



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

JULY 20, 2016

**PLANNING
COMMISSIONERS
2016**

1st District
Charissa Leach
Chairman

2nd District
Aaron Hake
Vice Chairman

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • **RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

1.1 PLOT PLAN NO. 25799 – CEQA Exempt - Applicant: Verizon Wireless – Engineer Representative: Core Development Services – Owner: Artak Tovmasyan – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du / ac) – Location: Southerly of Tamarack Road, westerly of Mesquite Road, northerly of Interstate 10, easterly of Haugen-Lehman Way – Zoning: Rural Residential (R-R) – **REQUEST:** Permit the co-location of an

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

existing unmanned wireless telecommunication facility that will include the installation of twelve (12) panel antennas, one (1) microwave dish, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRUs mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

1.2 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31444M2** – Applicant: Graperoad, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) (10-acre minimum) – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 acres – Zoning: Wine Country – Winery (WC-W) – APPROVED PROJECT DESCRIPTION: Schedule D – Subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots. – **REQUEST:** Second Extension Of Time Request For Tentative Tract Map No. 31444m2, extending the expiration date to January 31st, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

1.3 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32290** – Application: Riverside Mitland 03, LLC- Third Supervisorial District – French Valley Zoning Area – Southwest Valley Area Plan: - Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) – Location Northerly of Baxter Road, easterly of Briggs Road, southerly of Keller Road, and westerly of Leon Road – 267.40 gross acres – Zoning: Specific Plan (SP312) – APPROVED PROJECT DESCRIPTION: Schedule H – a subdivision of 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E, and 20-33. – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32290** extending the expiration date to March 1st, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

1.4 **ADOPTION OF THE REVISED PLANNING COMMISSION CALENDAR**

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 **GENERAL PLAN AMENDMENT NO. 1156** (County-initiated) – Intent to Adopt a Mitigated Negative Declaration – First Supervisorial District – Area Plan: Elsinore Area Plan – Location: Generally located along Grand Avenue, between Lake Elsinore on the east, the Cleveland National Forest on the west, Corydon Road on the south, and Bonnie Lea Drive on the north – Project size: 2,626 acres and includes portions of the community of Lakeland Village. **REQUEST:** A General Plan Amendment to replace the existing Elsinore Environs Policy Area and establish the Lakeland Village Policy Area (“LVPA”) within the Elsinore Area Plan (“ELAP”), for the purpose of guiding future development in the Lakeland Gateway Community area. In addition, this General Plan Amendment includes minor consistency changes to the ELAP Land Use and Circulation sections, as well as the Riverside County General Plan Land Use and Circulation Elements, and Appendix E. Land Use changes include adding the new Policy Area extent and showing the underlying land uses. Circulation changes include showing the widening of Brightman Road, extension of Union Avenue, and the addition of trails through the LVPA. Appendix E will be modified to show related build-out assumptions. Continued from July 6, 2016. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 **PLOT PLAN NO. 25954** – Consider Addendum to Certified EIR – Applicant: Trammel Crow Company – Representative: Webb & Associates – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: south of Nandina Avenue, east of Decker Road, north of Harley Knox Boulevard, west of Blanding Way – 40.6 gross acres – Zoning: Manufacturing – Medium and Industrial Park – **REQUEST:** Plot Plan No. 25954 proposes to construct a 767,410 sq. ft. industrial warehouse building including 10,000 sq. ft. of office area on 35.12 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rctlma.org.
- 4.2 **SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5), CHANGE OF ZONE NO. 7825, TENTATIVE TRACT MAP NO. 36467** – Applicant: San Pedro Farms – Rancon LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 Du/Ac) (MDR), High Density Residential (8-14 Du/Ac) (HDR), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan - Location: Easterly of Leon Road, northerly of Holland Rd, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – The proposed map is 158.87 acres. **REQUEST:** The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the effected Planning Areas. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots. Project Planner: Russell Brady at (951) 951-3025 or email rbrady@rctlma.org.
- 4.3 **CHANGE OF ZONE NO. 7896 AND CONDITIONAL USE PERMIT NO. 3736** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Tourist (CD: CT) – Location: Northwest corner of the Anza Road and State Route 79 intersection – 7.61 Gross Acres – Zoning: Rural Residential (R-R) Zone – **REQUEST:** The Change of Zone proposes to change the site's existing zone from R-R Zone to Scenic Highway Commercial (C-P-S) Zone. The Conditional Use Permit proposes to construct and use a 21,702 sq. ft. commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will include a total of 21,349 sq. ft. of outdoor sales area. The three outdoor sale areas include a 14,849 sq. ft. fenced area located east of the building, a 3,493 sq. ft. display area in front of the building, and 3,000 sq. ft. display area at the southern end of the project area. The fenced outdoor display area will sell items such as small farm implements, fence posts, animal fencing, small water tanks, decorative windmills, etc. The other outdoor display areas will be used to sell small flatbed tow trailers and seasonal items such as dog houses, seasonal plants, riding motors, paddle boats, ATVs, potting soils, salt licks, BBQs, etc. The project will include a rear loading dock, bulk propane, forage shed, one vertical bailer for recycling of cardboard, one dumpster location, on-site wastewater treatment system utilizing an Advanced Treatment Unit (ATU) and 119 parking spaces. The main access into the project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlam.org.

5.0 WORKSHOPS:

5.1 **WINE COUNTRY COMMUNITY PLAN OVERVIEW**


6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

Agenda Item No.: **4.2**
Area Plan: Harvest Valley / Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Russell Brady
Planning Commission: July 20, 2016

**SPECIFIC PLAN NO. 293,
SUBSTANTIAL CONFORMANCE NO. 7;
CHANGE OF ZONE NO. 7825;
TENTATIVE TRACT MAP NO. 36467
Applicant: San Pedro Farms
Engineer/Representative: Rancon LLC**


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 293, Substantial Conformance No. 7 proposes to modify the design of the Specific Plan's planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. Tentative Tract Map No. 36467 (TR No. 36467) includes the following Planning Areas: 52 (portion), 54a (portion), 55, 56 (portion), 57, 58, 59, 60, and 61. Substantial Conformance No. 7 to Specific Plan No. 293 incorporates edits to the Specific Plan so the Specific Plan document is consistent with the lotting detail of TR36467. The edits are as follows:

- Planning Area 55: The parkland acreage is increased from 8.4 acres to 18.5 acres.
- Planning Area 57: The acreage of PA 57 is increased from 7.3 acres to 9.4 acres. The average density is reduced from 11.8 d.u./ac to 9.9 d.u./ac.
- Planning Area 58: The acreage of PA 58 is increased from 30.1 acres to 34.8 acres. The average density is reduced from 5.0 d.u./ac to 4.7 d.u./ac.
- Planning Area 60: The acreage for PA 60 is increased from 9.0 acres to 9.7 acres. The average density is reduced from 3.8 d.u./ac to 3.6 d.u./ac.
- Planning Area 61: The acreage of PA 61 is reduced from 51.6 acres to 33.2 acres to accommodate a public park and stormwater detention facilities. The average density is increased from 3.6 d.u./ac to 5.0 d.u./ac.

It is important to note that the total number of dwelling units previously approved for the project site remains unchanged. Additionally, the cost sharing provisions included in Amendment No. 5 to the Specific Plan have been removed and new park milestones have been added as conditions of approval.

