMECULA, CA., 92591, (951) 645–2316
15. THE PROJECT SITE IS LOCATED WITHIN MURRIETA VALLEY UNIFIED SCHOOL DISTRICT, 41870 McALBY COURT, MURRIETA, CA 92562 (951) 696–1600
16. ALL GRADING SHALL BE CONSISTENT WITH THE REQUIREMENTS FROM CITY OF MURRIETA CHAPTER 15.52 GRADING, EROSION AND SEDIMENT CONTROL.
17. DRAINAGE AND FLOOD CONTROL FACILITIES AND IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MURRIETA AND , WHERE APPLICABLE, RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.
18. PROJECT SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 06065C2705G, PANEL 2705 OF 3805, EFFECTIVE DATE 8/28/08.
19. THE PROPOSED RESIDENTIAL DEVELOPMENT SHALL NOT UTILIZE SUBSURFACE SEPTIC SEWAGE DISPOSAL. SEWAGE DISPOSAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE RIVERSIDE COUNTY HEALTH DEPARTMENT.
20. THE PROJECT SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARDS.
21. TOTAL GROSS AREA: 2,278,188 S.F. 52.3 ACRES
22. TOTAL NET AREA: 1,498,464 S.F 34.4 ACRES
23. THE TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
24. THE PROJECT SITE LIE WITHIN THE BOUNDARIES OF MELLO–ROOS COMMUNITY FACILITIES DISTRICT (CFD), CFD NO. 88–1 MURRIETA WATER DISTRICT.

PARCEL A: (APN: 949–080–005, 006, 007, AND 008)

PARCELS 1 THROUGH 4 INCLUSIVE, AND LETTERED LOTS A THROUGH I INCLUSIVE, OF PARCEL MAP NO. 11258, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP THEREOF ON FILE IN BOOK 73 OR PARCEL MAPS, PAGES 46 AND 47, RIVERSIDE COUNTY RECORDS.

PARCEL B: (APN: 949–080–009, 010, 012, AND 015)

PARCELS 1 THROUGH 4 INCLUSIVE, AND LETTERED LOTS E THROUGH F INCLUSIVE, OF PARCEL MAP NO. 11297, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP THEREOF ON FILE IN BOOK 72 OR PARCEL MAPS, PAGES 41 AND 42, RIVERSIDE COUNTY RECORDS.

LEGAL DESCRIPTION

EXCEPTING THEREFROM THAT PORTION OF PARCEL 2 CONVEYED TO MURRIETA WATER DISTRICT, A PUBLIC AGENCY, BY DEED RECORDED MAY 15, 1987, AS INSTRUMENT NO. 136820, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

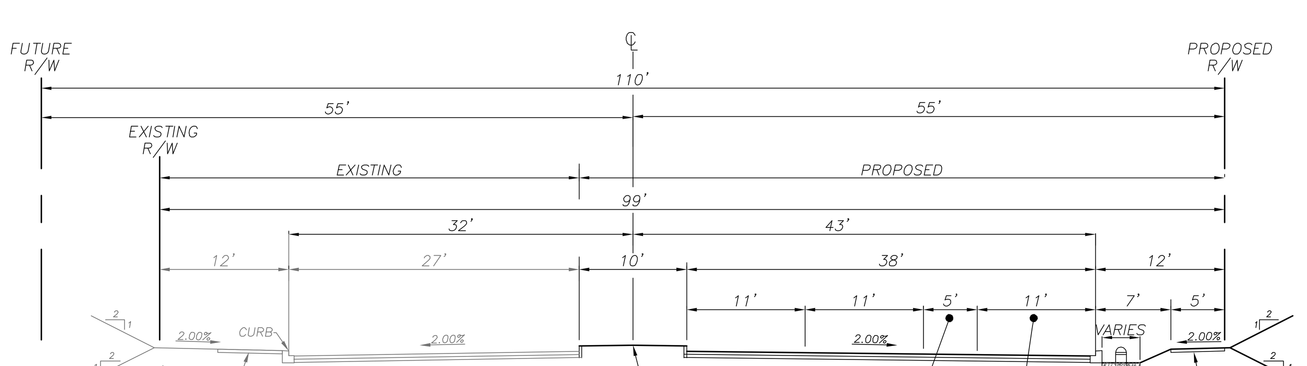
STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

