

Appendix I:
Public Services Supporting Information



THIS PAGE INTENTIONALLY LEFT BLANK

I.1 - Public Service Letters



THIS PAGE INTENTIONALLY LEFT BLANK

June 2, 2023

Lonny Olson, Division Fire Chief
Menifee Fire Department, Station 68
26020 Wickerd Road, Menifee, CA 92584

Sent via email to: MenifeeOFM@cityofmenifee.us;
Fire_Submittals@cityofmenifee.us; fire@riversideca.gov

**Subject: Tract 38625 Salt Creek Project Initial Study and Mitigated
Negative Declaration - Fire and Emergency Services**

Dear Chief Olson:

FirstCarbon Solutions (FCS) is preparing an Initial Study /Mitigated Negative Declaration (IS/MND), as required under the California Environmental Quality Act (CEQA), for the proposed Tract 38625 Salt Creek Project (proposed project). As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services. We are contacting you to request information related to the provision of Fire and Emergency Services.

The proposed project would include the construction of a residential subdivision on a 55.4-acre project site at the southwest corner of Briggs Road and Simpson Road in the City of Menifee. The proposed project would consist of 176 single-family detached units and 153 detached condo units for a total of 329 residential units (Attachment A, Site Plan). The proposed residential structures would consist of 1- and 2-story detached single-family homes clustered with courtyard driveways. The total residential square footage including garages and porches would be 839,302 square feet.

There would be a total of 8.6 acres of open space provided on the project site, including an approximately 5-acre recreational park along the southern boundary of the project site adjacent to the Salt Creek Flood Channel.

Vehicular access to the project site would be provided via three access points connecting to the internal circulation system. Vehicular access would include one access point on Simpson Avenue and two access points on Briggs Road. On-site circulation would consist of several new two-lane, two-way roadways throughout the project site, sidewalks, and trails.

UNITED STATES

T +1 888 826 5814
T +1 714 508 4100
F +1 714 508 4110
E info@fcs-intl.com

Irvine
250 Commerce
Suite 210
Irvine, CA 92602

Bay Area
2999 Oak Road
Suite 250
Walnut Creek, CA 94597

Central Valley
7726 N. First Street
#413
Fresno, CA 93720

Inland Empire
967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley
2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754
56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to Fire and Emergency Services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

Service Questions

1. Which station(s) would provide services to the project site?
2. What are the existing staffing levels, by type (department-wide and at the station(s) that would serve the project site)? What is the current number of firefighters, EMT personnel, engines, hook and ladder trucks, etc.?
3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site.
4. Can you please provide an estimate of the annual number of calls for service the proposed project would be expected to generate? If possible, please provide an estimate by type of call (e.g., EMS, fire, etc.)
5. What is the ability of the fire department to accommodate the demand of the proposed project as part of the existing facilities?
6. Are there any existing or planned mutual aid agreements with other agencies?
7. Please provide information about the residential and non-residential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?
8. Do you foresee any potential challenges that the proposed project may present to the department? This includes concerns related to response times, staffing, apparatus, fire stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges.
9. Would the development of the proposed project impair the fire departments' ability to maintain established response time standards with current staff and equipment levels?
10. Would the fire department need to construct new facilities or expand existing ones in order to serve the proposed project and the fire protection needs of the surrounding community?
11. Do you have any other comments about the potential impacts of this project on the fire department? Please provide any other recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the project.



Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure timely completion of our analysis, please provide your response via e-mail by Friday, June 16, 2023. If you have any questions, please contact me at 650.863.1455, or by email at hcarney@fcs-intl.com.

Sincerely,

Hannah Carney, Environmental Services Analyst
FirstCarbon Solutions
2999 Oak Road, Suite 250
Walnut Creek, CA 94597

Enc: Attachment A: Site Plan





Attachment A:
Site Plan



PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE REPORT NO. 014-3008681-B-BAM (DATED 7-11-22)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 AND GOVERNMENT LOTS 3 AND 4 ALL OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM SAID GOVERNMENT LOTS 3 AND 4, THE WESTERLY 660.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-5A OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN 461-150-017

PARCEL 2:

THE EAST 1/2 OF THE NORTHWEST 1/4 AND GOVERNMENT LOTS 1 AND 2 ALL OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM SAID GOVERNMENT LOTS 1 AND 2, THE WESTERLY 660.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-5B OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE (NEWPORT ROAD IMPROVEMENT) BY DEED RECORDED DECEMBER 22, 2003, AS INSTRUMENT NO. 2003-095531 OF OFFICIAL RECORDS.

APN 461-160-017, APN 461-160-050, APN 461-160-039, APN 461-160-040

EXCEPTIONS:

ITEMS "A" THROUGH "D" DO NOT EFFECT THIS SURVEY

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

PRELIMINARY REPORT FIDELITY NATIONAL TITLE COMPANY

2. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS LA VENTANA ROAD, OLIVE AVENUE AND SIMPSON ROAD.

3. A RIGHT FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 1, 1894, BOOK 1, PAGE 88 AND JANUARY 17, 1895, BOOK 1, PAGE 170, BOTH OF PATENTS. (NOT PLOTTABLE FROM RECORD)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SAN JACINTO AND PLEASANT VALLEY IRRIGATION DISTRICT
PURPOSE: WATER DITCHES AND PIPELINES
RECORDING DATE: MARCH 1, 1894
RECORDING NO: BOOK 13, PAGE 26 OF DEEDS (NOT PLOTTABLE FROM RECORD)

5. INTENTIONALLY DELETED

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 11, 1954
RECORDING NO: BOOK 1586, PAGE 102 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1 (NO WIDTH DEFINED)

7. INTENTIONALLY DELETED

8. INTENTIONALLY DELETED

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: SEWER AND INCIDENTAL PURPOSES
RECORDING DATE: AUGUST 28, 1995
RECORDING NO: 95-282628 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: SLOPE AND INCIDENTAL PURPOSES
RECORDING DATE: DECEMBER 22, 2003
RECORDING NO: 2003-095532 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: DRAINAGE
RECORDING DATE: DECEMBER 22, 2003
RECORDING NO: 2003-095533 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND UTILITY PURPOSES
RECORDING DATE: MAY 17, 2004
RECORDING NO: 2004-0367184 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: SLOPE AND DRAINAGE
RECORDING DATE: MAY 17, 2004
RECORDING NO: 2004-0367185 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

14. INTENTIONALLY DELETED

15. INTENTIONALLY DELETED

16. INTENTIONALLY DELETED

17. DOES NOT EFFECT SURVEY.

18. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): FLOOD CONTROL AND DRAINAGE PURPOSES
RECORDING DATE: NOVEMBER 27, 2007
RECORDING NO: 2007-0495696 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2.

19. INTENTIONALLY DELETED

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES
RECORDING DATE: SEPTEMBER 20, 2017
RECORDING NO: 2017-0389742 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 1.

21. INTENTIONALLY DELETED

22. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): FLOOD CONTROL AND DRAINAGE PURPOSES
RECORDING DATE: NOVEMBER 27, 2017
RECORDING NO: 2017-0495697 OF OFFICIAL RECORDS
AFFECTS: PORTION OF PARCEL 1.

23. INTENTIONALLY DELETED

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES
RECORDING DATE: JANUARY 7, 2020 RECORDING NO: 2020-0006583 OF OFFICIAL RECORDS

25. INTENTIONALLY DELETED

26. INTENTIONALLY DELETED

27. INTENTIONALLY DELETED

28. INTENTIONALLY DELETED

29. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES
RECORDING DATE: JANUARY 25, 2007
RECORDING NO: 200700057487 OF OFFICIAL RECORDS
AFFECTS: PORTION OF PARCEL 2.

PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE REPORT NO. 014-30086801-B-BAM (DATED 7-11-22)

LEGAL DESCRIPTION

PARCEL 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHWESTERLY OF OLIVE ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING IN OLIVE ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4A AND PARCEL 4110-4B OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33 INCLUSIVE, OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 333-200-062

PARCEL 2:

THE WESTERLY 660.00 FEET OF GOVERNMENT LOTS 3 AND 4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4C OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 461-150-010

PARCEL 3:

THE WESTERLY 660.00 FEET OF GOVERNMENT LOTS 1 AND 2 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4D OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND IN GRANT DEED RECORDED JANUARY 31, 2006 AS INSTRUMENT NO. 2006-0076741 OF OFFICIAL RECORDS.

APN: 461-160-037, APN 461-160-038

EXCEPTIONS:

ITEMS "A" THROUGH "E" DO NOT EFFECT THE SURVEY

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS (NOT PLOTTABLE).

2. INTENTIONALLY DELETED

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PIPELINES
RECORDING DATE: JANUARY 9, 1964
RECORDING NO: 3159, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.

ENTITLED: FINAL ORDER OF CONDEMNATION
COURT: SUPERIOR
CASE NO.: 238600
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA
PURPOSE: PIPELINES
RECORDING DATE: MAY 23, 1994
RECORDING NO: 208898, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES
RECORDING DATE: DECEMBER 29, 2009
RECORDING NO: 2009-0953675, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SAN JACINTO AND PLEASANT VALLEY IRRIGATION DISTRICT
PURPOSE: WATER DITCHES AND PIPELINES
RECORDING DATE: MARCH 1, 1894
RECORDING NO: BOOK 13, PAGE 26 OF DEEDS (NOT PLOTTABLE FROM RECORD)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: NEVADA-CALIFORNIA ELECTRIC CORPORATION, A CORPORATION
PURPOSE: UTILITIES
RECORDING DATE: JULY 18, 1940
RECORDING NO: BOOK 470, PAGE 189 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. (NO WIDTH DEFINED)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PIPELINE
RECORDING DATE: JANUARY 6, 1964
RECORDING NO: 1501 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2 AND RECORDING DATE: JANUARY 6, 1964 AND RECORDING NO: 1502 OF OFFICIAL RECORDS

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JULY 16, 1968
RECORDING NO: 37402 OF OFFICIAL RECORDS
AFFECTS: PARCELS 2 AND 3.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: DRAINAGE AND INGRESS AND EGRESS
RECORDING DATE: JANUARY 31, 2006
RECORDING NO: 2006-0076743 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

11. INTENTIONALLY DELETED

12. INTENTIONALLY DELETED

13. INTENTIONALLY DELETED

14. INTENTIONALLY DELETED

15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

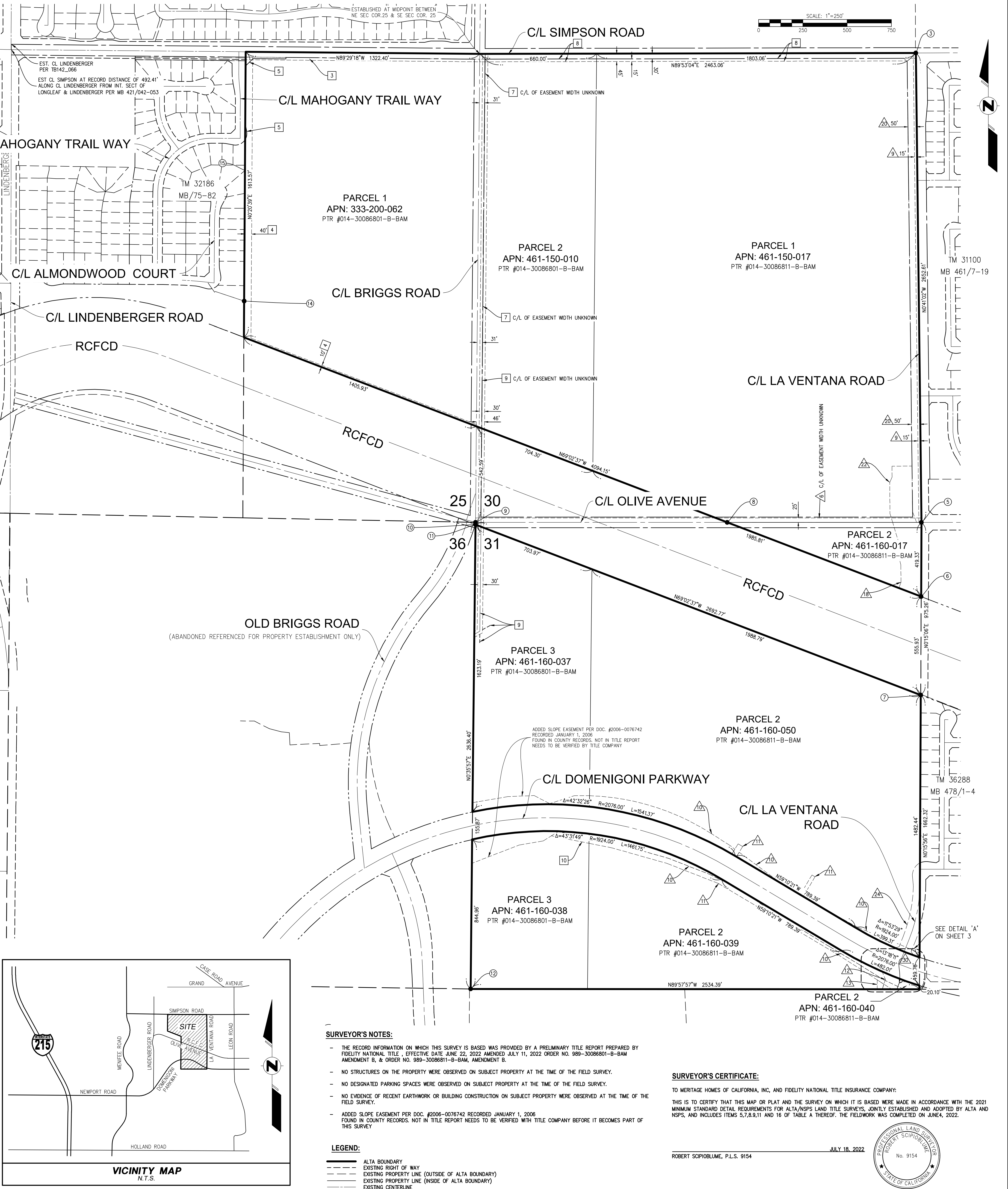
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.