Change of Zone No. 7825 proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the affected Planning Areas- 52, 54a, 55, 56, 57, 58, 59, 60, and 61.

Tentative Tract Map No. 36467 is a Schedule "A" subdivision of 158.87 acres into 421 lots, consisting of 381 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots.

The Project is located in the Harvest Valley/Winchester Area Plan, more specifically northerly of Holland Road, easterly of Briggs Road, southerly of Ano Crest Road, and westerly of Eucalyptus Road.

ISSUES OF POTENTIAL CONCERN:

Tribal concerns

Although formal AB 52 consultation is not required with an addendum to a previously certified Environmental Impact Report, Planning met with representatives from both Soboba and Pechanga to discuss concerns with the proposed substantial conformance. TR No. 36467 was revised and mitigation measures were added to the project in response to these discussions which met the concerns of the tribes.

RV and Boat Storage

Lot C in Planning Area 60 was added to the project in response to prior Planning Commission comments. This lot will be an HOA maintained boat and storage area available to the residents of the community. The idea is that the lots are smaller and cannot afford the storage of larger vehicle storage on a lot. An HOA provided location will allow a place to store such vehicles.

Expanded Open Space

The project incorporates community parks such as those shown on lots F and G (2 and 5.61 acres respectively) as well as several smaller open space lots intended to help address views and landscape needs. The project proposes higher single-family densities that are less common in the County. As the density increases, the County generally asks for more HOA maintained landscape areas to offset the increase in density, the decrease in yard space, and to create a more aesthetically pleasing design. The greater the number of units, the more building mass will result. The greater the building mass, the greater the landscape need to break up the mass of structures and meet recreational needs of the residents. This project addresses that need with numerous open space HOA maintained areas.

Parks Triggers

This Specific Plan is unlike others. Most Specific Plans have one master builder/owner that orchestrates the backbone development of roads, and other infrastructure, including parks. This Specific Plan is large and has many different owners. Additionally, this Specific Plan has been amended numerous times with the associated tentative tract maps. These amendments have resulted in varying park triggers between the multiple tentative maps, resulting in conflicting triggers for park construction. Substantial Conformance No. 7 to the Specific Plan corrects this inconsistency by including provisions in the Specific Plan text and conditions of approval that will more accurately align phasing of the Specific Plan and construction of parks. More specifically, developers will no longer be required to build parks far from their tracts; rather, the parks will now be built near the homes developers are building.

More specifically, the conditions of approval for all previously approved maps in the Specific Plan, regardless of owner, require a Quimby agreement with the Valley Wide Parks and Recreation District. Normally the County tracks the building permits and clears the conditions for construction when appropriate (such as when the park is constructed). However, because the previous maps have such conflicting construction conditions, the Quimby agreements will now be the tool used to trigger and monitor the construction of the parks. Valley Wide, Planning, and a consortium of the developers who own property within the Specific Plan have agreed to new trigger points being added to Specific Plan Substantial Conformance No. 7 and will be included in Quimby agreements on all projects within the

Specific Plan. These triggers function because, to date, Valley Wide has not entered into any Quimby agreements with any maps in the Specific Plan. Thus, as the maps record, they will enter into Quimby agreements and be required to comply with the triggers in the Quimby agreements. Planning will essentially look to the Quimby agreements to monitor when the parks are required and who will be building them; the County will only ask for clearance letters from Valley Wide that explain that the intent of the park trigger condition has been met to the satisfaction of the District.

Additionally, it is important to understand that the Quimby agreements are the only tool that can effectively be used because there is no way to change the conditions on previously approved maps or apply new triggers to previously approved projects. Using the Quimby agreements as a tool will assure proper park construction timing, responsibility and assure that the intent of the existing conditions of approval has been met. The intent is not to set a precedent and relinquish all control of park triggers in all Specific Plans; this solution is distinct to this Specific Plan.

Access to the property to the west of the site

The alignment for Leon Road is being changed in a way that will eliminate access to Leon Road from the property to the west of the site. Internal streets are included in the proposed map to assure a connection is made to the property located west of the project site.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR) (3.5 du/ac or 7200 SF min.), MDR (4.5 du/ac or 6000 SF min.), MDR (5.0 du/ac or 5000 SF min.), High Density Residential (HDR) (12.0 du/ac), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan.
2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential (MDR) (3.5 du/ac or 7200 SF min.), Commercial, Parks, and Schools as reflected in the Specific Plan No. 293 Land Use Plan to the north, Community Development: Medium Density Residential (CD: MDR) to the east and south, Estate Density Residential (CD: EDR) and Rural: Rural Mountainous (R: RM) to the east.
3. Existing Zoning (Ex. #2): Specific Plan No. 293 (SP No. 293)
4. Surrounding Zoning (Ex. #2): Specific Plan (SP) to the north, Rural Residential (R-R) to the east, One Family Dwelling (R-1) to the south, and, Light Agriculture -2 ½ Acre Minimum (A-1-2 ½) to the east.
5. Existing Land Use (Ex. #1): Agricultural Land
6. Surrounding Land Use (Ex. #1): Agricultural/ Farm Land

7. Project Data: Total Acreage of Proposed Map: 158.87
Total Proposed Lots: 422
Proposed Min. Lot Size: 4,000
Schedule: A

8. Environmental Concerns: See attached Addendum

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENDUM NO. 5 TO EIR NO. 380, based on the findings incorporated in EIR No. 380, and Addendum No. 5 concluding that the project is consistent with State CEQA Guidelines Sections 15162 and 15164 and will not have a significant effect on the environment; and,

APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO 7, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7825, amending the Specific Plan zoning ordinance and formalizing the Planning Area boundaries for the affected Planning Areas, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36467 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Medium Density Residential (MDR), High Density Residential (HDR), Commercial Retail (CR), Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan as modified by Substantial Conformance No. 7.
2. The project site is surrounded by properties which are designated Medium Density Residential (MDR), Commercial, Parks, and Schools as reflected in the Specific Plan No. 293 Land Use Plan to the north, Community Development: Medium Density Residential (CD: MDR) to the east and south, Estate Density Residential (CD: EDR) and Rural: Rural Mountainous (R: RM) to the east.
3. The zoning for the subject site is Specific Plan.
4. The proposed Substantial Conformance No. 7 to Specific Plan No. 293 is consistent with Section 2.11 of Ordinance No. 248, in particular that the project meets the intent and purpose of the adopted specific plan and the project as modified is consistent with the findings and conclusions contained in the resolution adopting the specific plan.

**SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5)
CHANGE OF ZONE NO. 7825
TENTATIVE TRACT MAP NO. 36467
Planning Commission Staff Report: July 20, 2016
Page 5 of 6**

5. The project site is surrounded by properties which are zoned Specific Plan (SP) to the north, Rural Residential (R-R) to the east, One Family Dwelling (R-1) to the south, and, Light Agriculture -2 ½ Acre Minimum (A-1-2 ½) to the east.
6. Similar residential uses have been entitled in the project vicinity.
7. The project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. The proposed use, a residential subdivision, is consistent with the development standards set forth in the Specific Plan's Planning Areas 52, 54a, 55, 56, 57, 58, 59, 60, and 61, in particular the standards for minimum lot size, depth, width, and frontage.
9. The proposed project includes Tentative Tract Map No. 36467 which is a Schedule A subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460.
10. Tentative Tract Map No. 36467 is a residential subdivision and residential uses are permitted uses in the zoning ordinance for Specific Plan No. 293.
11. The proposed residential subdivision includes parcels with a minimum of 4,000 sq.ft. and ancillary uses (parks, schools, and basin facilities), which are permitted uses in the Specific Plan's Land Use Plan and zoning ordinance proposed by Substantial Conformance No. 7.
12. The proposed map is consistent with the improvement requirements set forth in Ordinance No. 460. Specifically, it is consistent with the requirements of the Schedule A provisions found in Article X Section 10.5 including all street requirements, all infrastructure requirements and flood control requirements based on the improvements shown on the tentative tract map exhibits.
13. This land division is located within a CAL FIRE state responsibility area.
14. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
15. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
16. State CEQA Guidelines Section 15162 sets forth the criteria for determining appropriate additional environmental documentation, if any, to be completed when there is a previously certified EIR addressing the project for which a subsequent discretionary action is required. Based on the analysis in the EIR Addendum, there would be no substantial changes that would require major revisions to the previous EIR No. 380, or new significant effects that will be substantially more severe than those impacts previously analyzed in the aforementioned EIR or

EA. As such, the project falls within the framework and scope of EIR No. 380 and EA 41176 and none of the conditions that require the preparation of a Subsequent EIR as described in Section 15162 of the CEQA Guidelines and PRC Section 21166 of the CEQA Statute apply as detailed in the Initial Study and Addendum.

CONCLUSIONS:

1. The proposed project is in conformance with the Land Use Plan for Specific Plan No. 293 as modified through Substantial Conformance No. 7 and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Specific Plan zoning ordinance, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will have a significant effect on the environment.
7. The project is consistent with the provisions of CEQA section 15162.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

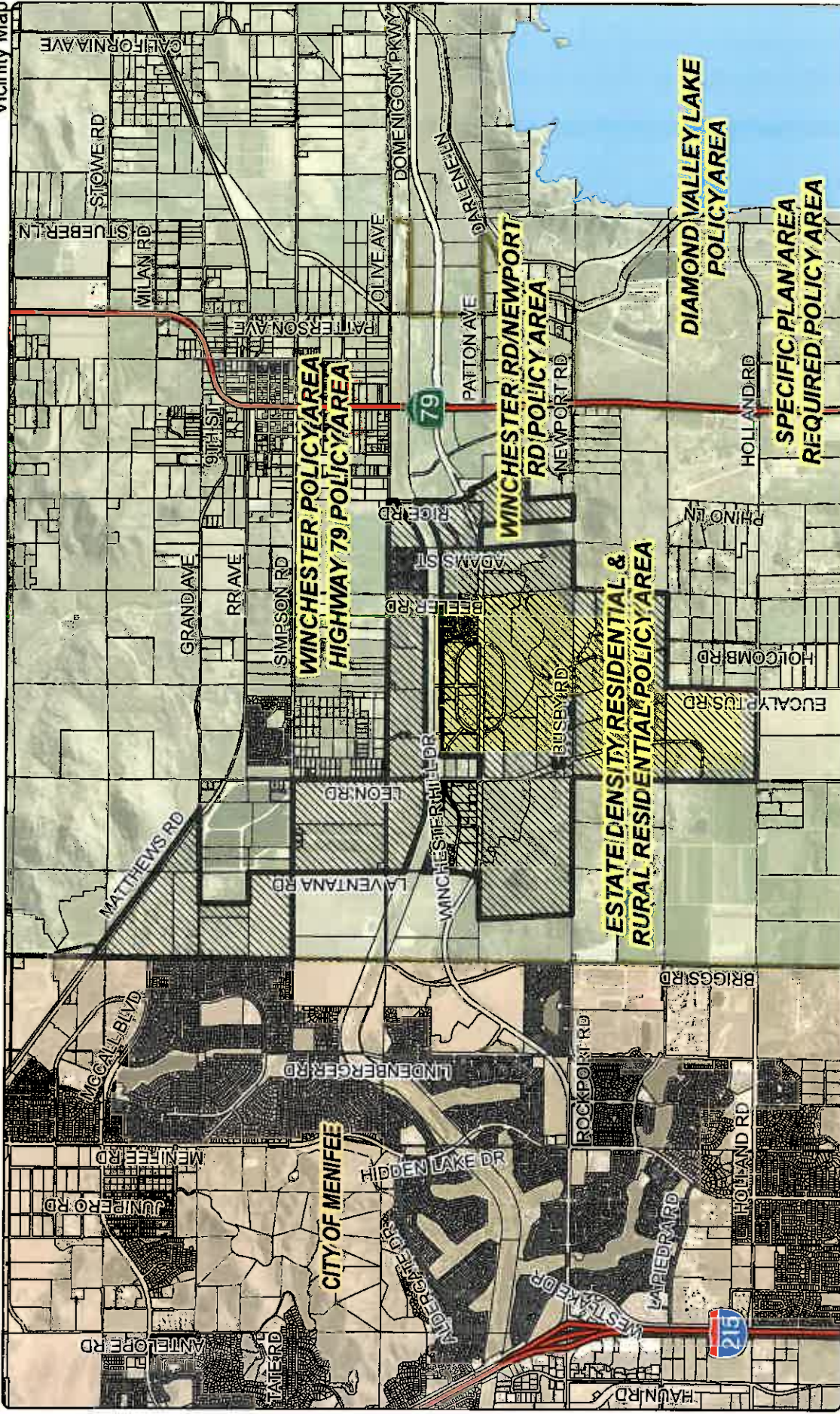
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city of sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The boundaries of a city; or,
 - d. A High Fire Area
3. The project site is located within:
 - a. The Valley Wide Parks and Recreation District; and,
 - b. A Low Liquefaction Area
4. The subject site of the map is currently designated as Assessor's Parcel Number 466-350-018

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07885 SP00293S7 TR36467
VICINITY/POLICY AREAS

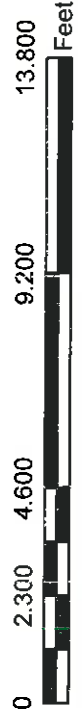
Supervisor Washington
 District 3

Date Drawn: 05/06/13
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan and the associated designations for unincorporated Riverside County. This map is for informational purposes only and does not constitute a final decision. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-2000 (Western County) or in Palm Springs at (760)864-2777 (Eastern County) or Winnetka.