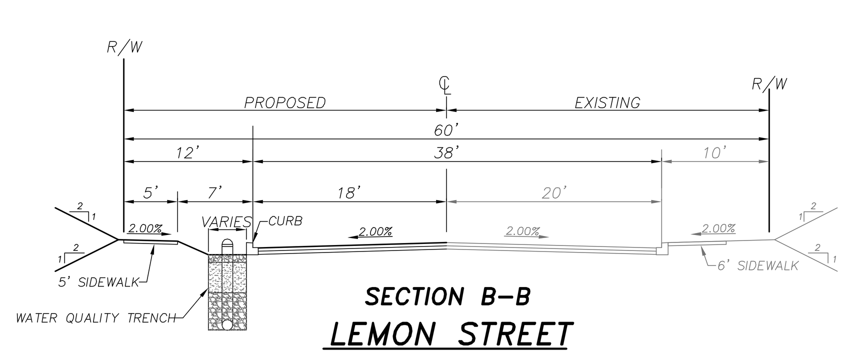
______________________ DATE __________

REGISTERED PROFESSIONAL ENGINEER
PAUL R. HUDDLESTON JR.
NO. 58020
Expires ________
CIVIL
STATE OF CALIFORNIA

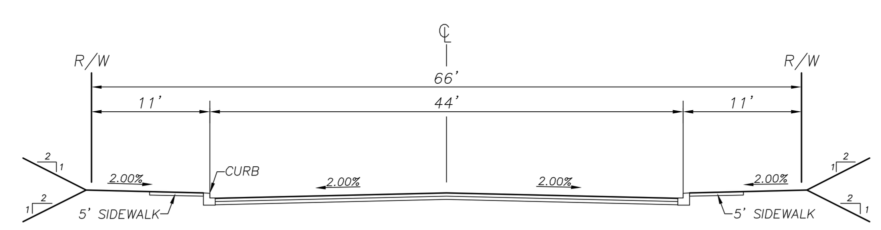
STREET SECTIONS



SECTION A–A
JEFFERSON AVENUE
EXISTING
N.T.S.



SECTION B–B
LEMON STREET
EXISTING
N.T.S.



SECTION C–C
"A" STREET
PRIVATE
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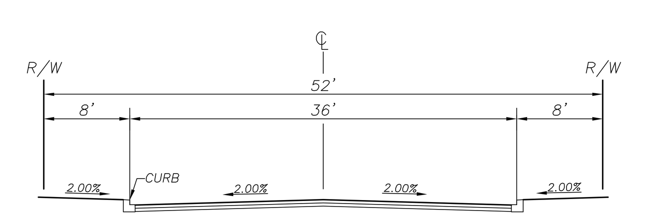
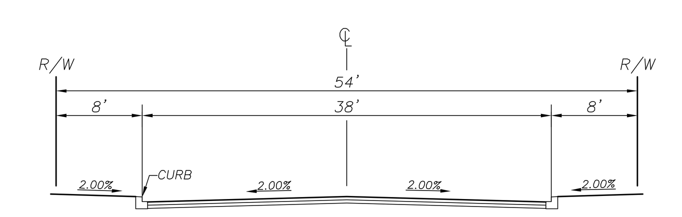


SECTION D–D
"B", "C", "D", "G", "H",
"I", AND "J" STREETS
PRIVATE
N.T.S.



SECTION E–E
"K" AND "L" STREETS
PRIVATE
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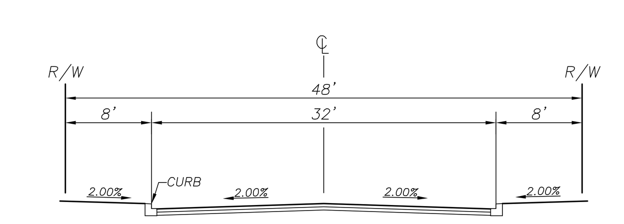
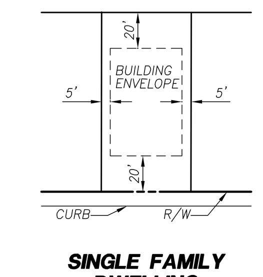
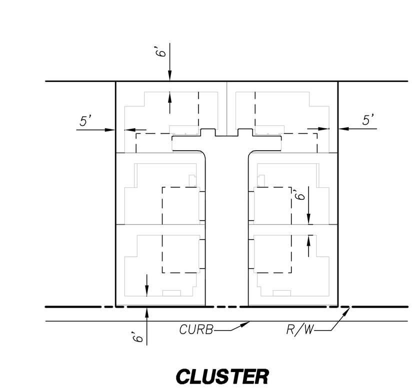


SECTION F–F
"F", "I", "J" AND "M" STREETS
PRIVATE
N.T.S.