NOTE:

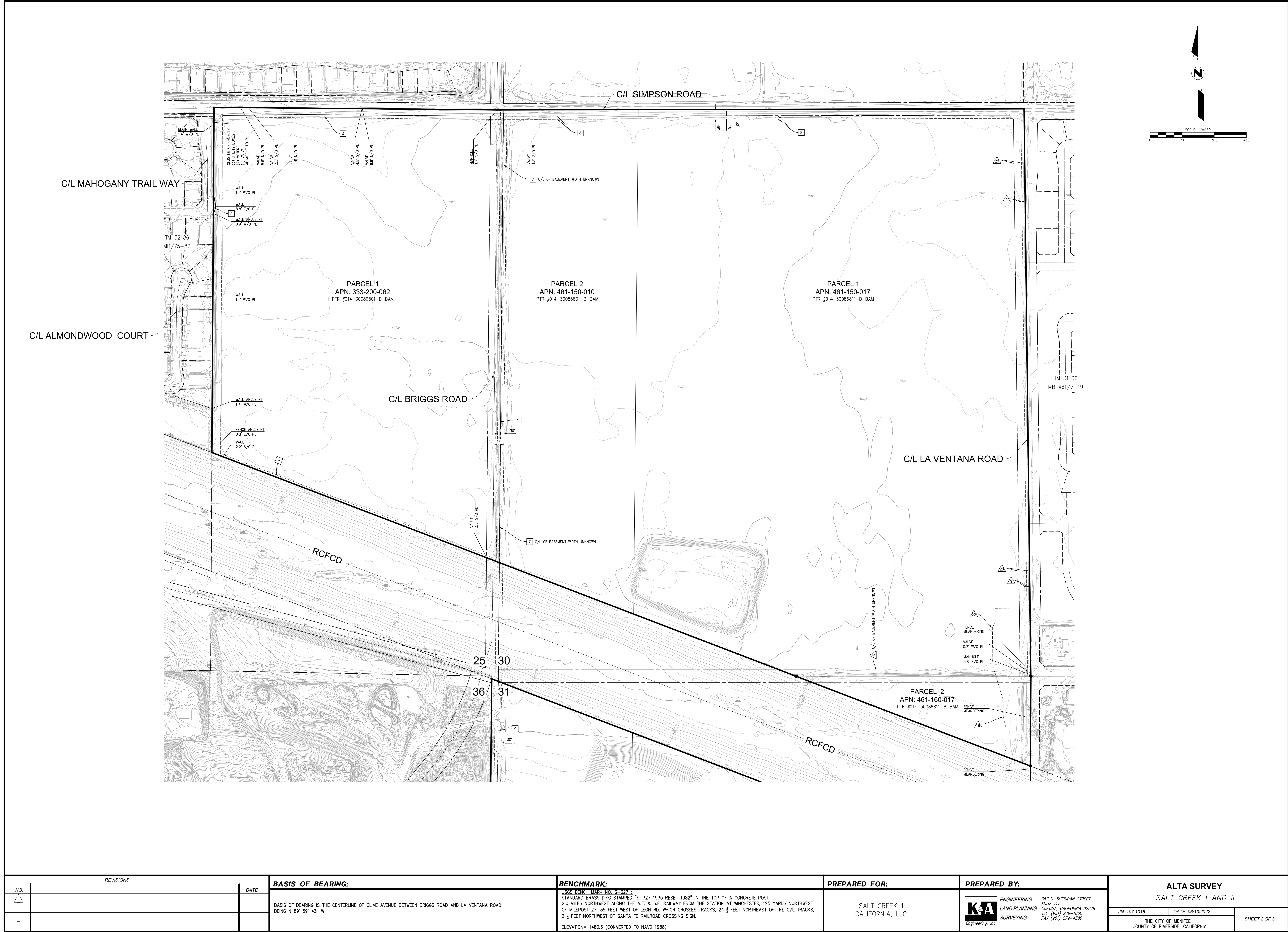
ADDED SLOPE EASEMENT PER DOC. #2006-0076742 RECORDED JANUARY 1, 2006
FOUND IN COUNTY RECORDS. NOT IN TITLE REPORT NEEDS TO BE VERIFIED BY TITLE COMPANY

MONUMENT NOTES

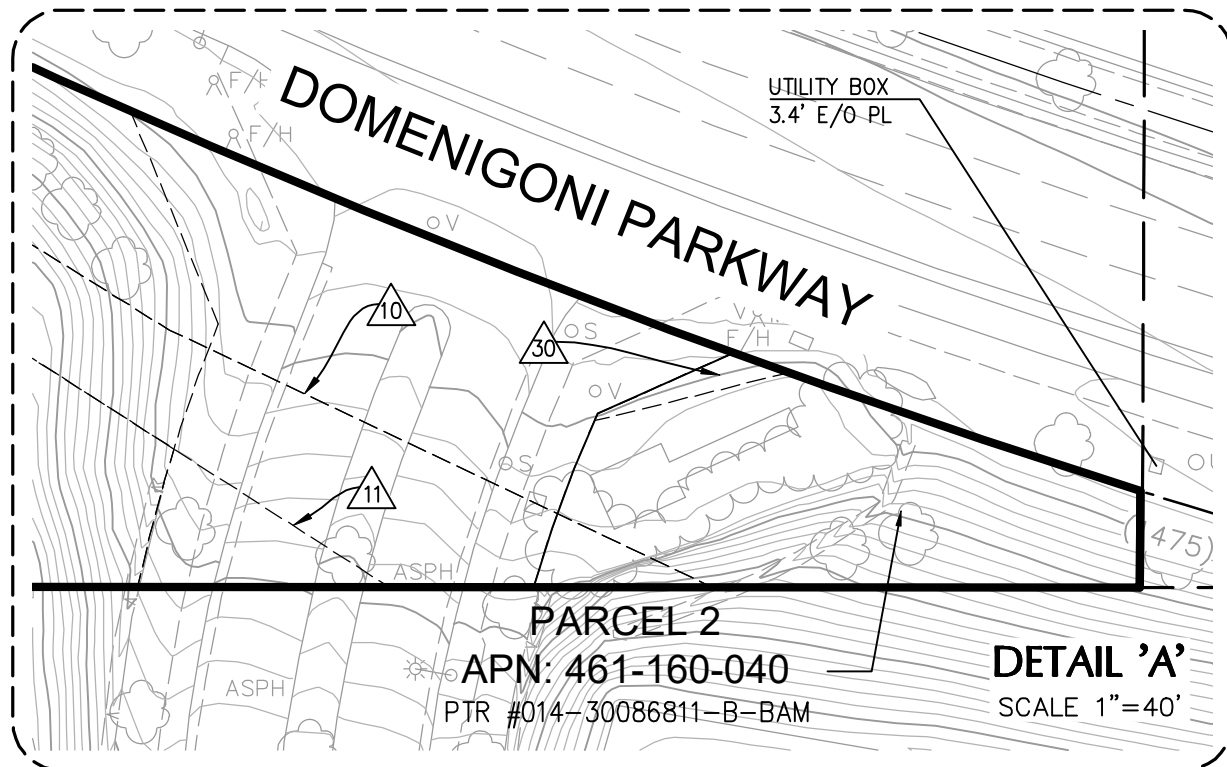
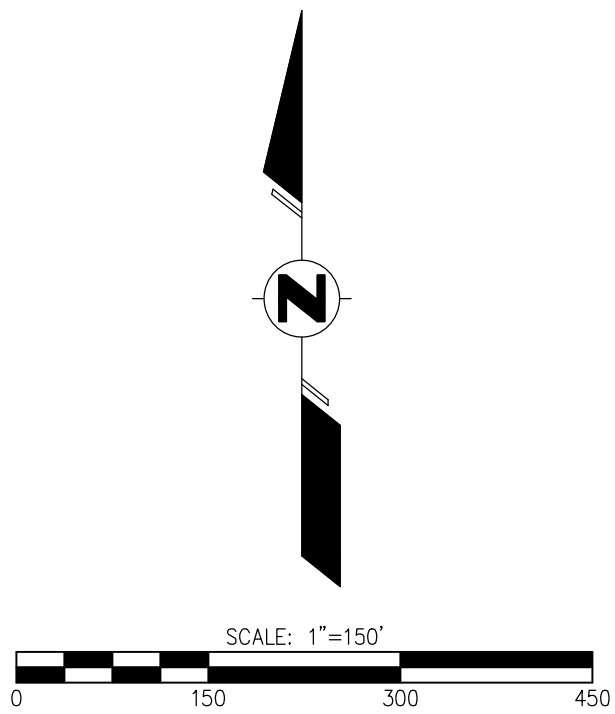
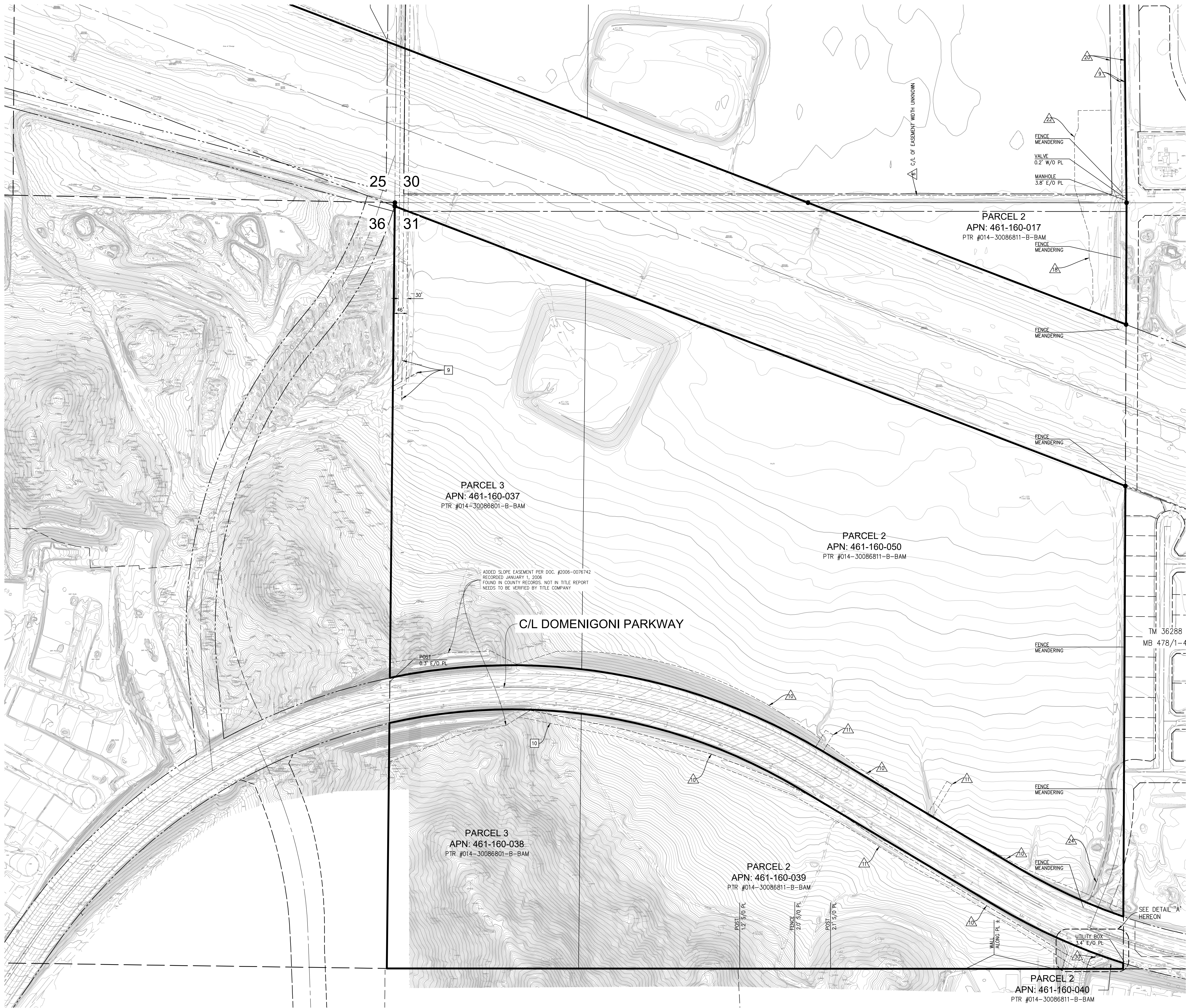
- FD 1" P W/PLUG ILLEGIBLE ACCEPTED AS SEC NE COR. SEC. 25 PER RS 070_026-033 & PM 80_18
- FD 1" IP NO TAG ACCEPTED AS CL INT PER MB 429_061-071
- FD 1 1/4" COPPER WELD MON RIV. CO. TRANS. ACCEPTED AS CENTER SEC 30 PER TR. MAP 461/007-019
- FD 1 1/4" COPPER WELD MON RIV. CO. TRANS. ACCEPTED AS CENTER SEC 30 PER COR. REC 05-873 AND TR. MAP 461/007-019
- FD 1" P W/PLUG LS3291 ACCEPTED AS S1/4 COR PER REC 98-0082 & TR. MAP NO. 31100 MB 461/007-019
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.0' ACCEPTED AS CL LA VENTANA & NLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 2.0' ACCEPTED AS CL LA VENTANA & SLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.0' ACCEPTED AS NLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.2' ACCEPTED AS NW COR SEC 31 PER PM 99_007, PM 146_001-026 & RS 070/026-033
- FD 1" P W/PLUG UP 0.4' ILLEGIBLE PER PM 146_001-026
- FD 1" P W/PLUG UP 0.5' PER PM 146_001-026
- FD 1" P NO TAG UP 0.4" IN LIEU OF 1-1/2" O.D. IP STAMPED RIV. CO. SURV.3631 ACCEPTED AS E 1/4 COR SEC. 36 PER RIV CO. FB 2040/918, PM 146_001-026 RS 94/27 & R.S. 702/25-33
- FD 1" 1/4 COPPER WELD RIV. CO. TRANS FLUSH ACCEPTED AS CL INT AND E1/4 SEC 31 PER MB 472/001-022
- FD 1" P W/PLUG LS5928 ACCEPTED AS SE COR LOT 72P MB 437_75-82
- FD 1" P W/PLUG LS5928 ACCEPTED AS SE COR LOT 62 PER MB 437_75-82
- FD 1" P W/PLUG ACCEPTED AS CL INT PER M.B. 421/042-053
- FD 1" P W/PLUG ACCEPTED AS CL INT PER M.B. 421/042-053



REVISIONS			BASIS OF BEARING:	BENCHMARK:	PREPARED FOR:	PREPARED BY:	ALTA SURVEY			
NO.		DATE					SALT CREEK 1 AND II			
1			BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89° 59' 43" W	USGS BENCH MARK NO. S-327.1. STANDARD BRASS DISC STAMPED "S-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST. 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27.35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 ½ FEET NORTHEAST OF THE C/L TRACKS, 2 ½ FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN. ELEVATION= 1480.6 (CONVERTED TO NAVD 1988)	SALT CREEK 1 CALIFORNIA, LLC	 ENGINEERING LAND PLANNING SURVEYING	357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92708 TEL (951) 279-1800 FAX (951) 279-4380	JN: 107.1016	DATE: 06/13/2022	SHEET 1 OF 3
2								THE CITY OF MENIFEE COUNTY OF RIVERSIDE, CALIFORNIA		



REVISIONS			DATE	BASIS OF BEARING:	BENCHMARK:	PREPARED FOR:	PREPARED BY:	ALTA SURVEY		
NO.								SALT CREEK I AND II		
1				BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89° 59' 43" W	USGS BENCH MARK NO. S-327.1. STANDARD BRASS DISC STAMPED "S-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST. 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27.35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 1/2 FEET NORTHEAST OF THE C/L TRACKS, 2 1/2 FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN. ELEVATION= 1480.6 (CONVERTED TO NAVD 1988)	SALT CREEK 1 CALIFORNIA, LLC	<div>Engineering, Inc.</div> <div>ENGINEERING LAND PLANNING SURVEYING</div> <div>SUITE 117 357 N. SHERIDAN STREET CORONA, CALIFORNIA 92878 TEL (951) 279-1800 FAX (951) 279-4380</div>	JN: 107.1016	DATE: 06/13/2022	SHEET 2 OF 3
2										



REVISIONS			DATE	BASIS OF BEARING:	BENCHMARK:	PREPARED FOR:	PREPARED BY:	ALTA SURVEY		
NO.								SALT CREEK 1 AND II		
1				BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89° 59' 43" W	USGS BENCH MARK NO. S-327.1. STANDARD BRASS DISC STAMPED "S-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST. 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27.35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 1/2 FEET NORTHEAST OF THE C/L TRACKS, 2 1/2 FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN. ELEVATION= 1480.6 (CONVERTED TO NAVD 1988)	SALT CREEK 1 CALIFORNIA, LLC	K&A ENGINEERING LAND PLANNING SURVEYING 357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92878 TEL (951) 279-1800 FAX (951) 279-4380	JN: 107.1016		DATE: 06/13/2022
2								THE CITY OF MENIFEE COUNTY OF RIVERSIDE, CALIFORNIA		SHEET 3 OF 3

June 2, 2023.