RIVERSIDE COUNTY PLANNING DEPARTMENT

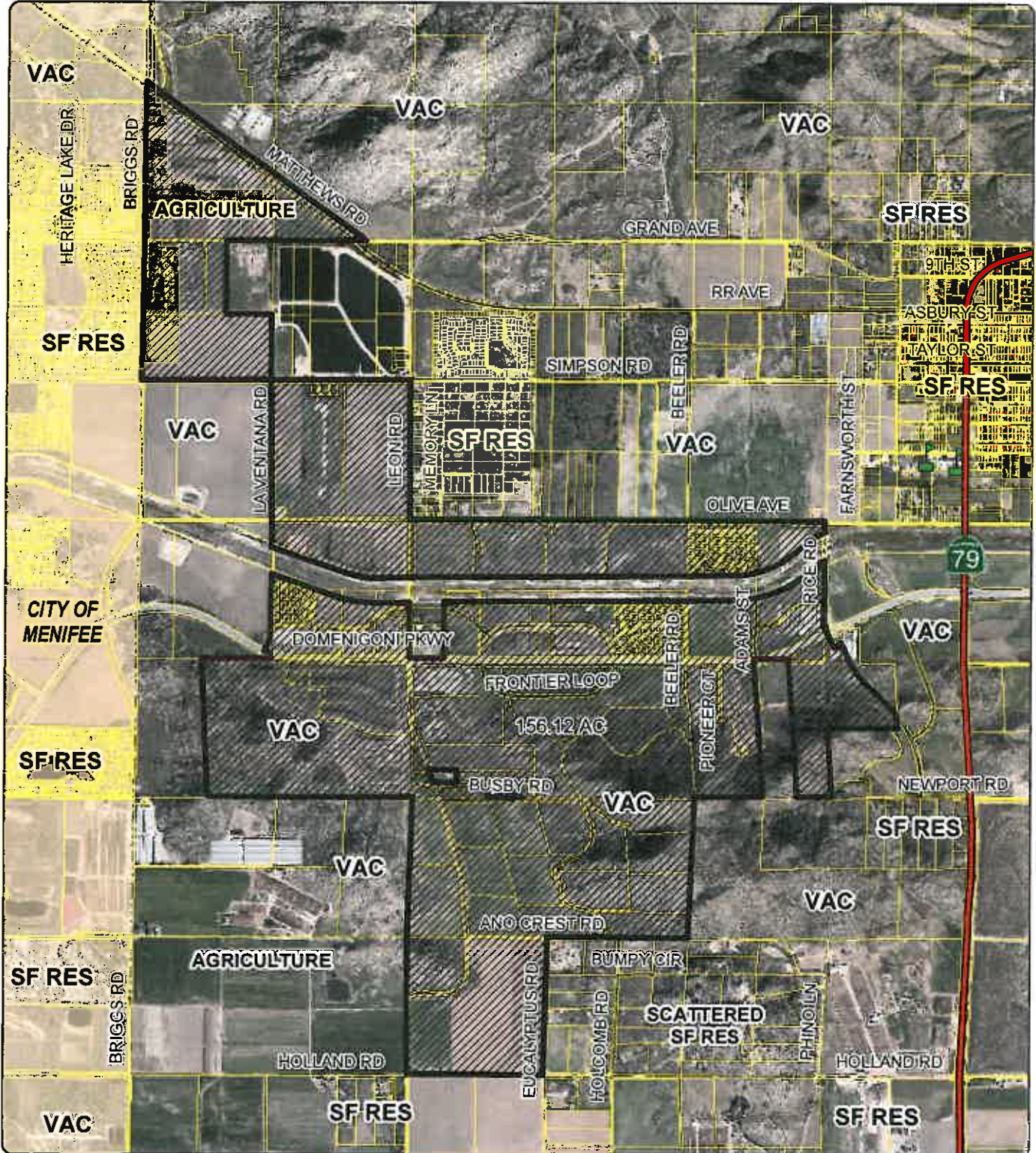
CZ07885 SP00293S7 TR36467

Supervisor Washington
District 3

Date Drawn: 05/06/2015

LAND USE

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)985-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.netma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