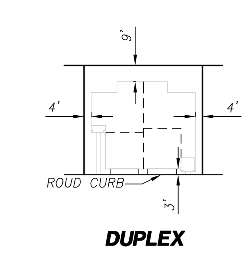
TYPICAL PRODUCT PLOTTING



SINGLE FAMILY DWELLING



CLUSTER



DUPLEX

DATE	REVISION	BY

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE TO THIS MAP
09/08/15 BY: AM
DATE OF THIS PLOT
09/08/15

PREPARED FOR:

OWNER/APPLICANT:

PDM PARTNER, LP
353 EAST ANGELENO AVENUE;
SUITE A
BURBANK, CA 91502
PHONE: (323) 450-2331

PREPARED BY:

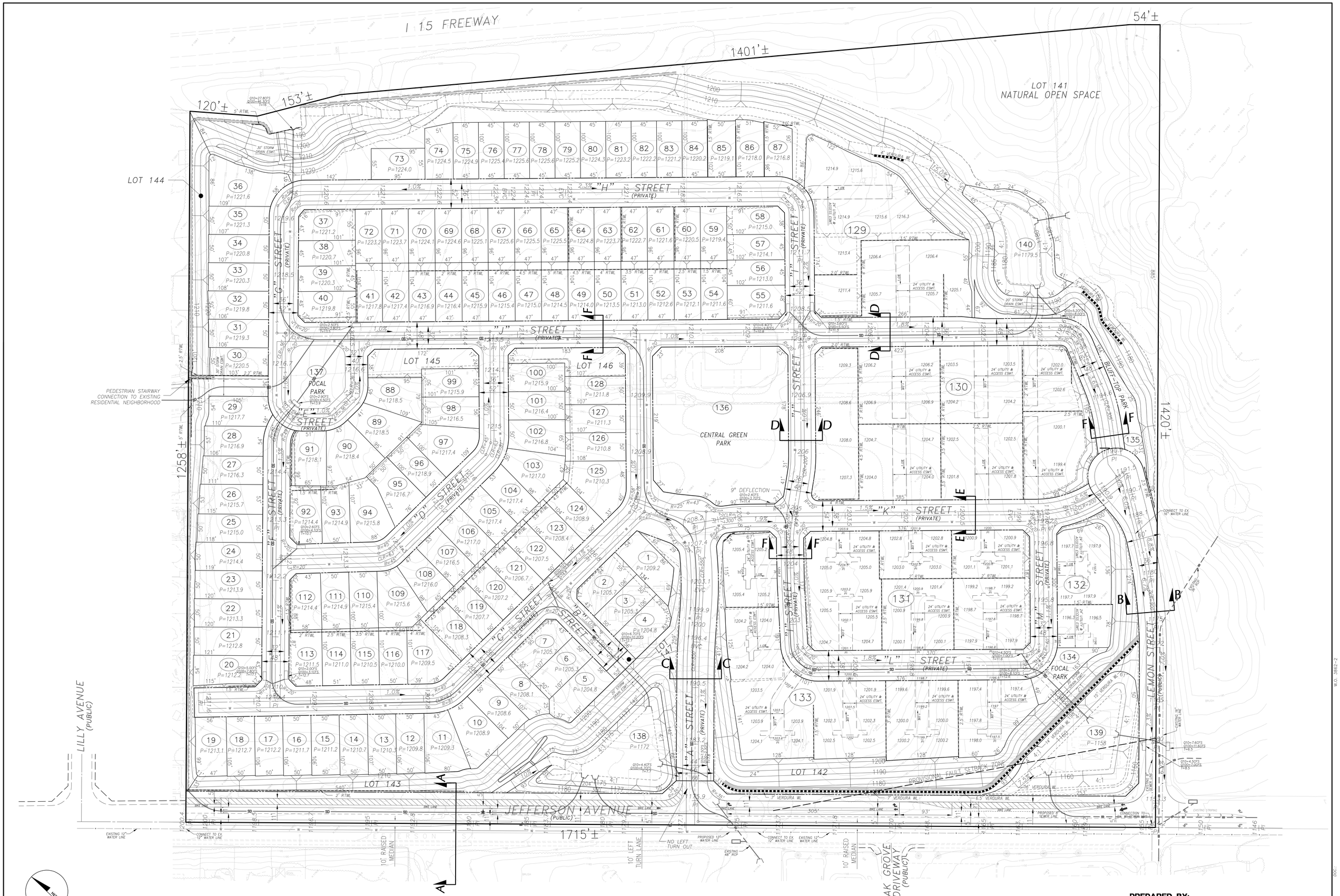
H&A
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
FX: (949) 583-0759 • PH: (949) 583-1010

TENTATIVE TRACT NO. 36850

City of Murrieta

SHEET 1 OF 2

DOC.: BIN: RM: 269 W.O.: 3784-1



OWNER/APPLICANT:

PDM PARTNERS, LP

353 EAST ANGELENO AVENUE;
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BURBANK, CA 91502
PHONE: (323) 450-2331

PREPARED BY:

HUNSAKER & ASSOCIATES
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Three Hughes Irvine, CA 92618 ▪ PH: (949) 583-1010 FX: (949) 583-0759

TENTATIVE TRACT MAP NO. 36850

City of Murrieta

SHEET 2 OF 2

W.O. 3802-2

PLOTTED BY: Jake Smith DATE: Oct. 08, 2015 09:59:37 AM FILE: F:\0720\Planning\OA_Project\TTM\TTM 36850 Sheet 02.dwg