Chris Karrer, Police Chief
Menifee Police Department
29714 Haun Road
Menifee, CA 92586

Sent via email to: ckarrer@menifeepolice.org; hgutierrez@menifeepolice.org

**Subject: Tract 38625 Salt Creek Project Initial Study and Mitigated Negative Declaration
- Police Services**

Dear Chief Karrer:

FirstCarbon Solutions (FCS) is preparing an Initial Study /Mitigated Negative Declaration (IS/MND), as required under the California Environmental Quality Act (CEQA), for the proposed Tract 38625 Salt Creek Project (proposed project). As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services. We are contacting you to request information related to the provision of Police Services.

The proposed project would include the construction of a residential subdivision on a 55.4-acre project site at the southwest corner of Briggs Road and Simpson Road in the City of Menifee. The proposed project would consist of 176 single-family detached units and 153 detached condo units for a total of 329 residential units (Attachment A, Site Plan). The proposed residential structures would consist of 1- and 2-story detached single-family homes clustered with courtyard driveways. The total residential square footage including garages and porches would be 839,302 square feet.

There would be a total of 8.6 acres of open space provided on the project site, including an approximately 5-acre recreational park along the southern boundary of the project site adjacent to the Salt Creek Flood Channel.

Vehicular access to the project site would be provided via three access points connecting to the internal circulation system. Vehicular access would include one access point on Simpson Avenue and two access points on Briggs Road. On-site circulation would consist of several new two-lane, two-way roadways throughout the project site, sidewalks, and trails.

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to Police Services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

UNITED STATES

T +1 888 826 5814
T +1 714 508 4100
F +1 714 508 4110
E info@fcs-intl.com

Irvine
250 Commerce
Suite 210
Irvine, CA 92602

Bay Area
2999 Oak Road
Suite 250
Walnut Creek, CA 94597

Central Valley
7726 N. First Street
#413
Fresno, CA 93720

Inland Empire
967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley
2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE



Service Questions

1. Which station(s) would provide services to the project site?
2. Please describe the existing staffing levels that would serve the project site. Please include a description of number of officers, civilian personnel, active patrols at one time, etc.
3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site.
4. Would the development of the proposed project impair the police department's ability to maintain established response time standards with current staff and equipment levels?
5. Would the development of the proposed project impair the police department's ability to maintain established response time standards with current staff and equipment levels?
6. List any existing or planned mutual aid agreements with other agencies.
7. Please provide an estimate of the annual number of calls for service the proposed project would be expected to generate.
8. What are the current rates of the residential and non-residential development fees? What is the estimated rate for the proposed project?
9. Do you foresee any potential challenges that the proposed project may present to the department? (Including concerns related to response times, staffing, apparatus, stations, etc.) Please describe any measures you would recommend to reduce potential concerns/challenges.
10. Would the department need to construct new facilities or expand existing ones in order to serve the proposed project and the law enforcement needs of the City?
11. Do you have any other comments about the potential impacts of this project on the police department?

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail by Friday, June 16, 2023. If you have any questions, please contact me at (650) 863-1455, or by email at hcarney@fcs-intl.com.

Sincerely,

Hannah Carney, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602



Appendix A: Site Plan

PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE REPORT NO. 014-3008681-B-BAM (DATED 7-11-22)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 AND GOVERNMENT LOTS 3 AND 4 ALL OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM SAID GOVERNMENT LOTS 3 AND 4, THE WESTERLY 660.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-5A OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN 461-150-017

PARCEL 2:

THE EAST 1/2 OF THE NORTHWEST 1/4 AND GOVERNMENT LOTS 1 AND 2 ALL OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM SAID GOVERNMENT LOTS 1 AND 2, THE WESTERLY 660.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-5B OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE (NEWPORT ROAD IMPROVEMENT) BY DEED RECORDED DECEMBER 22, 2003, AS INSTRUMENT NO. 2003-995531 OF OFFICIAL RECORDS.

APN 461-160-017, APN 461-160-050, APN 461-160-039, APN 461-160-040

EXCEPTIONS:

ITEMS "A" THROUGH "D" DO NOT EFFECT THIS SURVEY

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

PRELIMINARY REPORT FIDELITY NATIONAL TITLE COMPANY

2. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS LA VENTANA ROAD, OLIVE AVENUE AND SIMPSON ROAD.

3. A RIGHT FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 1, 1894, BOOK 1, PAGE 88 AND JANUARY 17, 1895, BOOK 1, PAGE 170, BOTH OF PATENTS. (NOT PLOTTABLE FROM RECORD)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SAN JACINTO AND PLEASANT VALLEY IRRIGATION DISTRICT
PURPOSE: WATER DITCHES AND PIPELINES
RECORDING DATE: MARCH 1, 1894
RECORDING NO: BOOK 13, PAGE 26 OF DEEDS
(NOT PLOTTABLE FROM RECORD)

5. INTENTIONALLY DELETED

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 11, 1954
RECORDING NO: BOOK 1586, PAGE 102 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1
(NO WIDTH DEFINED)

7. INTENTIONALLY DELETED

8. INTENTIONALLY DELETED

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: SEWER AND INCIDENTAL PURPOSES
RECORDING DATE: AUGUST 28, 1995
RECORDING NO: 95-282628 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: SLOPE AND INCIDENTAL PURPOSES
RECORDING DATE: DECEMBER 22, 2003
RECORDING NO: 2003-995532 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: DRAINAGE
RECORDING DATE: DECEMBER 22, 2003
RECORDING NO: 2003-995533 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND UTILITY PURPOSES
RECORDING DATE: MAY 17, 2004
RECORDING NO: 2004-0367184 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: SLOPE AND DRAINAGE
RECORDING DATE: MAY 17, 2004
RECORDING NO: 2004-0367185 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

14. INTENTIONALLY DELETED

15. INTENTIONALLY DELETED

16. INTENTIONALLY DELETED

17. DOES NOT EFFECT SURVEY.

18. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): FLOOD CONTROL AND DRAINAGE PURPOSES
RECORDING DATE: NOVEMBER 27, 2007
RECORDING NO: 2007-0495696 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2.

19. INTENTIONALLY DELETED

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES
RECORDING DATE: SEPTEMBER 20, 2017
RECORDING NO: 2017-0389742 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 1.

21. INTENTIONALLY DELETED

22. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): FLOOD CONTROL AND DRAINAGE PURPOSES
RECORDING DATE: NOVEMBER 27, 2017
RECORDING NO: 2017-0495697 OF OFFICIAL RECORDS
AFFECTS: PORTION OF PARCEL 1.

23. INTENTIONALLY DELETED

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES
RECORDING DATE: JANUARY 7, 2020 RECORDING NO: 2020-0006583 OF OFFICIAL RECORDS

25. INTENTIONALLY DELETED

26. INTENTIONALLY DELETED

27. INTENTIONALLY DELETED

28. INTENTIONALLY DELETED

29. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES
RECORDING DATE: JANUARY 25, 2007
RECORDING NO: 200700057487 OF OFFICIAL RECORDS
AFFECTS: PORTION OF PARCEL 2.

PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE REPORT NO. 014-30086801-B-BAM (DATED 7-11-22)

LEGAL DESCRIPTION

PARCEL 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHWESTERLY OF OLIVE ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING IN OLIVE ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4A AND PARCEL 4110-4B OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33 INCLUSIVE, OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 333-200-062

PARCEL 2:

THE WESTERLY 660.00 FEET OF GOVERNMENT LOTS 3 AND 4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4C OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 461-150-010

PARCEL 3:

THE WESTERLY 660.00 FEET OF GOVERNMENT LOTS 1 AND 2 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4D OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND IN GRANT DEED RECORDED JANUARY 31, 2006 AS INSTRUMENT NO. 2006-0076741 OF OFFICIAL RECORDS.

APN: 461-160-037, APN 461-160-038

EXCEPTIONS:

ITEMS "A" THROUGH "E" DO NOT EFFECT THE SURVEY

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS (NOT PLOTTABLE).

2. INTENTIONALLY DELETED

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PIPELINES
RECORDING DATE: JANUARY 9, 1964
RECORDING NO: 3159, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.

ENTITLED: FINAL ORDER OF CONDEMNATION
COURT: SUPERIOR
CASE NO.: 238609
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA
PURPOSE: PIPELINES
RECORDING DATE: MAY 23, 1994
RECORDING NO: 208898, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES
RECORDING DATE: DECEMBER 29, 2009
RECORDING NO: 2009-0953675, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SAN JACINTO AND PLEASANT VALLEY IRRIGATION DISTRICT
PURPOSE: WATER DITCHES AND PIPELINES
RECORDING DATE: MARCH 1, 1894
RECORDING NO: BOOK 13, PAGE 26 OF DEEDS
(NOT PLOTTABLE FROM RECORD)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: NEVADA-CALIFORNIA ELECTRIC CORPORATION, A CORPORATION
PURPOSE: UTILITIES
RECORDING DATE: JULY 18, 1940
RECORDING NO: BOOK 470, PAGE 189 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
(NO WIDTH DEFINED)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PIPELINE
RECORDING DATE: JANUARY 6, 1964
RECORDING NO: 1501 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2
AND RECORDING DATE: JANUARY 6, 1964 AND RECORDING NO: 1502 OF OFFICIAL RECORDS

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JULY 16, 1968
RECORDING NO: 37402 OF OFFICIAL RECORDS
AFFECTS: PARCELS 2 AND 3.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: DRAINAGE AND INGRESS AND EGRESS
RECORDING DATE: JANUARY 31, 2006
RECORDING NO: 2006-0076743 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

11. INTENTIONALLY DELETED

12. INTENTIONALLY DELETED

13. INTENTIONALLY DELETED

14. INTENTIONALLY DELETED

15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

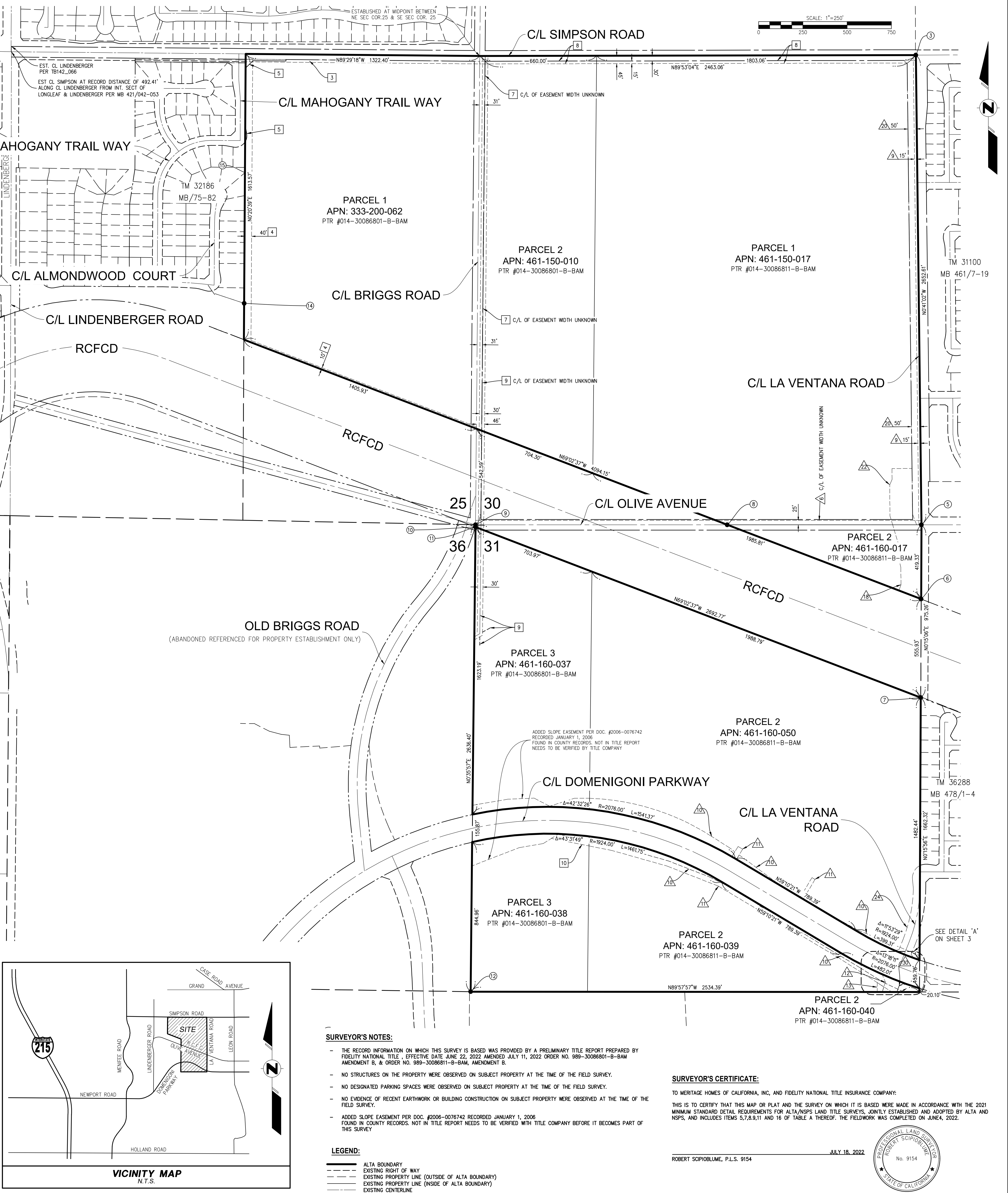
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

NOTE:

ADDED SLOPE EASEMENT PER DOC. #2006-0076742 RECORDED JANUARY 1, 2006
FOUND IN COUNTY RECORDS. NOT IN TITLE REPORT NEEDS TO BE VERIFIED BY TITLE COMPANY

MONUMENT NOTES

- FD 1" P W/PLUG ILLEGIBLE ACCEPTED AS SEC NE COR. SEC. 25 PER RS 070_026-033 & PM 80_18
- FD 1" IP NO TAG ACCEPTED AS CL INT PER MB 429_061-071
- FD 1 1/4" COPPER WELD MON RIV. CO. TRANS. ACCEPTED AS CENTER SEC 30 PER TR. MAP 461/007-019
- FD 1 1/4" COPPER WELD MON RIV. CO. TRANS. ACCEPTED AS CENTER SEC 30 PER COR. REC 05-873 AND TR. MAP 461/007-019
- FD 1" P W/PLUG LS3291 ACCEPTED AS S1/4 COR PER REC 98-0082 & TR. MAP NO. 31100 MB 461/007-019
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.0' ACCEPTED AS CL LA VENTANA & NLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 2.0' ACCEPTED AS CL LA VENTANA & SLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.0' ACCEPTED AS NLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.2' ACCEPTED AS NW COR SEC 31 PER PM 99_007, PM 146_001-026 & RS 070/026-033
- FD 1" P W/PLUG UP 0.4' ILLEGIBLE PER PM 146_001-026
- FD 1" P W/PLUG UP 0.5' PER PM 146_001-026
- FD 1" P NO TAG UP 0.4' IN LIEU OF 1-1/2" O.D. IP STAMPED RIV. CO. SURV.3631 ACCEPTED AS E 1/4 COR SEC. 36 PER RIV CO. FB 2440/816, PM 146_001-026 RS 94/27 & R.S. 702/25-33
- FD 1" 1/4 COPPER WELD RIV.CO. TRANS FLUSH ACCEPTED AS CL INT AND E1/4 SEC 31 PER MB 472/001-022
- FD 1" P W/PLUG LS5928 ACCEPTED AS SE COR LOT 72PER MB 437_75-82
- FD 1" P W/PLUG LS5928 ACCEPTED AS SE COR LOT 62 PER MB 437_75-82
- FD 1" P W/PLUG ACCEPTED AS CL INT PER M.B. 421/042-053
- FD 1" P W/PLUG ACCEPTED AS CL INT PER M.B. 421/042-053



SURVEYOR'S NOTES:

- THE RECORD INFORMATION ON WHICH THIS SURVEY IS BASED WAS PROVIDED BY A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE, EFFECTIVE DATE JUNE 22, 2022 AMENDED JULY 11, 2022 ORDER NO. 989-30086801-B-BAM AMENDMENT B, & ORDER NO. 989-30086811-B-BAM, AMENDMENT B.
- NO STRUCTURES ON THE PROPERTY WERE OBSERVED ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- NO DESIGNATED PARKING SPACES WERE OBSERVED ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- NO EVIDENCE OF RECENT EARTHWORK OR BUILDING CONSTRUCTION ON SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF THE FIELD SURVEY.
- ADDED SLOPE EASEMENT PER DOC. #2006-0076742 RECORDED JANUARY 1, 2006
FOUND IN COUNTY RECORDS. NOT IN TITLE REPORT NEEDS TO BE VERIFIED WITH TITLE COMPANY BEFORE IT BECOMES PART OF THIS SURVEY.