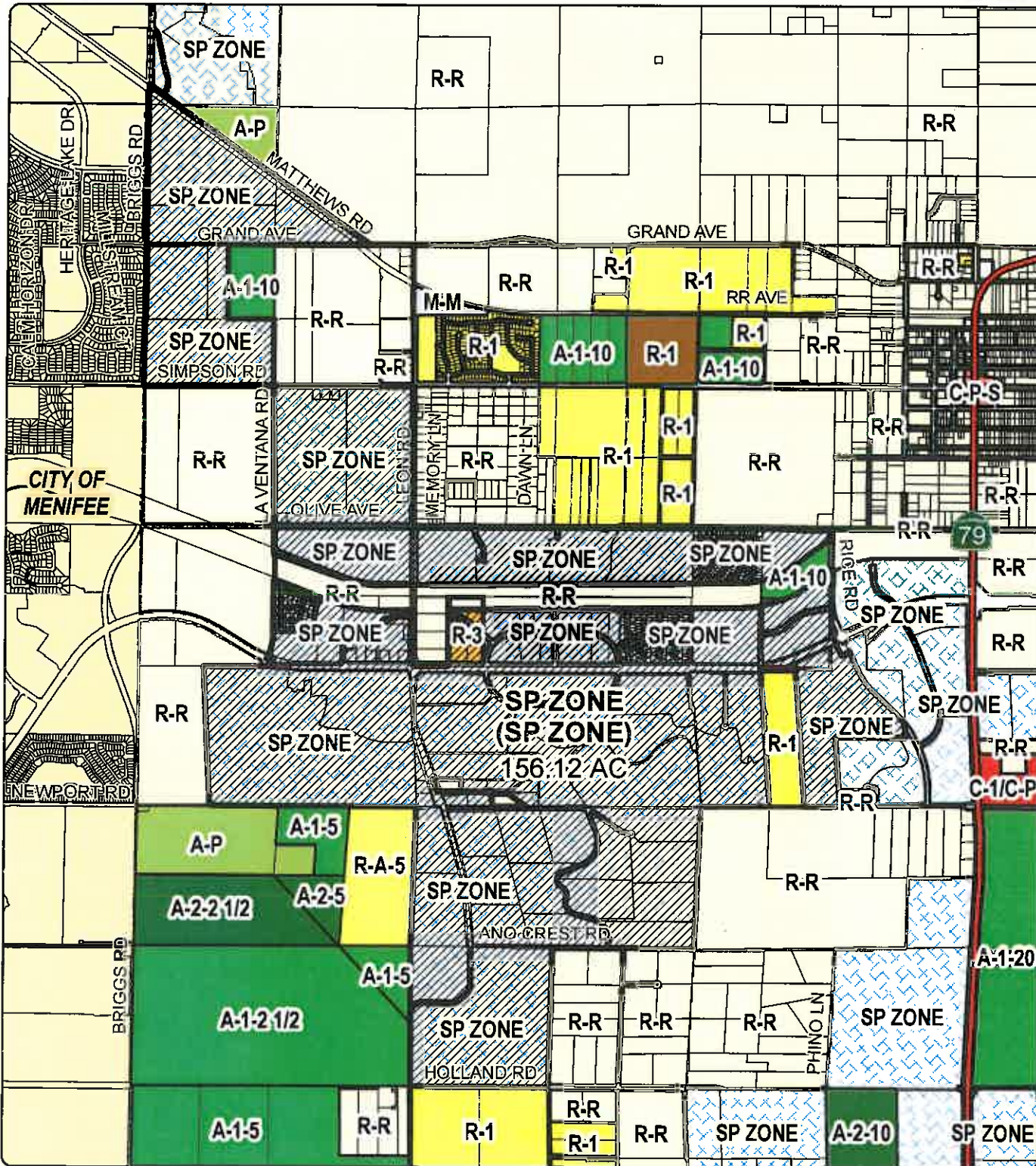
CZ07885 SP00293S7 TR36467

Supervisor Washington
District 3

Date Drawn: 05/05/2015

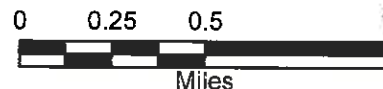
PROPOSED ZONING

Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

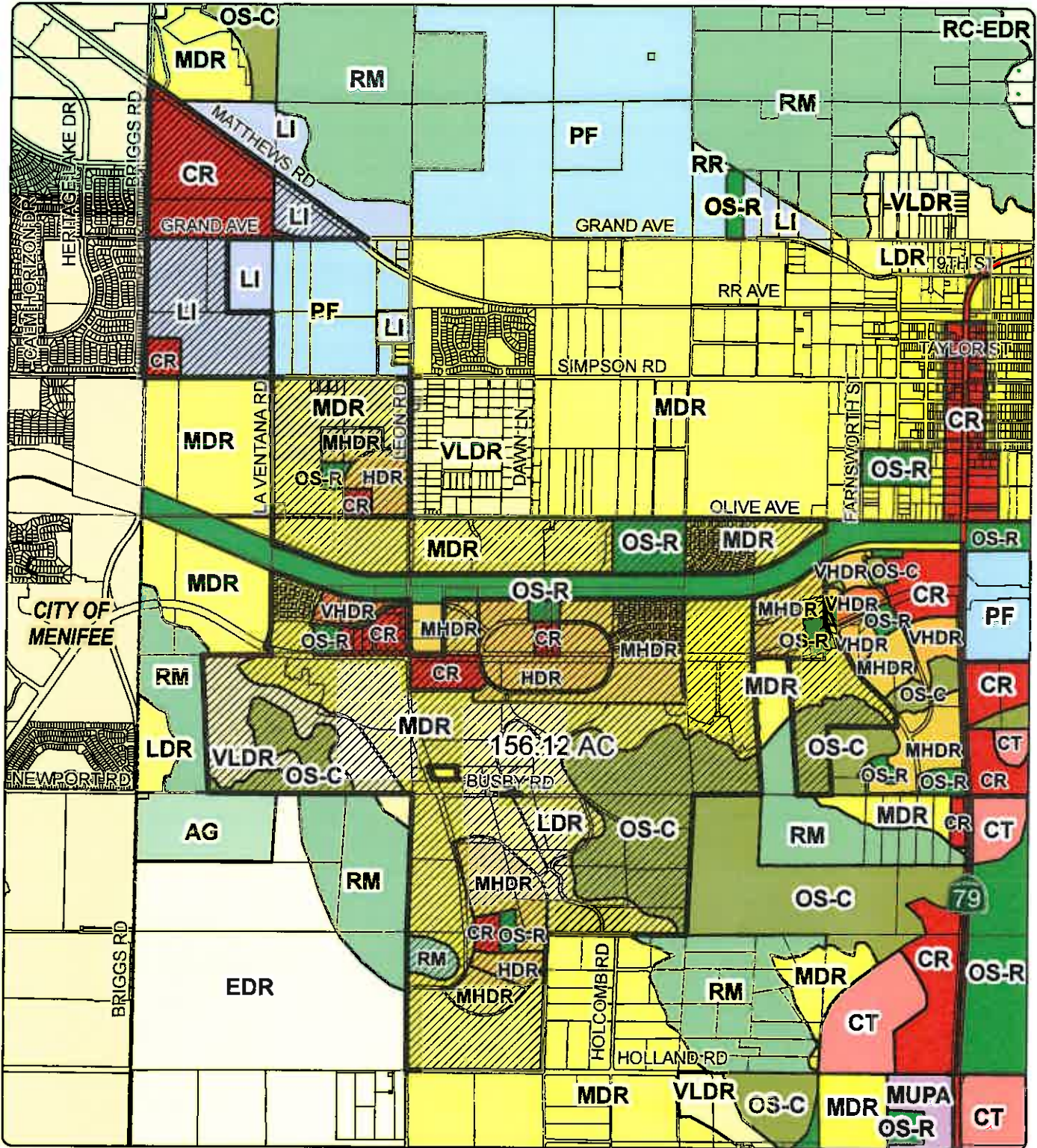
CZ07885 SP00293S7 TR36467

Supervisor Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 10/24/13

Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467

- GENERAL NOTES:**
- 1. AFFECTING PARCEL: 442-580-021
 - 2. CURRENT ZONING: SPECIFIC PLAN 291 (SP)
 - 3. PROPOSED ZONING: SPECIFIC PLAN 291 (SP)
 - 4. SURROUNDING ZONING: COUNTY OF RIVERSIDE, SPECIFIC PLAN 291 (SP)
 - 5. CITY - COUNTY OF RIVERSIDE
 - 6. DISTRICT - 4th (COUNTY OF RIVERSIDE)
 - 7. ADJACENT BIRDS SHARED: IRVING ADAMS STREET, 11747 ADAMS AVE.
 - 8. TOTAL LOTS: 423 (324 UNIMPROVED, 99 IMPROVED)
 - 9. TOTAL GROSS AREA: 472,000 SQ. FT. (10.8 AC.)
 - 10. TOTAL NET AREA: 415,000 SQ. FT. (9.5 AC.)
 - 11. TOTAL LOT AREA: 472,000 SQ. FT. (10.8 AC.)
 - 12. TOTAL IMPROVED AREA: 99,000 SQ. FT. (2.3 AC.)
 - 13. TOTAL UNIMPROVED AREA: 373,000 SQ. FT. (8.5 AC.)
 - 14. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 15. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 16. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 17. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 18. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 19. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 20. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 21. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
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 - 40. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 41. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 42. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 43. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 44. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 45. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 46. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 47. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 48. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 49. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)
 - 50. TOTAL OPEN SPACE: 373,000 SQ. FT. (8.5 AC.)



- LEGEND OF ABBREVIATIONS AND SYMBOLS**
- 1. STREET CENTERLINE
 - 2. STREET NAME
 - 3. STREET DIRECTION
 - 4. STREET WIDTH
 - 5. STREET ELEVATION
 - 6. EASEMENT
 - 7. EASEMENT DIRECTION
 - 8. PART OF VERTICAL INTERSECTION
 - 9. PART OF HORIZONTAL INTERSECTION
 - 10. RIGHT-OF-WAY BOUNDARY
 - 11. PROPERTY LINE
 - 12. HIGH POINT
 - 13. TOP OF SLOPE
 - 14. BOTTOM (MINIMUM) ELEVATION
 - 15. WATER (MINIMUM) ELEVATION
 - 16. FIRE HYDRANT
 - 17. FIRE ALARM
 - 18. CONCRETE CROSS OFFER
 - 19. SLOPE BREAK
 - 20. SAND QUANTITY MARK
 - 21. WIND QUANTITY MARK
 - 22. FIRE HYDRANT (UNDER ROAD)
 - 23. STREET LIGHT (UNDER ROAD)
 - 24. REGIONAL
 - 25. COUNTY V. DIST.
 - 26. GRADE SWALE

APPLICANT:
WINDMILL DEVELOPMENT LLC
1000 1/2 AVENUE SOUTH, SUITE 100
RIVERSIDE, CA 92507

ENGINEER / REPRESENTATIVE:
WINDMILL DEVELOPMENT LLC
1000 1/2 AVENUE SOUTH, SUITE 100
RIVERSIDE, CA 92507

CONTRACTOR / CONTRACTOR:
WINDMILL DEVELOPMENT LLC
1000 1/2 AVENUE SOUTH, SUITE 100
RIVERSIDE, CA 92507

LEGAL DESCRIPTION:
A CERTAIN TRACT OF LAND, TO-WIT: TRACT 1000 1/2 AVENUE SOUTH, SUITE 100, RIVERSIDE, CALIFORNIA, BEING THAT PART OF THE SECT. 8 1/2 OF S 1/2 OF SEC. 8 T18S 09N, R1.5 OF, AS SHOWN ON THE MAP ATTACHED HERETO.

DEPARTMENT:
COUNTY OF RIVERSIDE
PLANNING AND COMMUNITY DEVELOPMENT
400 WEST 9TH STREET
RIVERSIDE, CA 92501

COUNTY OF RIVERSIDE
PLANNING AND COMMUNITY DEVELOPMENT
400 WEST 9TH STREET
RIVERSIDE, CA 92501

PREPARED FOR:
WINDMILL DEVELOPMENT LLC
1000 1/2 AVENUE SOUTH, SUITE 100
RIVERSIDE, CA 92507

DATE: 01/23/2020

Underground Service Alert

CA 116 FIRE
227-2500
WWW.CALIFIRE.COM

Accredited Land Commission, Inc.
400 N. 3rd Street
Riverside, CA 92501
Tel: (951) 517-1028
Fax: (951) 517-1028

County of Riverside
PLANNING AND COMMUNITY DEVELOPMENT
400 WEST 9TH STREET
RIVERSIDE, CA 92501

APPROVED: _____

DATE: _____

PROJECT NAME: _____

TRACT MAP NO.: 36467

SHEET NO.: 1

TOTAL SHEETS: 8

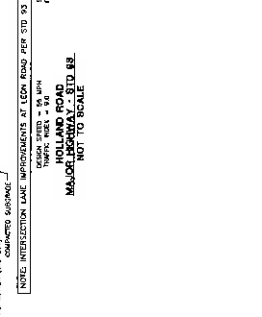
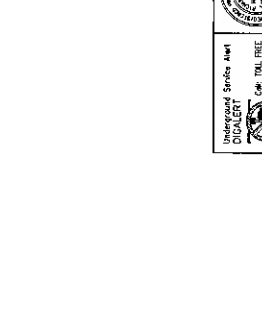
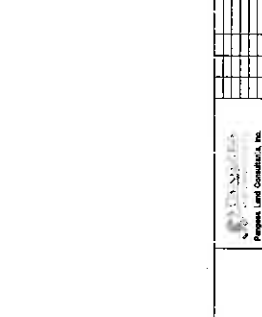
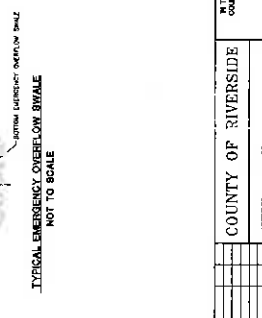
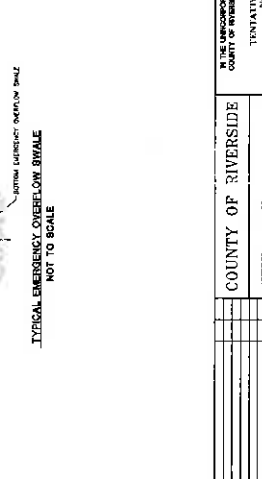
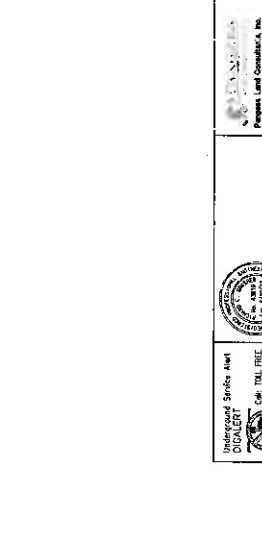
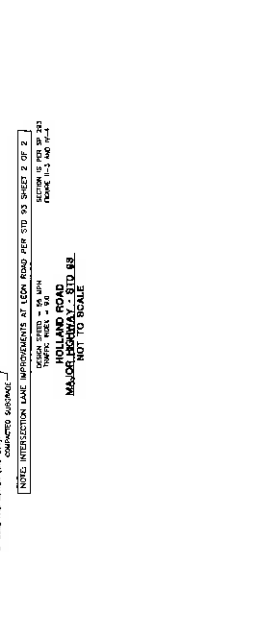
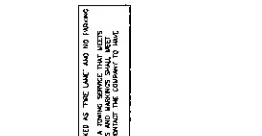
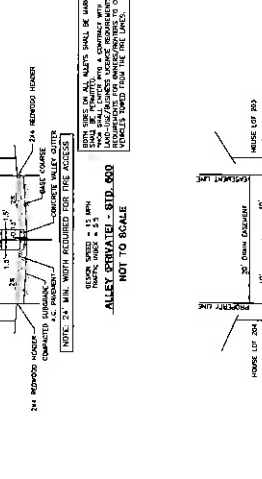
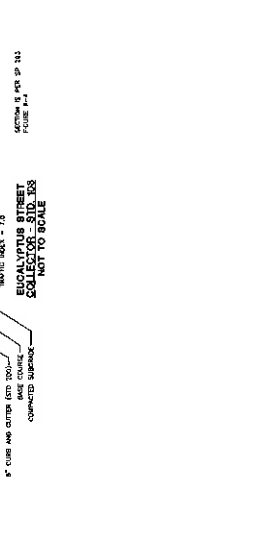
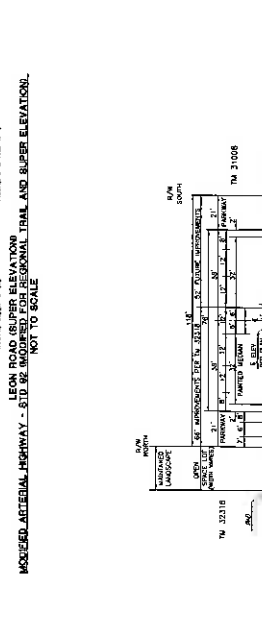
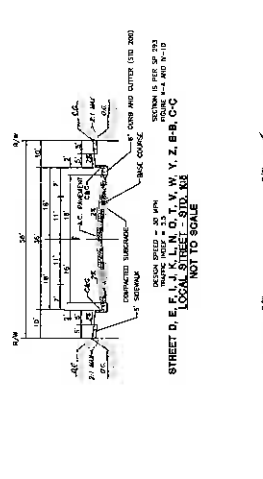
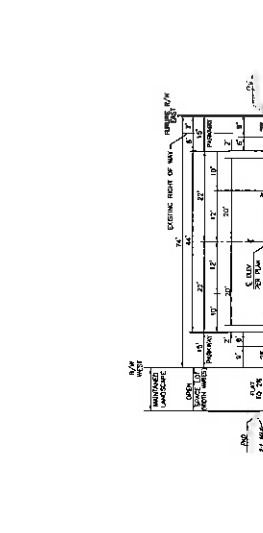
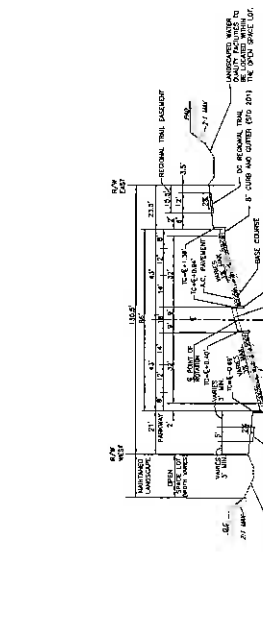
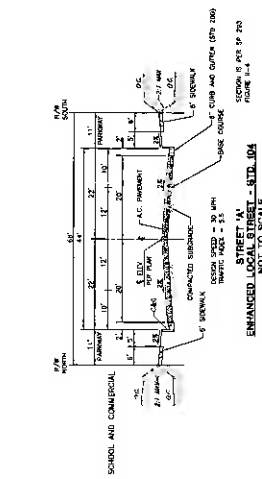
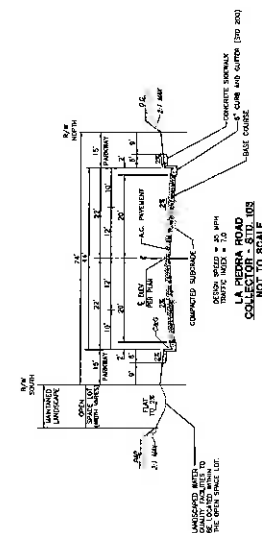
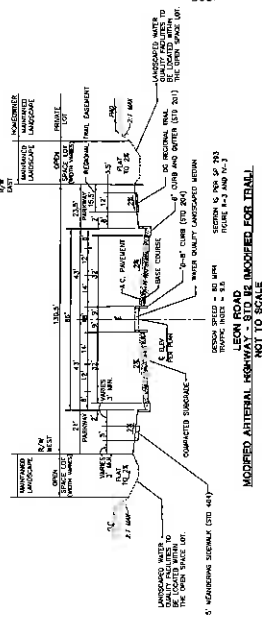
SCALE: _____