LEGEND:

- ALTA BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE (OUTSIDE OF ALTA BOUNDARY)
- EXISTING PROPERTY LINE (INSIDE OF ALTA BOUNDARY)
- EXISTING CENTERLINE

SURVEYOR'S CERTIFICATE:

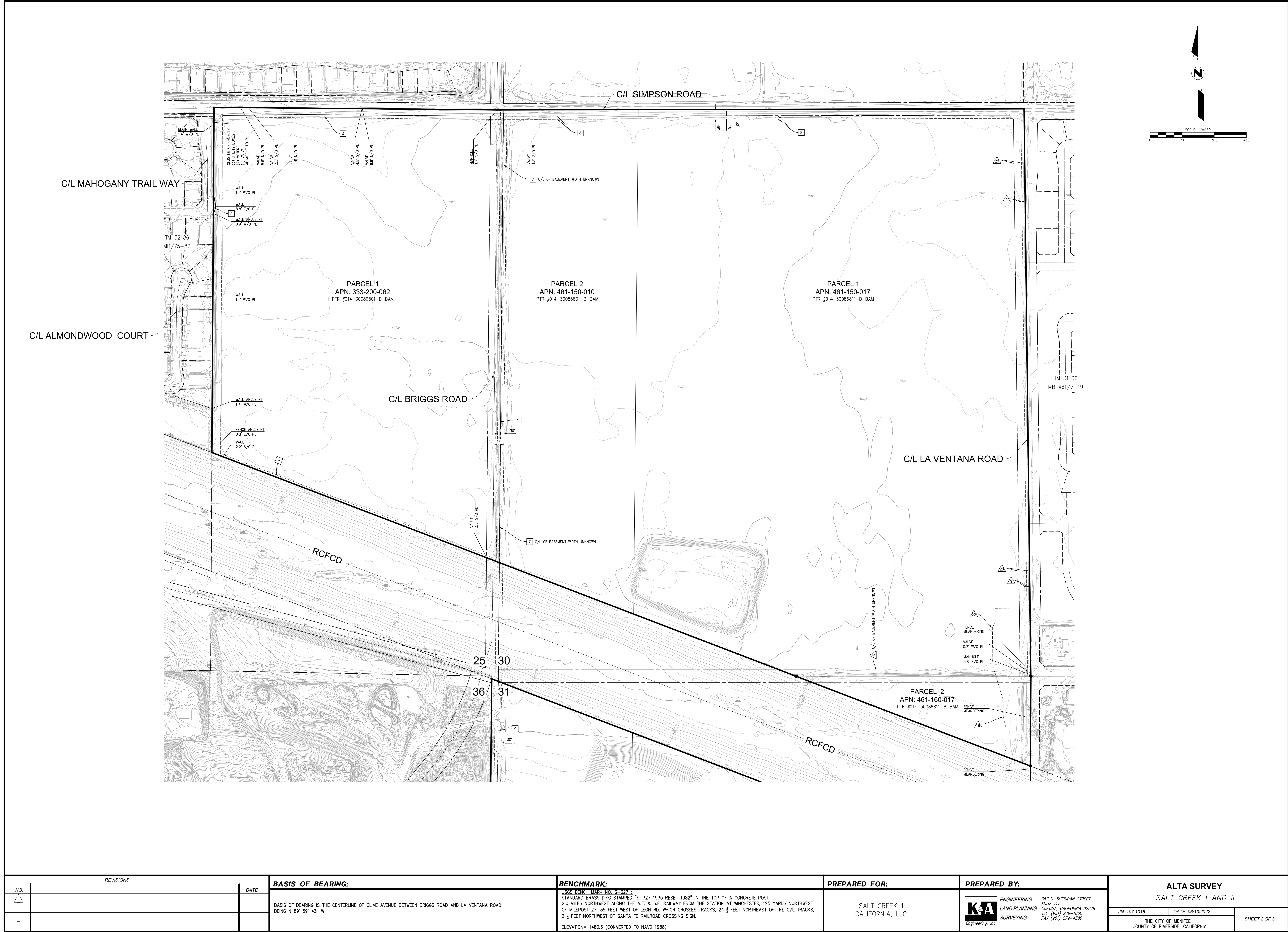
TO MORTGAGE HOMES OF CALIFORNIA, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 5,7,8,9,11 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 4, 2022.

ROBERT SOPOBLUM, P.L.S. 9154

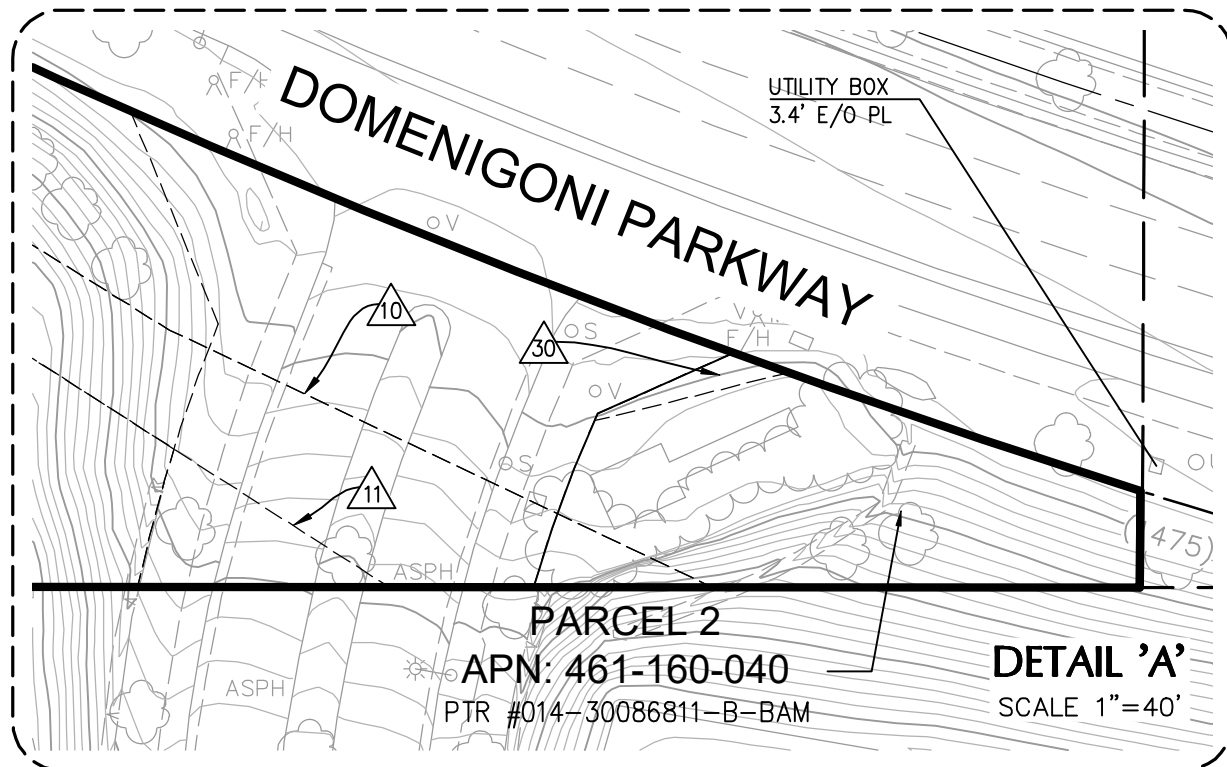
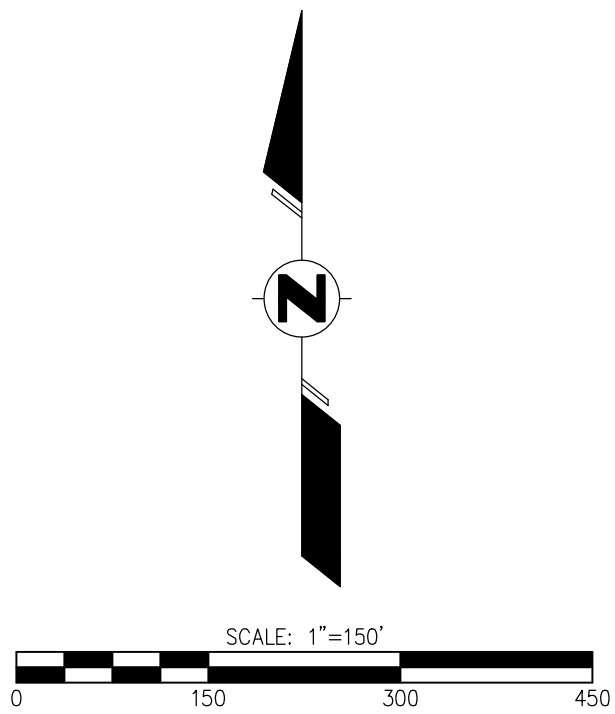
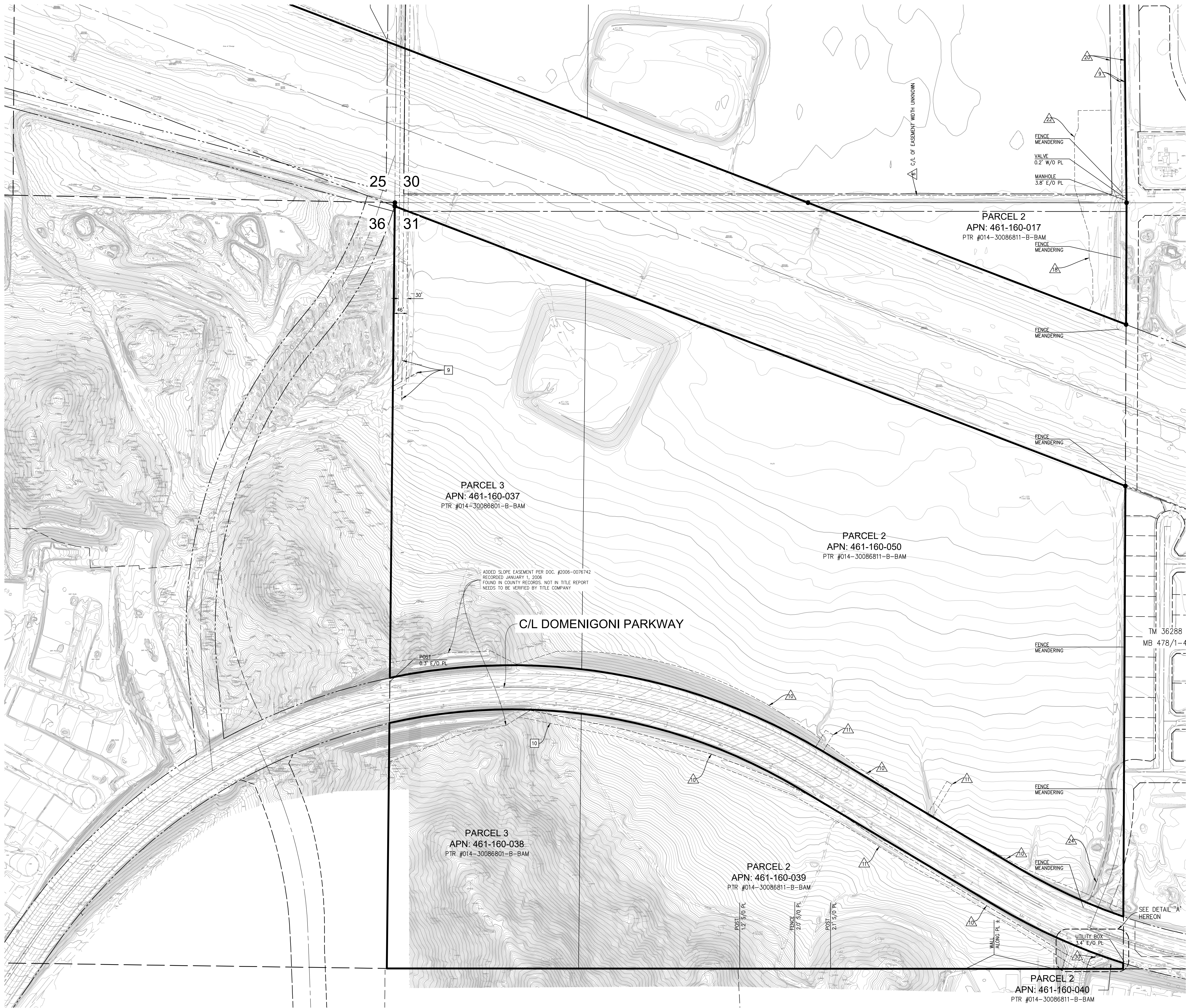
JULY 18, 2022





REVISIONS			BASIS OF BEARING:	BENCHMARK:	PREPARED FOR:	PREPARED BY:	ALTA SURVEY		
NO.		DATE					SALT CREEK 1 AND 11		
1			BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89° 59' 43" W	USGS BENCH MARK NO. S-327.1. STANDARD BRASS DISC STAMPED "S-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST. 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27.35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 1/2 FEET NORTHEAST OF THE C/L TRACKS, 2 1/2 FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN.	SALT CREEK 1 CALIFORNIA, LLC	ENGINEERING LAND PLANNING SURVEYING 357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92878 TEL (951) 279-1800 FAX (951) 279-4380	THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, CALIFORNIA		
							JN: 107.1016	DATE: 06/13/2022	SHEET 1 OF 3



REVISIONS			DATE	BASIS OF BEARING:	BENCHMARK:	PREPARED FOR:	PREPARED BY:	ALTA SURVEY		
NO.								SALT CREEK I AND II		
1				BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89° 59' 43" W	USGS BENCH MARK NO. S-327.1. STANDARD BRASS DISC STAMPED "S-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST. 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27.35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 1/2 FEET NORTHEAST OF THE C/L TRACKS, 2 1/2 FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN. ELEVATION= 1480.6 (CONVERTED TO NAVD 1988)	SALT CREEK 1 CALIFORNIA, LLC	<div>Engineering, Inc.</div> <div>ENGINEERING LAND PLANNING SURVEYING</div> <div>SUITE 117 357 N. SHERIDAN STREET CORONA, CALIFORNIA 92878 TEL (951) 279-1800 FAX (951) 279-4380</div>	JN: 107.1016	DATE: 06/13/2022	SHEET 2 OF 3
2										



REVISIONS			BASIS OF BEARING:	BENCHMARK:	PREPARED FOR:	PREPARED BY:	ALTA SURVEY			
NO.		DATE					SALT CREEK I AND II			
1			BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89° 59' 43" W	USGS BENCH MARK NO. S-327.1. STANDARD BRASS DISC STAMPED "S-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST. 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27.35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 1/2 FEET NORTHEAST OF THE C/L TRACKS, 2 1/2 FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN. ELEVATION= 1480.6 (CONVERTED TO NAVD 1988)	SALT CREEK 1 CALIFORNIA, LLC	 <div>ENGINEERING LAND PLANNING SURVEYING</div>	<div>357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92878 TEL (951) 279-1800 FAX (951) 279-4380</div>	JN: 107.1016		DATE: 06/13/2022
								THE CITY OF MENIFEE COUNTY OF RIVERSIDE, CALIFORNIA		SHEET 3 OF 3

June 2, 2023

Jonathan Nicks, Director of Community Services
City Community Services
29844 Huan Road
Menifee, CA 92584

Sent via email to: jnicks@cityofmenifee.us; communityservices@cityofmenifee.us

**Subject: Tract 38625 Salt Creek Project Initial Study and Mitigated Negative Declaration
- Park Services**

Dear Mr. Nicks:

FirstCarbon Solutions (FCS) is preparing an Initial Study /Mitigated Negative Declaration (IS/MND), as required under the California Environmental Quality Act (CEQA), for the proposed Tract 38625 Salt Creek Project (proposed project). As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services. We are contacting you to request information related to the provision of Park Services.