DATE OF PREPARATION: _____

DATE OF REVISION: _____

PRINTED: 02/24/2021
REVISION: 02/03/2021

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



UNIVERSITY OF CALIFORNIA
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP
NO. 36467
PREPARED FOR: _____
DATE: FEBRUARY 21, 2018

COUNTY OF RIVERSIDE
APPROVED: _____
DATE: _____

PREPARED BY:
COURTNEY L. BROWN
REGISTERED PROFESSIONAL ENGINEER
NO. 44205
DATE: _____

PREPARED BY:
COURTNEY L. BROWN
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REGISTERED PROFESSIONAL ENGINEER
NO. 44205
DATE: _____

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467

SINGLE FAMILY LOT TABULATION											
LOT NO.	GROSS LOT SF.	NET PAD SF.	LOT NO.	GROSS LOT SF.	NET PAD SF.	LOT NO.	GROSS LOT SF.	NET PAD SF.	LOT NO.	GROSS LOT SF.	NET PAD SF.
1	5,223	5,292	81	5,104	4,442	161	6,008	6,454	241	5,145	4,668
2	5,000	4,948	82	5,391	5,841	162	6,008	5,871	242	5,150	4,720
3	5,000	4,974	83	5,446	5,289	163	6,000	5,829	243	5,922	5,000
4	5,000	4,977	84	5,000	4,830	164	6,000	5,823	244	5,328	4,937
5	5,000	4,977	85	5,000	4,830	165	6,000	5,829	245	5,000	4,672
6	4,020	3,617	86	5,000	4,830	166	6,000	5,829	246	5,000	4,847
7	4,168	3,781	87	5,016	4,803	167	5,300	4,960	247	5,086	4,867
8	4,153	3,764	88	4,366	3,974	168	5,300	4,960	248	5,141	4,862
9	4,003	3,502	89	4,000	3,810	169	5,060	4,710	249	5,152	4,860
10	4,002	3,482	90	4,000	3,782	170	6,347	5,111	250	5,105	4,860
11	4,017	3,813	91	4,000	3,754	171	5,413	4,988	251	5,000	4,860
12	5,011	4,861	92	4,630	4,018	172	4,782	4,336	252	5,000	4,860
13	5,001	4,875	93	4,488	3,957	173	5,705	5,291	253	5,188	4,938
14	5,003	4,868	94	4,092	3,666	174	5,705	5,343	254	5,263	5,057
15	5,009	4,858	95	4,101	3,901	175	5,784	5,130	255	5,160	4,913
16	5,028	4,888	96	4,110	3,910	176	4,000	3,648	256	5,026	4,924
17	5,801	5,647	97	4,500	3,864	177	4,000	3,679	257	4,995	4,388
18	5,150	5,016	98	4,721	4,321	178	4,000	3,709	258	4,000	3,644
19	5,132	5,008	100	4,500	4,061	180	4,796	4,470	260	4,000	3,139
20	5,134	4,999	101	4,500	4,018	181	4,564	4,265	261	4,000	3,352
21	5,137	5,004	102	4,500	4,025	182	4,029	3,768	262	4,000	3,565
22	5,160	5,009	103	5,000	4,068	183	4,106	3,865	263	4,000	3,564
23	5,163	5,015	104	4,503	4,019	184	4,555	4,088	264	4,000	3,564
24	5,105	4,956	105	4,261	3,803	185	5,741	4,985	265	4,533	4,027
25	5,002	4,868	106	4,307	3,850	186	4,069	3,768	266	4,000	3,366
26	5,317	5,205	107	4,846	4,333	187	4,000	3,832	267	4,002	3,824
27	5,317	5,205	108	4,856	4,333	188	4,594	4,447	268	4,002	3,824
28	4,749	4,233	109	5,029	4,261	189	4,697	4,464	269	4,003	3,927
29	4,749	4,233	110	5,313	5,137	190	4,413	4,015	270	4,004	3,826
30	4,600	3,807	111	5,167	4,927	191	6,745	5,901	271	4,542	4,251
31	4,600	3,807	112	5,167	4,927	192	6,863	6,663	272	4,693	4,197
32	4,600	3,807	113	5,167	4,927	193	6,863	6,663	273	4,693	4,197
33	4,600	3,807	114	5,167	4,927	194	6,863	6,663	274	4,693	4,197
34	4,600	3,807	115	5,167	4,927	195	6,863	6,663	275	4,693	4,197
35	5,209	4,857	116	4,959	4,596	196	5,106	4,683	276	4,038	3,281
36	4,668	4,076	117	4,928	4,539	197	5,159	4,744	277	4,038	3,281
37	5,303	4,695	118	4,928	4,539	198	5,357	4,622	278	4,000	3,741
38	4,915	4,471	119	4,504	4,244	199	5,128	4,805	279	4,000	3,741
39	4,809	4,400	120	4,888	4,244	200	4,927	4,568	280	4,000	3,741
40	4,899	4,333	121	4,000	4,650	201	5,500	5,359	281	4,555	4,155
41	4,739	4,280	122	4,624	4,889	202	5,000	4,840	282	4,280	3,937
42	4,672	4,550	123	5,445	5,062	203	5,500	5,329	283	4,319	3,611
43	4,656	4,486	124	4,727	4,179	204	5,000	4,835	284	4,979	4,867
44	4,600	4,405	125	5,769	5,186	205	5,000	4,815	285	4,720	4,539
45	4,494	4,008	126	5,090	4,798	206	5,000	4,815	286	4,584	4,386
46	4,770	4,274	127	5,000	4,820	207	5,000	4,812	287	4,912	4,411
47	4,389	3,988	128	5,000	4,820	208	5,000	4,812	288	4,912	4,411
48	4,733	4,339	129	5,000	4,835	209	5,500	4,912	289	5,073	4,569
49	4,853	4,304	130	4,168	3,857	210	5,170	4,501	290	4,823	4,320
50	4,275	3,766	131	4,492	4,333	211	5,306	4,729	291	4,000	3,630
51	5,275	4,638	132	4,448	4,356	212	5,389	4,729	292	4,000	3,630
52	4,255	4,139	133	5,255	5,094	213	6,350	5,997	293	5,613	5,158
53	4,790	4,623	134	4,448	4,356	214	5,360	4,987	294	6,105	5,719
54	4,772	4,617	135	4,448	4,356	215	5,309	4,887	295	6,105	5,719
55	5,101	4,999	136	4,000	3,922	216	5,200	4,865	296	5,105	4,588
56	4,250	4,130	137	4,000	3,924	217	5,200	4,865	297	5,105	4,588
57	4,250	4,130	138	4,000	3,924	218	5,200	4,865	298	5,105	4,588
58	5,164	4,859	139	5,423	4,957	219	5,695	5,408	299	5,695	5,187
59	5,164	4,859	140	5,423	4,957	220	5,000	4,807	300	4,006	3,741
60	5,085	4,723	141	5,224	5,128	221	5,000	4,817	301	4,080	3,744
61	5,010	4,327	142	5,052	4,952	222	5,000	4,832	302	4,137	3,971
62	5,592	4,848	143	6,128	5,596	223	5,000	4,835	303	5,156	4,438
63	5,592	4,848	144	5,277	4,667	224	6,392	5,894	304	4,421	4,033
64	5,000	4,745	145	4,269	4,101	225	5,067	4,907	305	4,113	3,747
65	5,000	4,745	146	4,269	4,101	226	5,067	4,907	306	4,005	3,684
66	5,000	4,745	147	4,269	4,101	227	4,000	3,922	307	4,000	3,704
67	5,000	4,745	148	4,269	4,101	228	4,000	3,922	308	4,000	3,732
68	4,300	3,842	149	6,000	5,766	229	4,000	3,920	309	4,000	3,760
69	4,000	3,728	150	6,000	5,764	230	5,035	4,622	310	4,000	3,790
70	4,366	3,863	151	6,000	5,784	231	7,013	7,012	311	4,830	4,454
71	4,366	3,863	152	6,000	5,784	232	6,000	5,706	312	4,950	4,512
72	4,733	4,536	153	6,000	5,790	233	6,000	5,700	313	4,510	4,425
73	4,533	4,343	154	6,000	5,786	234	6,628	6,183	314	4,510	4,448
74	4,800	4,229	155	6,000	5,786	235	6,457	5,936	315	4,328	4,243
75	4,800	4,229	156	6,000	5,786	236	5,220	5,888	316	5,477	5,244
76	4,000	3,766	157	6,008	5,735	237	5,288	5,950	317	5,002	4,811
77	4,340	3,765	158	6,000	5,817	238	7,083	6,755	318	5,002	4,797
78	5,173	5,273	159	6,000	5,817	239	5,025	4,492	319	5,355	4,777
79	5,965	5,606	160	6,137	5,972	240	4,848	5,062	320	5,000	4,377
80	5,261	3,452	161	6,137	5,972	241	4,848	5,062	321	5,000	4,377