The proposed project would include the construction of a residential subdivision on a 55.4-acre project site at the southwest corner of Briggs Road and Simpson Road in the City of Menifee. The proposed project would consist of 176 single-family detached units and 153 detached condo units for a total of 329 residential units (Attachment A, Site Plan). The proposed residential structures would consist of 1- and 2-story detached single-family homes clustered with courtyard driveways. The total residential square footage including garages and porches would be 839,302 square feet.

There would be a total of 8.6 acres of open space provided on the project site, including an approximately 5-acre recreational park along the southern boundary of the project site adjacent to the Salt Creek Flood Channel.

Vehicular access to the project site would be provided via three access points connecting to the internal circulation system. Vehicular access would include one access point on Simpson Avenue and two access points on Briggs Road. On-site circulation would consist of several new two-lane, two-way roadways throughout the project site, sidewalks, and trails.

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to Park Services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

UNITED STATES

T +1 888 826 5814
T +1 714 508 4100
F +1 714 508 4110
E info@fcs-intl.com

Irvine
250 Commerce
Suite 210
Irvine, CA 92602

Bay Area
2999 Oak Road
Suite 250
Walnut Creek, CA 94597

Central Valley
7726 N. First Street
#413
Fresno, CA 93720

Inland Empire
967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley
2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE



Service Questions

1. Which Park(s) and recreation center(s) would provide services to the project site? Please describe the existing conditions of the park(s) and center(s).
2. Do you foresee any potential challenges that the proposed project may present to the park division? Please describe any measures that you would recommend reducing potential concerns/challenges.
3. Identify the ability of the park service provider to accommodate the demand of the proposed project as part of the existing facilities.
4. Please provide an estimate of the park acres/1,000 residents and the target ratio that the department would like to achieve.
5. What are the current rates of the residential and non-residential development fee schedule? What is the estimated rate for the proposed project?
6. Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to parks services associated with the project.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail by Friday, June 16, 2023. If you have any questions, please contact me at (650) 863-1455, or by email at hcarney@fcs-intl.com.

Sincerely,

Hannah Carney, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enc: Attachment A: Site Plan



Appendix A: Site Plan

PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE REPORT NO. 014-3008681-B-BAM (DATED 7-11-22)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 AND GOVERNMENT LOTS 3 AND 4 ALL OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM SAID GOVERNMENT LOTS 3 AND 4, THE WESTERLY 660.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-5A OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN 461-150-017

PARCEL 2:

THE EAST 1/2 OF THE NORTHWEST 1/4 AND GOVERNMENT LOTS 1 AND 2 ALL OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM SAID GOVERNMENT LOTS 1 AND 2, THE WESTERLY 660.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-5B OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE (NEWPORT ROAD IMPROVEMENT) BY DEED RECORDED DECEMBER 22, 2003, AS INSTRUMENT NO. 2003-095531 OF OFFICIAL RECORDS.

APN 461-160-017, APN 461-160-050, APN 461-160-039, APN 461-160-040

EXCEPTIONS:

ITEMS "A" THROUGH "D" DO NOT EFFECT THIS SURVEY

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

PRELIMINARY REPORT FIDELITY NATIONAL TITLE COMPANY

2. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS LA VENTANA ROAD, OLIVE AVENUE AND SIMPSON ROAD.

3. A RIGHT FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 1, 1894, BOOK 1, PAGE 88 AND JANUARY 17, 1895, BOOK 1, PAGE 170, BOTH OF PATENTS. (NOT PLOTTABLE FROM RECORD)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SAN JACINTO AND PLEASANT VALLEY IRRIGATION DISTRICT
PURPOSE: WATER DITCHES AND PIPELINES
RECORDING DATE: MARCH 1, 1894
RECORDING NO: BOOK 13, PAGE 26 OF DEEDS (NOT PLOTTABLE FROM RECORD)

5. INTENTIONALLY DELETED

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 11, 1954
RECORDING NO: BOOK 1586, PAGE 102 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1 (NO WIDTH DEFINED)

7. INTENTIONALLY DELETED

8. INTENTIONALLY DELETED

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: SEWER AND INCIDENTAL PURPOSES
RECORDING DATE: AUGUST 28, 1995
RECORDING NO: 95-282628 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: SLOPE AND INCIDENTAL PURPOSES
RECORDING DATE: DECEMBER 22, 2003
RECORDING NO: 2003-095532 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: DRAINAGE
RECORDING DATE: DECEMBER 22, 2003
RECORDING NO: 2003-095533 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND UTILITY PURPOSES
RECORDING DATE: MAY 17, 2004
RECORDING NO: 2004-036784 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: SLOPE AND DRAINAGE
RECORDING DATE: MAY 17, 2004
RECORDING NO: 2004-036785 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

14. INTENTIONALLY DELETED

15. INTENTIONALLY DELETED

16. INTENTIONALLY DELETED

17. DOES NOT EFFECT SURVEY.

18. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): FLOOD CONTROL AND DRAINAGE PURPOSES
RECORDING DATE: NOVEMBER 27, 2007
RECORDING NO: 2007-0495696 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2.

19. INTENTIONALLY DELETED

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES
RECORDING DATE: SEPTEMBER 20, 2017
RECORDING NO: 2017-0389742 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 1.

21. INTENTIONALLY DELETED

22. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): FLOOD CONTROL AND DRAINAGE PURPOSES
RECORDING DATE: NOVEMBER 27, 2017
RECORDING NO: 2017-0495697 OF OFFICIAL RECORDS
AFFECTS: PORTION OF PARCEL 1.

23. INTENTIONALLY DELETED

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE PURPOSES
RECORDING DATE: JANUARY 7, 2020 RECORDING NO: 2020-0006583 OF OFFICIAL RECORDS

25. INTENTIONALLY DELETED

26. INTENTIONALLY DELETED

27. INTENTIONALLY DELETED

28. INTENTIONALLY DELETED

29. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES
RECORDING DATE: JANUARY 25, 2007
RECORDING NO: 200700057487 OF OFFICIAL RECORDS
AFFECTS: PORTION OF PARCEL 2.

PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE REPORT NO. 014-30086801-B-BAM (DATED 7-11-22)

LEGAL DESCRIPTION

PARCEL 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHWESTERLY OF OLIVE ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING IN OLIVE ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4A AND PARCEL 4110-4B OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33 INCLUSIVE, OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 333-200-062

PARCEL 2:

THE WESTERLY 660.00 FEET OF GOVERNMENT LOTS 3 AND 4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4C OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 461-150-010

PARCEL 3:

THE WESTERLY 660.00 FEET OF GOVERNMENT LOTS 1 AND 2 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4D OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND IN GRANT DEED RECORDED JANUARY 31, 2006 AS INSTRUMENT NO. 2006-0076741 OF OFFICIAL RECORDS.

APN: 461-160-037, APN 461-160-038

EXCEPTIONS:

ITEMS "A" THROUGH "E" DO NOT EFFECT THE SURVEY

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS (NOT PLOTTABLE).

2. INTENTIONALLY DELETED

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PIPELINES
RECORDING DATE: JANUARY 9, 1964
RECORDING NO: 3159, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.

ENTITLED: FINAL ORDER OF CONDEMNATION
COURT: SUPERIOR
CASE NO.: 238600
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA
PURPOSE: PIPELINES
RECORDING DATE: MAY 23, 1994
RECORDING NO: 208898, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES
RECORDING DATE: DECEMBER 29, 2009
RECORDING NO: 2009-0953675, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SAN JACINTO AND PLEASANT VALLEY IRRIGATION DISTRICT
PURPOSE: WATER DITCHES AND PIPELINES
RECORDING DATE: MARCH 1, 1894
RECORDING NO: BOOK 13, PAGE 26 OF DEEDS (NOT PLOTTABLE FROM RECORD)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: NEVADA-CALIFORNIA ELECTRIC CORPORATION, A CORPORATION
PURPOSE: UTILITIES
RECORDING DATE: JULY 18, 1940
RECORDING NO: BOOK 470, PAGE 189 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. (NO WIDTH DEFINED)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PIPELINE
RECORDING DATE: JANUARY 6, 1964
RECORDING NO: 1501 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2 AND RECORDING DATE: JANUARY 6, 1964 AND RECORDING NO: 1502 OF OFFICIAL RECORDS

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JULY 16, 1968
RECORDING NO: 37402 OF OFFICIAL RECORDS
AFFECTS: PARCELS 2 AND 3.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: DRAINAGE AND INGRESS AND EGRESS
RECORDING DATE: JANUARY 31, 2006
RECORDING NO: 2006-0076743 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

11. INTENTIONALLY DELETED

12. INTENTIONALLY DELETED

13. INTENTIONALLY DELETED

14. INTENTIONALLY DELETED

15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

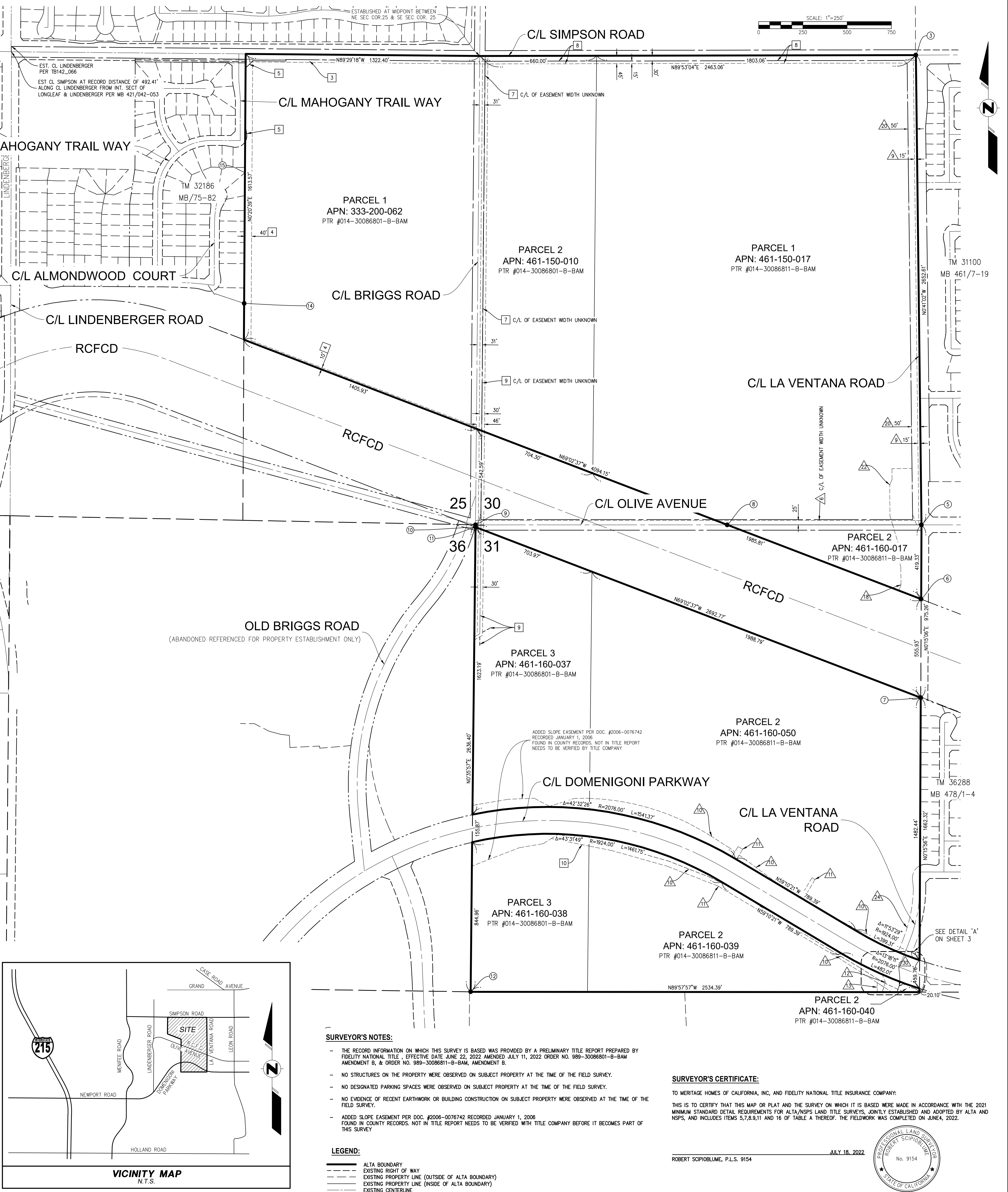
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

NOTE:

ADDED SLOPE EASEMENT PER DOC. #2006-0076742 RECORDED JANUARY 1, 2006
FOUND IN COUNTY RECORDS. NOT IN TITLE REPORT NEEDS TO BE VERIFIED BY TITLE COMPANY

MONUMENT NOTES

- FD 1" P W/PLUG ILLEGIBLE ACCEPTED AS SEC NE COR. SEC. 25 PER RS 070_026-033 & PM 80_18
- FD 1" IP NO TAG ACCEPTED AS CL INT PER MB 429_061-071
- FD 1 1/4" COPPER WELD MON RIV. CO. TRANS. ACCEPTED AS CENTER SEC 30 PER TR. MAP 461/007-019
- FD 1 1/4" COPPER WELD MON RIV. CO. TRANS. ACCEPTED AS CENTER SEC 30 PER COR. REC 05-873 AND TR. MAP 461/007-019
- FD 1" P W/PLUG LS3291 ACCEPTED AS S1/4 COR PER REC 98-0082 & TR. MAP NO. 31100 MB 461/007-019
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.0' ACCEPTED AS CL LA VENTANA & NLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 2.0' ACCEPTED AS CL LA VENTANA & SLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.0' ACCEPTED AS NLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.2' ACCEPTED AS NW COR SEC 31 PER PM 99_007, PM 146_001-026 & RS 070/026-033
- FD 1" P W/PLUG UP 0.4' ILLEGIBLE PER PM 146_001-026
- FD 1" P W/PLUG UP 0.5' PER PM 146_001-026
- FD 1" P NO TAG UP 0.4' IN LIEU OF 1-1/2" O.D. IP STAMPED RIV. CO. SURV.3631 ACCEPTED AS E 1/4 COR SEC. 36 PER RIV CO. FB 2440/816, PM 146_001-026 RS 94/027 & R.S. 702/25-33
- FD 1" 1/4 COPPER WELD RIV.CO. TRANS FLUSH ACCEPTED AS CL INT AND E1/4 SEC 31 PER MB 472/001-022
- FD 1" P W/PLUG LS5928 ACCEPTED AS SE COR LOT 72PER MB 437_75-82
- FD 1" P W/PLUG LS5928 ACCEPTED AS SE COR LOT 62 PER MB 437_75-82
- FD 1" P W/PLUG ACCEPTED AS CL INT PER M.B 421/042-053
- FD 1" P W/PLUG ACCEPTED AS CL INT PER M.B 421/042-053



SURVEYOR'S NOTES:

- THE RECORD INFORMATION ON WHICH THIS SURVEY IS BASED WAS PROVIDED BY A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE, EFFECTIVE DATE JUNE 22, 2022 AMENDED JULY 11, 2022 ORDER NO. 989-30086801-B-BAM AMENDMENT B, & ORDER NO. 989-30086811-B-BAM, AMENDMENT B.
- NO STRUCTURES ON THE PROPERTY WERE OBSERVED ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- NO DESIGNATED PARKING SPACES WERE OBSERVED ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- NO EVIDENCE OF RECENT EARTHWORK OR BUILDING CONSTRUCTION ON SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF THE FIELD SURVEY.
- ADDED SLOPE EASEMENT PER DOC. #2006-0076742 RECORDED JANUARY 1, 2006
FOUND IN COUNTY RECORDS. NOT IN TITLE REPORT NEEDS TO BE VERIFIED WITH TITLE COMPANY BEFORE IT BECOMES PART OF THIS SURVEY.

LEGEND:

- ALTA BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE (OUTSIDE OF ALTA BOUNDARY)
- EXISTING PROPERTY LINE (INSIDE OF ALTA BOUNDARY)
- EXISTING CENTERLINE



SURVEYOR'S CERTIFICATE:

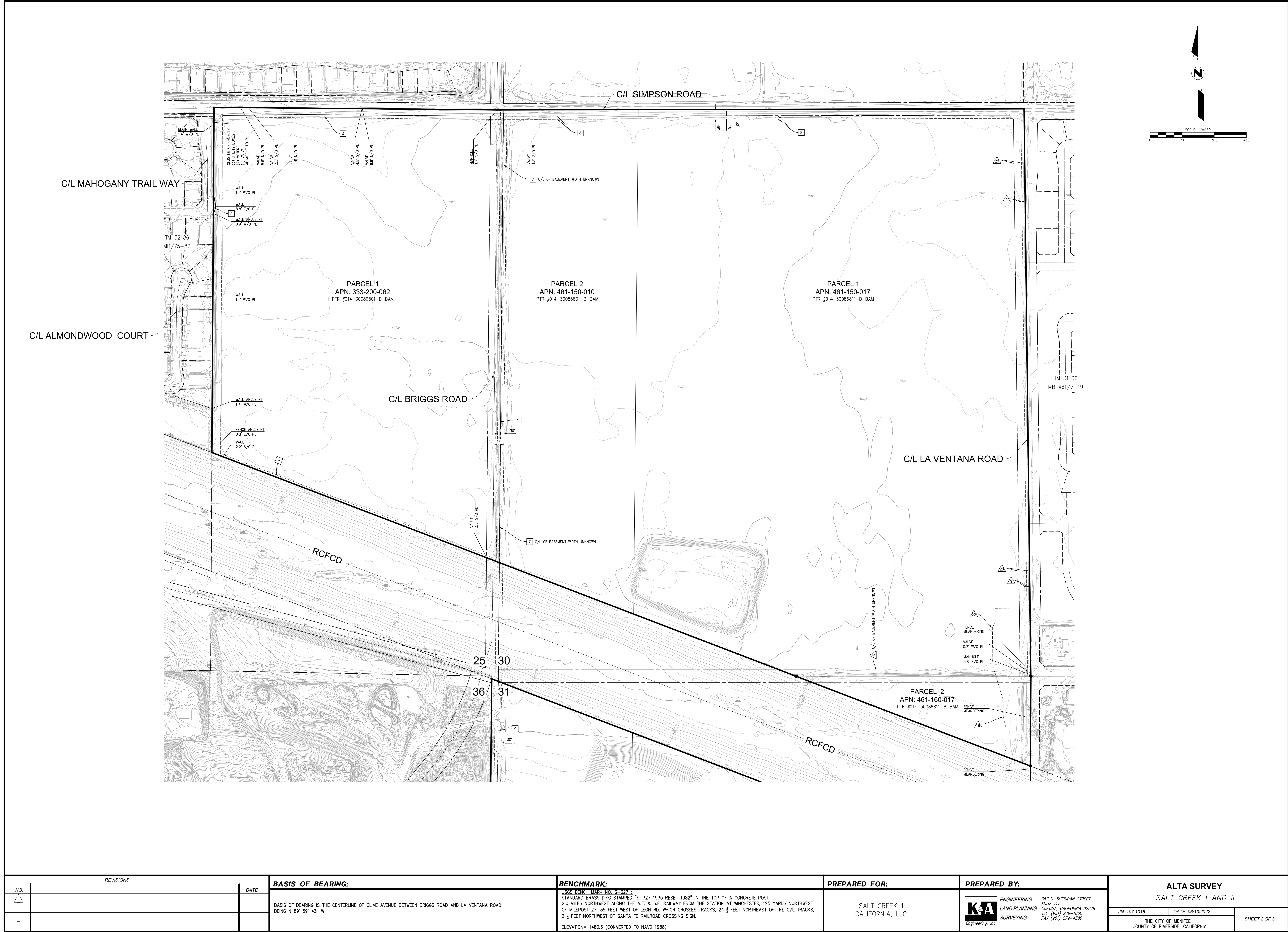
TO MORTGAGE HOMES OF CALIFORNIA, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 5,7,8,9,11 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 4, 2022.

ROBERT SOPOBLUM, P.L.S. 9154

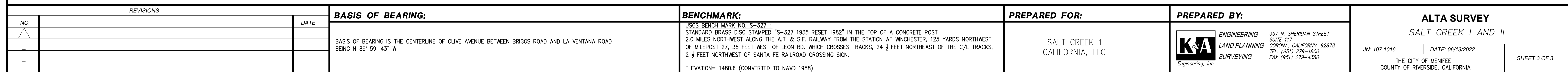
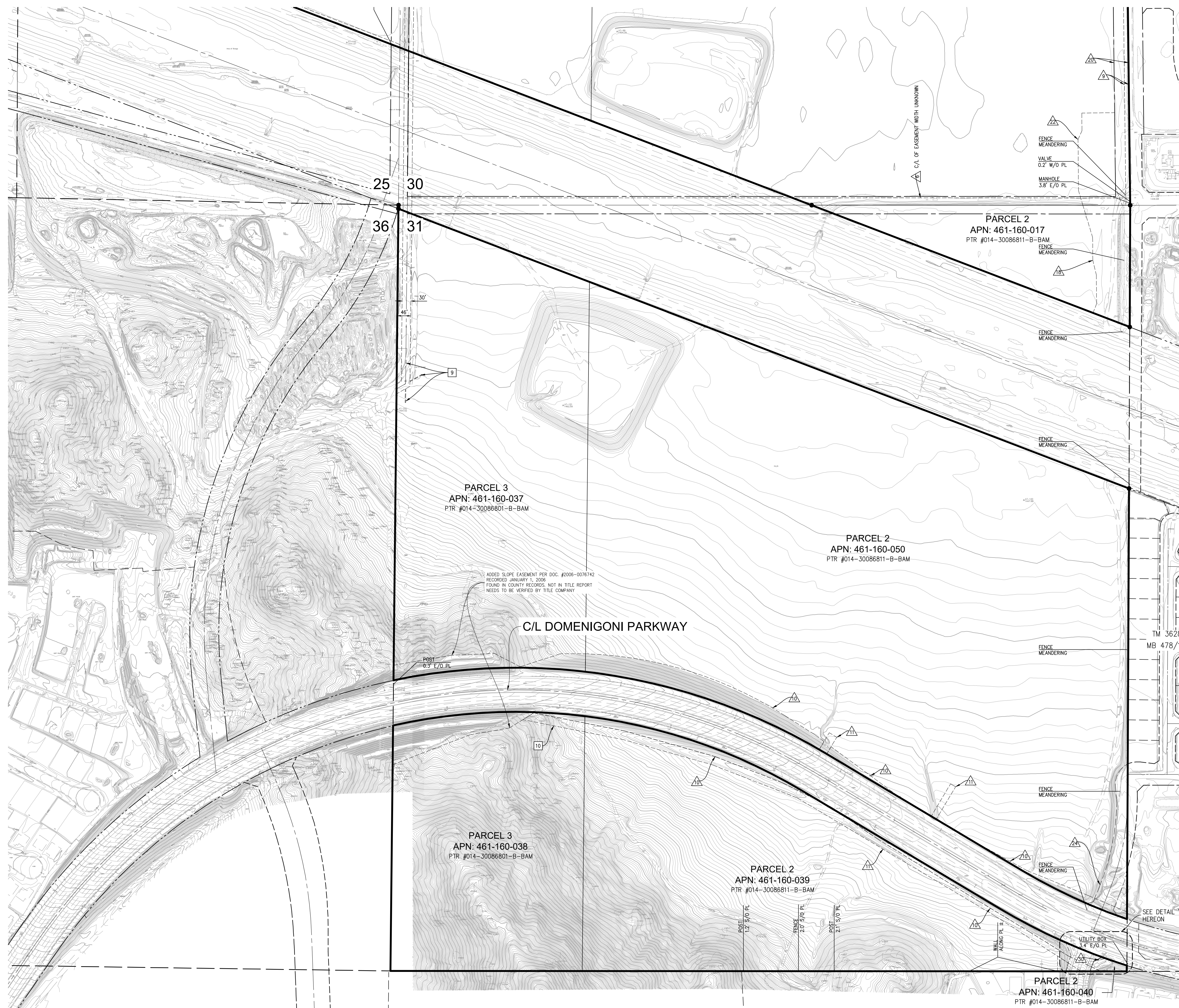
JULY 18, 2022



REVISIONS			BASIS OF BEARING:	BENCHMARK:	PREPARED FOR:	PREPARED BY:	ALTA SURVEY		
NO.		DATE					SALT CREEK I AND II		
1			BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89° 59' 43" W	USGS BENCH MARK NO. S-327.1. STANDARD BRASS DISC STAMPED "S-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST. 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27.35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 1/2 FEET NORTHEAST OF THE C/L TRACKS, 2 1/2 FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN.	SALT CREEK 1 CALIFORNIA, LLC	 ENGINEERING LAND PLANNING SURVEYING 357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92878 TEL (951) 279-1800 FAX (951) 279-4380	JN: 107.1016	DATE: 06/13/2022	SHEET 1 OF 3
2									
3							THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, CALIFORNIA		



REVISIONS			DATE	BASIS OF BEARING:	BENCHMARK:	PREPARED FOR:	PREPARED BY:	ALTA SURVEY		
NO.								SALT CREEK I AND II		
1				BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89° 59' 43" W	USGS BENCH MARK NO. S-327.1. STANDARD BRASS DISC STAMPED "S-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST. 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27.35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 1/2 FEET NORTHEAST OF THE C/L TRACKS, 2 1/2 FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN. ELEVATION= 1480.6 (CONVERTED TO NAVD 1988)	SALT CREEK 1 CALIFORNIA, LLC	<div>Engineering, Inc.</div> <div>ENGINEERING LAND PLANNING SURVEYING</div> <div>SUITE 117 357 N. SHERIDAN STREET CORONA, CALIFORNIA 92878 TEL (951) 279-1800 FAX (951) 279-4380</div>	JN: 107.1016	DATE: 06/13/2022	SHEET 2 OF 3
2										



June 2, 2023

Barbara Howison, County Librarian
Riverside County Library System
Administrative Office
5840 Mission Boulevard
Jurupa Valley, CA 92509

Sent via email to: RPLibrary@riversideca.gov

**Subject: Tract 38625 Salt Creek Project Initial Study and Mitigated Negative Declaration
- Library Services**

Dear Ms. Howison:

FirstCarbon Solutions (FCS) is preparing an Initial Study /Mitigated Negative Declaration (IS/MND), as required under the California Environmental Quality Act (CEQA), for the proposed Tract 38625 Salt Creek Project (proposed project). As part of the environmental review process, we are consulting with service providers to determine potential project impacts on their ability to deliver public services. We are contacting you to request information related to the provision of Library Services.

The proposed project would include the construction of a residential subdivision on a 55.4-acre project site at the southwest corner of Briggs Road and Simpson Road in the City of Menifee. The proposed project would consist of 176 single-family detached units and 153 detached condo units for a total of 329 residential units (Attachment A, Site Plan). The proposed residential structures would consist of 1- and 2-story detached single-family homes clustered with courtyard driveways. The total residential square footage including garages and porches would be 839,302 square feet.

There would be a total of 8.6 acres of open space provided on the project site, including an approximately 5-acre recreational park along the southern boundary of the project site adjacent to the Salt Creek Flood Channel.

Vehicular access to the project site would be provided via three access points connecting to the internal circulation system. Vehicular access would include one access point on Simpson Avenue and two access points on Briggs Road. On-site circulation would consist of several new two-lane, two-way roadways throughout the project site, sidewalks, and trails.

UNITED STATES

T +1 888 826 5814
T +1 714 508 4100
F +1 714 508 4110
E info@fcs-intl.com

Irvine
250 Commerce
Suite 210
Irvine, CA 92602

Bay Area
2999 Oak Road
Suite 250
Walnut Creek, CA 94597

Central Valley
7726 N. First Street
#413
Fresno, CA 93720

Inland Empire
967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley
2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE



Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to Library Services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

Service Questions

1. What library(ies) would be affected by the proposed project? Please provide their current capacity/enrollment ratio.
2. Based on the residential/commercial development potential of the proposed project, please provide an estimated demand for library services generated by the proposed project.
3. Would the City need to construct new library facilities or expand existing ones in order to serve the proposed project as well as other existing and proposed developments in the area?
4. What is the ability of the library to accommodate the demand of the proposed project as part of the existing facilities?
5. What are the current standard library services demand rates used by the library?
6. Please identify the ability to accommodate the library demand of the proposed project as part of the existing facilities.
7. Do you have any other comments about the potential impacts of this project or its cumulative impacts on the Public Library?

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail by Friday, June 16, 2023. If you have any questions, please contact me at (650) 863-1455, or by email at hcarney@fcs-intl.com.

Sincerely,

Hannah Carney, Environmental Services Analyst
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enc: Attachment A: Site Plan



Appendix A: Site Plan

PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE REPORT NO. 014-3008681-B-BAM (DATED 7-11-22)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 AND GOVERNMENT LOTS 3 AND 4 ALL OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM SAID GOVERNMENT LOTS 3 AND 4, THE WESTERLY 660.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-5A OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN 461-150-017

PARCEL 2:

THE EAST 1/2 OF THE NORTHWEST 1/4 AND GOVERNMENT LOTS 1 AND 2 ALL OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM SAID GOVERNMENT LOTS 1 AND 2, THE WESTERLY 660.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-5B OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE (NEWPORT ROAD IMPROVEMENT) BY DEED RECORDED DECEMBER 22, 2003, AS INSTRUMENT NO. 2003-995531 OF OFFICIAL RECORDS.

APN 461-160-017, APN 461-160-050, APN 461-160-039, APN 461-160-040

EXCEPTIONS:

ITEMS "A" THROUGH "D" DO NOT EFFECT THIS SURVEY

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

PRELIMINARY REPORT FIDELITY NATIONAL TITLE COMPANY

2. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS LA VENTANA ROAD, OLIVE AVENUE AND SIMPSON ROAD.

3. A RIGHT FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 1, 1894, BOOK 1, PAGE 88 AND JANUARY 17, 1895, BOOK 1, PAGE 170, BOTH OF PATENTS. (NOT PLOTTABLE FROM RECORD)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SAN JACINTO AND PLEASANT VALLEY IRRIGATION DISTRICT
PURPOSE: WATER DITCHES AND PIPELINES
RECORDING DATE: MARCH 1, 1894
RECORDING NO: BOOK 13, PAGE 26 OF DEEDS
(NOT PLOTTABLE FROM RECORD)

5. INTENTIONALLY DELETED

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 11, 1954
RECORDING NO: BOOK 1586, PAGE 102 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1
(NO WIDTH DEFINED)

7. INTENTIONALLY DELETED

8. INTENTIONALLY DELETED

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: SEWER AND INCIDENTAL PURPOSES
RECORDING DATE: AUGUST 28, 1995
RECORDING NO: 95-282628 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: SLOPE AND INCIDENTAL PURPOSES
RECORDING DATE: DECEMBER 22, 2003
RECORDING NO: 2003-995532 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: DRAINAGE
RECORDING DATE: DECEMBER 22, 2003
RECORDING NO: 2003-995533 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND UTILITY PURPOSES
RECORDING DATE: MAY 17, 2004
RECORDING NO: 2004-0367184 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: SLOPE AND DRAINAGE
RECORDING DATE: MAY 17, 2004
RECORDING NO: 2004-0367185 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

14. INTENTIONALLY DELETED

15. INTENTIONALLY DELETED

16. INTENTIONALLY DELETED

17. DOES NOT EFFECT SURVEY.

18. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): FLOOD CONTROL AND DRAINAGE PURPOSES
RECORDING DATE: NOVEMBER 27, 2007
RECORDING NO: 2007-0495696 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 2.

19. INTENTIONALLY DELETED

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES
RECORDING DATE: SEPTEMBER 20, 2017
RECORDING NO: 2017-0389742 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 1.

21. INTENTIONALLY DELETED

22. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): FLOOD CONTROL AND DRAINAGE PURPOSES
RECORDING DATE: NOVEMBER 27, 2017
RECORDING NO: 2017-0495697 OF OFFICIAL RECORDS
AFFECTS: PORTION OF PARCEL 1.

23. INTENTIONALLY DELETED

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES
RECORDING DATE: JANUARY 7, 2020 RECORDING NO: 2020-0006583 OF OFFICIAL RECORDS

25. INTENTIONALLY DELETED

26. INTENTIONALLY DELETED

27. INTENTIONALLY DELETED

28. INTENTIONALLY DELETED

29. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES
RECORDING DATE: JANUARY 25, 2007
RECORDING NO: 200700057487 OF OFFICIAL RECORDS
AFFECTS: PORTION OF PARCEL 2.

PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE REPORT NO. 014-30086801-B-BAM (DATED 7-11-22)

LEGAL DESCRIPTION

PARCEL 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHWESTERLY OF OLIVE ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING IN OLIVE ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4A AND PARCEL 4110-4B OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33 INCLUSIVE, OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 333-200-062

PARCEL 2:

THE WESTERLY 660.00 FEET OF GOVERNMENT LOTS 3 AND 4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4C OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 461-150-010

PARCEL 3:

THE WESTERLY 660.00 FEET OF GOVERNMENT LOTS 1 AND 2 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 4110-4D OF RECORD OF SURVEY MAP ON FILE IN BOOK 70, PAGES 26 THROUGH 33, INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND IN GRANT DEED RECORDED JANUARY 31, 2006 AS INSTRUMENT NO. 2006-0076741 OF OFFICIAL RECORDS.

APN: 461-160-037, APN 461-160-038

EXCEPTIONS:

ITEMS "A" THROUGH "E" DO NOT EFFECT THE SURVEY

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS (NOT PLOTTABLE).

2. INTENTIONALLY DELETED

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PIPELINES
RECORDING DATE: JANUARY 9, 1964
RECORDING NO: 3159, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.

ENTITLED: FINAL ORDER OF CONDEMNATION
COURT: SUPERIOR
CASE NO.: 238600
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA
PURPOSE: PIPELINES
RECORDING DATE: MAY 23, 1994
RECORDING NO: 208898, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE PURPOSES
RECORDING DATE: DECEMBER 29, 2009
RECORDING NO: 2009-0953675, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SAN JACINTO AND PLEASANT VALLEY IRRIGATION DISTRICT
PURPOSE: WATER DITCHES AND PIPELINES
RECORDING DATE: MARCH 1, 1894
RECORDING NO: BOOK 13, PAGE 26 OF DEEDS
(NOT PLOTTABLE FROM RECORD)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: NEVADA-CALIFORNIA ELECTRIC CORPORATION, A CORPORATION
PURPOSE: UTILITIES
RECORDING DATE: JULY 18, 1940
RECORDING NO: BOOK 470, PAGE 189 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
(NO WIDTH DEFINED)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PIPELINE
RECORDING DATE: JANUARY 6, 1964
RECORDING NO: 1501 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2
AND RECORDING DATE: JANUARY 6, 1964 AND RECORDING NO: 1502 OF OFFICIAL RECORDS

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JULY 16, 1968
RECORDING NO: 37402 OF OFFICIAL RECORDS
AFFECTS: PARCELS 2 AND 3.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: DRAINAGE AND INGRESS AND EGRESS
RECORDING DATE: JANUARY 31, 2006
RECORDING NO: 2006-0076743 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2.

11. INTENTIONALLY DELETED

12. INTENTIONALLY DELETED

13. INTENTIONALLY DELETED

14. INTENTIONALLY DELETED

15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

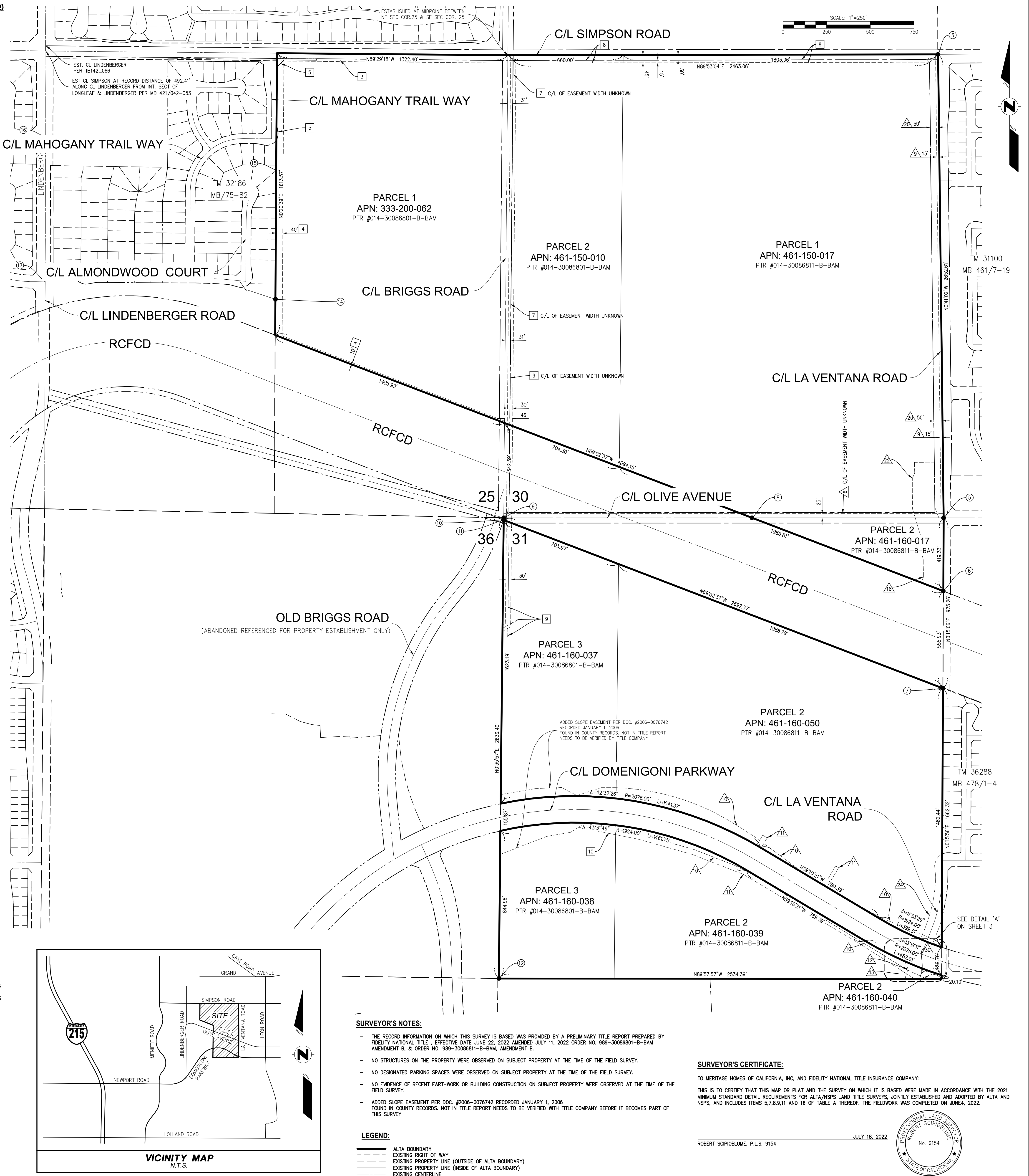
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

NOTE:

ADDED SLOPE EASEMENT PER DOC. #2006-0076742 RECORDED JANUARY 1, 2006
FOUND IN COUNTY RECORDS. NOT IN TITLE REPORT NEEDS TO BE VERIFIED BY TITLE COMPANY

MONUMENT NOTES

- FD 1" P W/PLUG ILLEGIBLE ACCEPTED AS SEC NE COR. SEC. 25 PER RS 070_026-033 & PM 80_18
- FD 1" IP NO TAG ACCEPTED AS CL INT PER MB 429_061-071
- FD 1 1/4" COPPER WELD MON RIV. CO. TRANS. ACCEPTED AS CENTER SEC 30 PER TR. MAP 461/007-019
- FD 1 1/4" COPPER WELD MON RIV. CO. TRANS. ACCEPTED AS CENTER SEC 30 PER COR. REC 05-873 AND TR. MAP 461/007-019
- FD 1" P W/PLUG LS3291 ACCEPTED AS S1/4 COR PER REC 98-0082 & TR. MAP NO. 31100 MB 461/007-019
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.0' ACCEPTED AS CL LA VENTANA & NLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 2.0' ACCEPTED AS CL LA VENTANA & SLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.0' ACCEPTED AS NLY ROW OF SALT CREEK CHANNEL PER RS 070/026-033
- FD 3/4" P W/PLUG ILLEGIBLE DOWN 1.2' ACCEPTED AS NW COR SEC 31 PER PM 99_007, PM 146_001-026 & RS 070/026-033
- FD 1" P W/PLUG UP 0.4' ILLEGIBLE PER PM 146_001-026
- FD 1" P W/PLUG UP 0.5' PER PM 146_001-026
- FD 1" P NO TAG UP 0.4' IN LIEU OF 1-1/2" O.D. IP STAMPED RIV. CO. SURV.3631 ACCEPTED AS E 1/4 COR SEC. 36 PER RIV CO. FB 2440/816, PM 146_001-026 RS 94/27 & R.S. 702/25-33
- FD 1" 1/4 COPPER WELD RIV.CO. TRANS FLUSH ACCEPTED AS CL INT AND E1/4 SEC 31 PER MB 472/001-022
- FD 1" P W/PLUG LS5928 ACCEPTED AS SE COR LOT 72PER MB 437_75-82
- FD 1" P W/PLUG LS5928 ACCEPTED AS SE COR LOT 62 PER MB 437_75-82
- FD 1" P W/PLUG ACCEPTED AS CL INT PER M.B. 421/042-053
- FD 1" P W/PLUG ACCEPTED AS CL INT PER M.B. 421/042-053



SURVEYOR'S NOTES:

- THE RECORD INFORMATION ON WHICH THIS SURVEY IS BASED WAS PROVIDED BY A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE, EFFECTIVE DATE JUNE 22, 2022 AMENDED JULY 11, 2022 ORDER NO. 989-30086801-B-BAM AMENDMENT B, & ORDER NO. 989-30086811-B-BAM, AMENDMENT B.
- NO STRUCTURES ON THE PROPERTY WERE OBSERVED ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- NO DESIGNATED PARKING SPACES WERE OBSERVED ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- NO EVIDENCE OF RECENT EARTHWORK OR BUILDING CONSTRUCTION ON SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF THE FIELD SURVEY.
- ADDED SLOPE EASEMENT PER DOC. #2006-0076742 RECORDED JANUARY 1, 2006
FOUND IN COUNTY RECORDS. NOT IN TITLE REPORT NEEDS TO BE VERIFIED WITH TITLE COMPANY BEFORE IT BECOMES PART OF THIS SURVEY.

LEGEND:

- ALTA BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE (OUTSIDE OF ALTA BOUNDARY)
- EXISTING PROPERTY LINE (INSIDE OF ALTA BOUNDARY)
- EXISTING CENTERLINE

SURVEYOR'S CERTIFICATE:

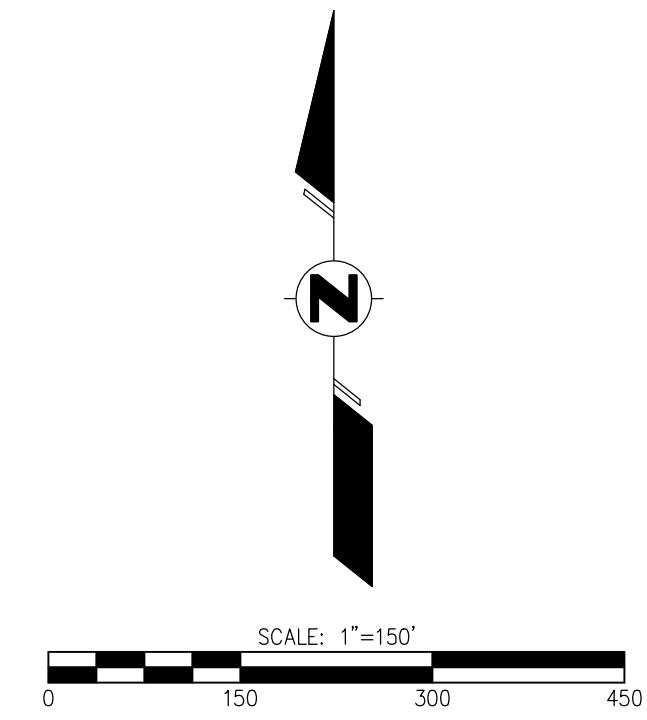
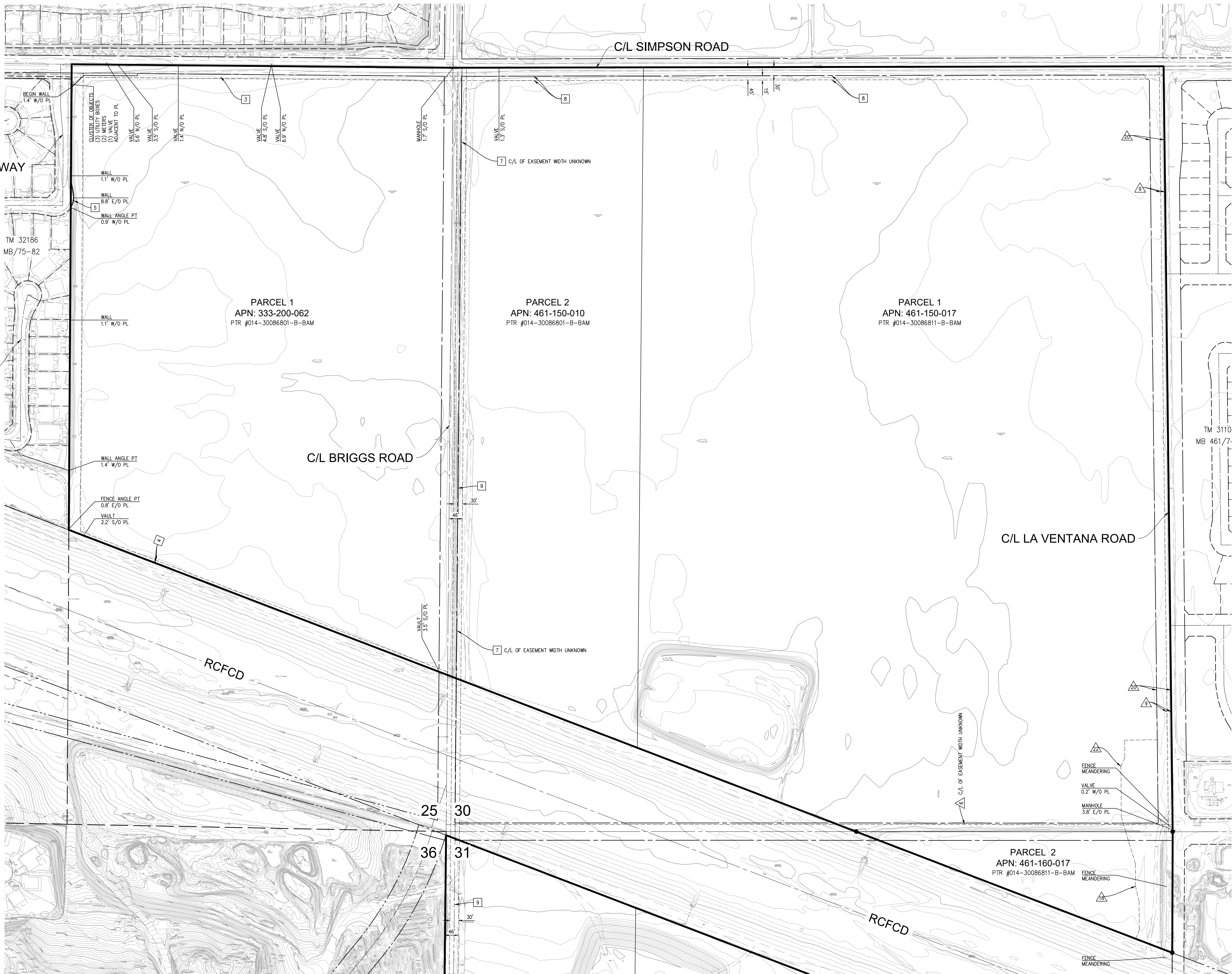
TO MORTGAGE HOMES OF CALIFORNIA, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 5,7,8,9,11 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 4, 2022.

ROBERT SOPOBLUM, P.L.S. 9154

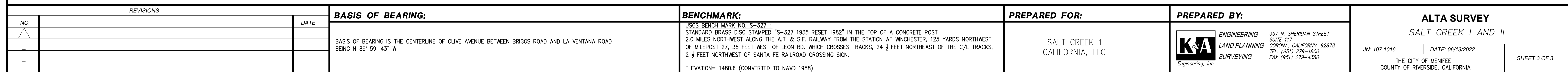
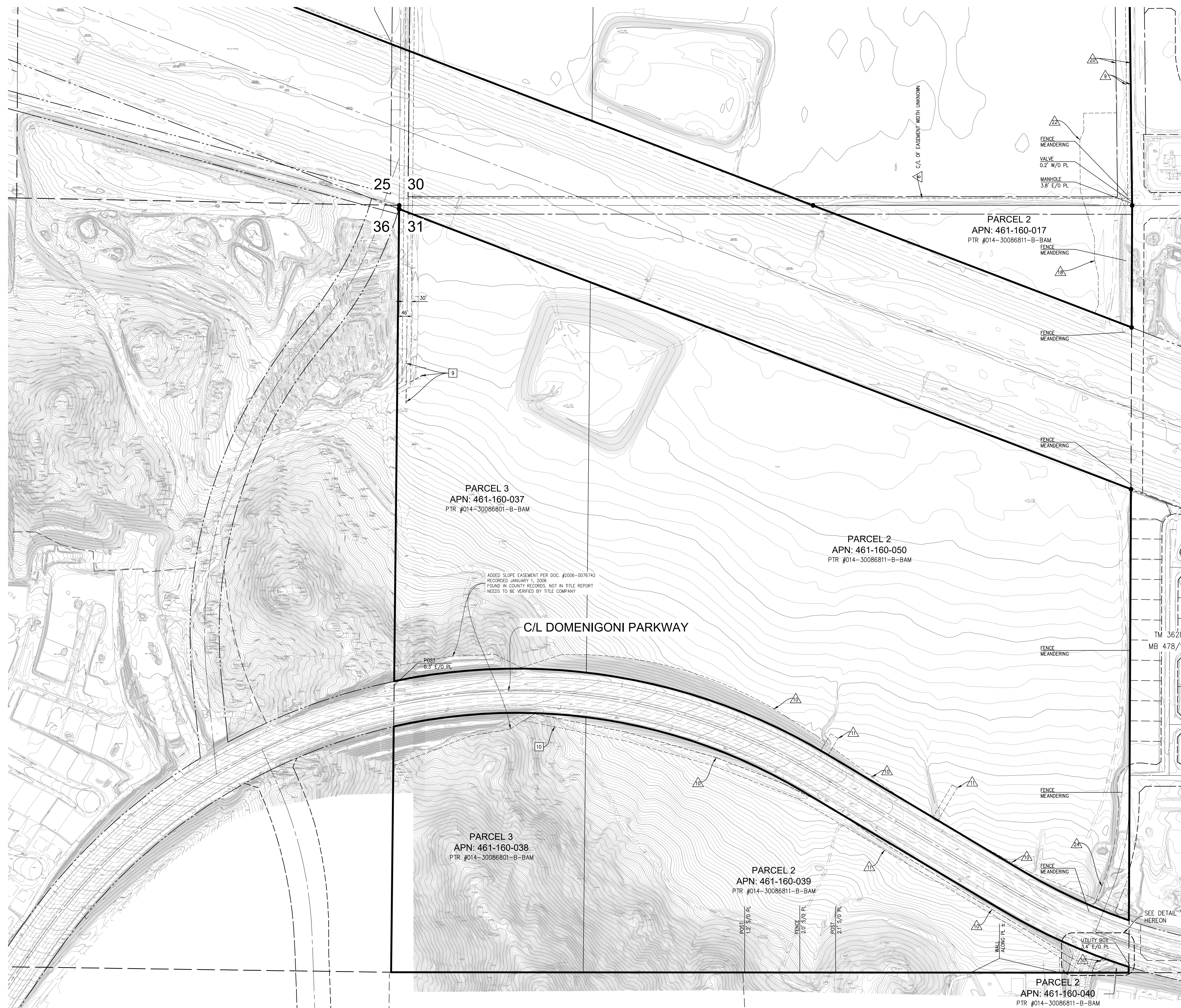
JULY 18, 2022



REVISIONS			BASIS OF BEARING:	BENCHMARK:	PREPARED FOR:	PREPARED BY:	ALTA SURVEY		
NO.	DATE						SALT CREEK I AND II		
△			BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89° 59' 43" W	USGS BENCH MARK NO. S-327.1. STANDARD BRASS DISC STAMPED "S-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST. 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27.35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 1/2 FEET NORTHEAST OF THE C/L TRACKS, 2 1/2 FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN.	SALT CREEK 1 CALIFORNIA, LLC	ENGINEERING LAND PLANNING SURVEYING 357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92789 TEL (951) 279-1800 FAX (951) 279-4380	JN: 107.1016		DATE: 06/13/2022
							THE CITY OF MENIFEE		SHEET 1 OF 3
							COUNTY OF RIVERSIDE, CALIFORNIA		



REVISIONS			DATE	BASIS OF BEARING:	BENCHMARK:	PREPARED FOR:	PREPARED BY:	ALTA SURVEY		
NO.								SALT CREEK I AND II		
1				BASIS OF BEARING IS THE CENTERLINE OF OLIVE AVENUE BETWEEN BRIGGS ROAD AND LA VENTANA ROAD BEING N 89° 59' 43" W	USGS BENCH MARK NO. S-327.1. STANDARD BRASS DISC STAMPED "S-327 1935 RESET 1982" IN THE TOP OF A CONCRETE POST. 2.0 MILES NORTHWEST ALONG THE A.T. & S.F. RAILWAY FROM THE STATION AT WINCHESTER, 125 YARDS NORTHWEST OF MILEPOST 27.35 FEET WEST OF LEON RD. WHICH CROSSES TRACKS, 24 1/2 FEET NORTHEAST OF THE C/L TRACKS, 2 1/2 FEET NORTHWEST OF SANTA FE RAILROAD CROSSING SIGN. ELEVATION= 1480.6 (CONVERTED TO NAVD 1988)	SALT CREEK 1 CALIFORNIA, LLC	<div><div><div><div><div>K&A</div><div>Engineering, Inc.</div></div></div><div>ENGINEERING LAND PLANNING SURVEYING</div></div><div>357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92878 TEL (951) 279-1800 FAX (951) 279-4380</div></div>	JN: 107.1016	DATE: 06/13/2022	SHEET 2 OF 3
THE CITY OF MENIFEE COUNTY OF RIVERSIDE, CALIFORNIA										



THIS PAGE INTENTIONALLY LEFT BLANK

I.2 - Public Service Letter Responses



THIS PAGE INTENTIONALLY LEFT BLANK

From: Fire Submittals <Fire_Submittals@cityofmenifee.us>
Sent: Tuesday, July 18, 2023 8:16 AM
To: Hannah Carney <hcarney@fcs-intl.com>
Cc: Cecilia So <cso@fcs-intl.com>
Subject: RE: Request for Information - Fire and Emergency Services

Good morning,
I've copied the response from the Fire Marshal below:

Service Questions

1. Which station(s) would provide services to the project site? **STATION 76 – 2.5 MILES, STATION 34 - 3.3 MILES, STATION 54 – 3.4 MILES**
2. What are the existing staffing levels, by type (department-wide and at the station(s) that would serve the project site)? What is the current number of firefighters, EMT personnel, engines, hook and ladder trucks, etc.? **76 = 7, 34 = 3, 54 = 3**
76 = ENGINE, LADDER TRUCK, 34 = ENGINE, 54 = ENGINE
3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site. **76 = 5 MIN, 34 = 5 MIN, 54 = 8 MIN (4 MINS WOULD BE THE RESPONSE TIME FOR SERVICE AS A WHOLE)**
4. Can you please provide an estimate of the annual number of calls for service the proposed project would be expected to generate? If possible, please provide an estimate by type of call (e.g., EMS, fire, etc.)
5. What is the ability of the fire department to accommodate the demand of the proposed project as part of the existing facilities? **EXCEEDS RESPONSE TIMES**
6. Are there any existing or planned mutual aid agreements with other agencies? **MUTUAL AID AGREEMENTS IN PLACE**
7. Please provide information about the residential and non-residential development fee schedule.
DIF FEES IN PLACE

What are the current rates? What is the estimate rate for the proposed project?
8. Do you foresee any potential challenges that the proposed project may present to the department? This includes concerns related to response times, staffing, apparatus, fire stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges. **YES, RESPONSE TIMES EXCEED, FIRE STATIONS AT CAPACITY, NEW FACILITY & STAFFING WOULD REDUCE POTENTIAL CONCERNS**
9. Would the development of the proposed project impair the fire departments' ability to maintain established response time standards with current staff and equipment levels? **WILL EXCEED RESPONSE TIME**

10. Would the fire department need to construct new facilities or expand existing ones in order to serve the proposed project and the fire protection needs of the surrounding community? **YES, RECOMMEND**

11. Do you have any other comments about the potential impacts of this project on the fire department? Please provide any other recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the project.

Thank you,

John Griffith | Fire Permit Technician
Menifee Fire – Office of the Fire Marshal



romoland.net

ROMOLAND SCHOOL DISTRICT

25900 Leon Road, Homeland, CA 92548
Phone: 951.926.9244 ♦ Fax: 951.926.2170

Trevor J. Painton
Superintendent

Michelle Wise
Assistant Superintendent

Karen Owen
Chief Business Official

John Murray
Chief Personnel Officer

Vince Butler
Chief Technology Officer

June 14, 2023

Hannah Carney, Environmental Services Analyst
First Carbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Subject: Tract 38625 Salt Creek Project Initial Study and Mitigated Negative
Declaration – School Services

Dear Hannah:

Please see our responses to your request:

1. Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment.

Current Student Enrollment: 4,613 students

District Facility Capacity: 5,528 seats

District Boundary Map:

https://www.romoland.net/cms/lib/CA01902709/Centricity/domain/19/documents/BoundaryMap_4-11-2017.pdf

2. Based on the residential/commercial development potential of the proposed project, please provide an estimated number of students generated by the proposed project.

109 Grades TK-5 (elementary school) students

38 Grades 6-8 (middle school) students

Board of Trustees

Manuel Aguirre ♦ Christopher Clark ♦ Cynthia Navarro ♦ Cinda Sarian ♦ David Sperry

3. Please also provide the current standard student generation factors used by the District.

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MF UNITS
Elementary School (TK-5)	0.3532	0.3053	0.1961
Middle School (6-8)	0.0949	0.1368	0.0343
TOTAL	0.4481	0.4421	0.2304

(i) **Single family detached ("SFD")** –dwelling units with no common walls and assigned an individual and separate assessor's parcel;

(ii) **Single family attached ("SFA")** –dwelling units sharing a common wall with each unit being on a separate and unique assessor's parcel (e.g. townhouses, condominiums, etc.);

(iii) **Multi-family units ("MF")** –dwelling units which share a single assessor's parcel and share a common wall (e.g. apartments, duplexes, etc.).

4. Please list the school(s) that may be affected by the proposed project and their current capacity/enrollment ratio.

Mesa View Elementary School (TK-5) C/E Ratio : 1.16
Ethan A. Chase Middle School (6-8) C/E Ratio: 1.19

5. Please identify the ability to accommodate the schools demand of the proposed project as part of the existing facilities.

Based on current enrollment and existing facilities capacity, 159 available seats exist at Mesa View Elementary School and 228 available seats exist at Ethan A. Chase Middle School. The District anticipates the available seats will be impacted by enrollment trends from existing development, and new residential development projects currently under construction within the same attendance boundaries. As a result, the leasing and/or construction of new classrooms are expected to mitigate enrollment growth from these trends, in addition to the proposed Project.

6. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the District.

Residential Level 1 Statutory School Fee: \$3.45 per square foot of assessable space.
Commercial/Industrial I Level 1 Statutory School Fee: \$0.56 per square foot of chargeable covered and enclosed space.*

***Rental Self-Storage development is charged \$0.05 per square foot.**

7. Please define any potential challenges that the proposed project may present to the District. Please describe any measures that you would recommend to reduce potential concerns/challenges

The District would like to request that property be set aside for a school site.

Boundary Map:

https://www.romoland.net/cms/lib/CA01902709/Centricity/domain/19/documents/BoundaryMap_4-11-2017.pdf

THIS PAGE INTENTIONALLY LEFT BLANK