MULTIFAMILY LOT	LOT GROSS AC.	NET AC.
382	7.35	7.26
COMMERCIAL LOT	LOT GROSS AC.	NET AC.
A	3.16	2.85
SCHOOL LOT	LOT GROSS AC.	NET AC.
B	9.41	4.73
R.V. STORAGE LOT	LOT GROSS AC.	NET AC.
C	0.85	0.85
HOA RECREATION LOT	LOT GROSS AC.	NET AC.
D	1.27	1.18
PUBLIC PARK LOT	LOT GROSS AC.	NET AC.
E	0.71	0.85
F	2.60	2.60
G	5.01	5.57
WATER QUALITY LOT	LOT GROSS AC.	
H	0.94	
I	0.27	
J	0.26	
K	0.07	
L	0.93	
M	1.92	
N	0.37	
O	0.44	
P	0.12	
Q	0.12	
R	0.12	
S	0.08	
NATURAL OPEN SPACE	LOT GROSS AC.	
T	21.02	
PRIVATE OPEN SPACE	LOT GROSS AC.	
U	0.21	
V	0.47	
W	0.10	
X	0.16	
Y	0.30	
Z	0.05	
A-1	0.05	
B-1	0.05	
C-1	0.05	
D-1	0.05	
E-1	0.22	
F-1	0.09	
G-1	0.21	
H-1	1.14	
I-1	0.08	
J-1	0.50	
K-1	0.05	
L-1	0.02	
M-1	0.04	
N-1	0.10	
O-1	0.17	

PREPARED BY: J. J. ...

DATE: ...

SCALE: ...

PROJECT NO.: ...

SHEET 5 OF 5

TENTATIVE TRACT MAP

COUNTY OF RIVERSIDE

APPROVED: _____

DATE: _____

Seal of the County of Riverside, California

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



LEGEND

DIRECTION OF PAV DRIVEWAY
 OF THE GARAGE ACCESS
 (FRONT GARAGE)
 200' LOT HAS GARAGE ACCESS
 FROM A PRIVATE ALLEY
 (FRONT GARAGE)

COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 NO. 36467
 PREPARED BY:

SHEET	6
OF	6

COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 NO. 36467
 PREPARED BY:

Underground Service Map
 DATE: 11/11/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Prepared Land Consultant, Inc.
 1000 N. GARDEN ST.
 SUITE 200
 RIVERSIDE, CA 92501
 TEL: 951-517-1100
 FAX: 951-517-1105

COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 NO. 36467
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COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



*SEE SHEETS 9 & 10 FOR FENCE & WALL PLANS

LOT G ENLARGEMENT
SEE SHEET 4

LOT O ENLARGEMENT
SEE SHEET 4

VALLEY WIDE PARK
ENLARGEMENT SEE SHEET 5

MAJOR COMMUNITY
ENTRY SEE SHEET 6

TYPICAL SINGLE FAMILY PRODUCT
SEE ENLARGEMENT SHEET 6

NEIGHBORHOOD
ENTRY MONUMENT
SEE SHEET 6

TYPICAL ALLEY LOADED PRODUCT.
SEE ENLARGEMENT SHEET 6

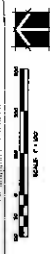
LOT C-C. SEE
ENLARGEMENT SHEET 4

COMMUNITY CLUBHOUSE & PARK.
SEE ENLARGEMENT SHEET 2

LOT N-N. SEE ENLARGEMENT
SHEET 4

TYPICAL ENHANCED INTERSECTION
ENLARGEMENT. SEE SHEET 4

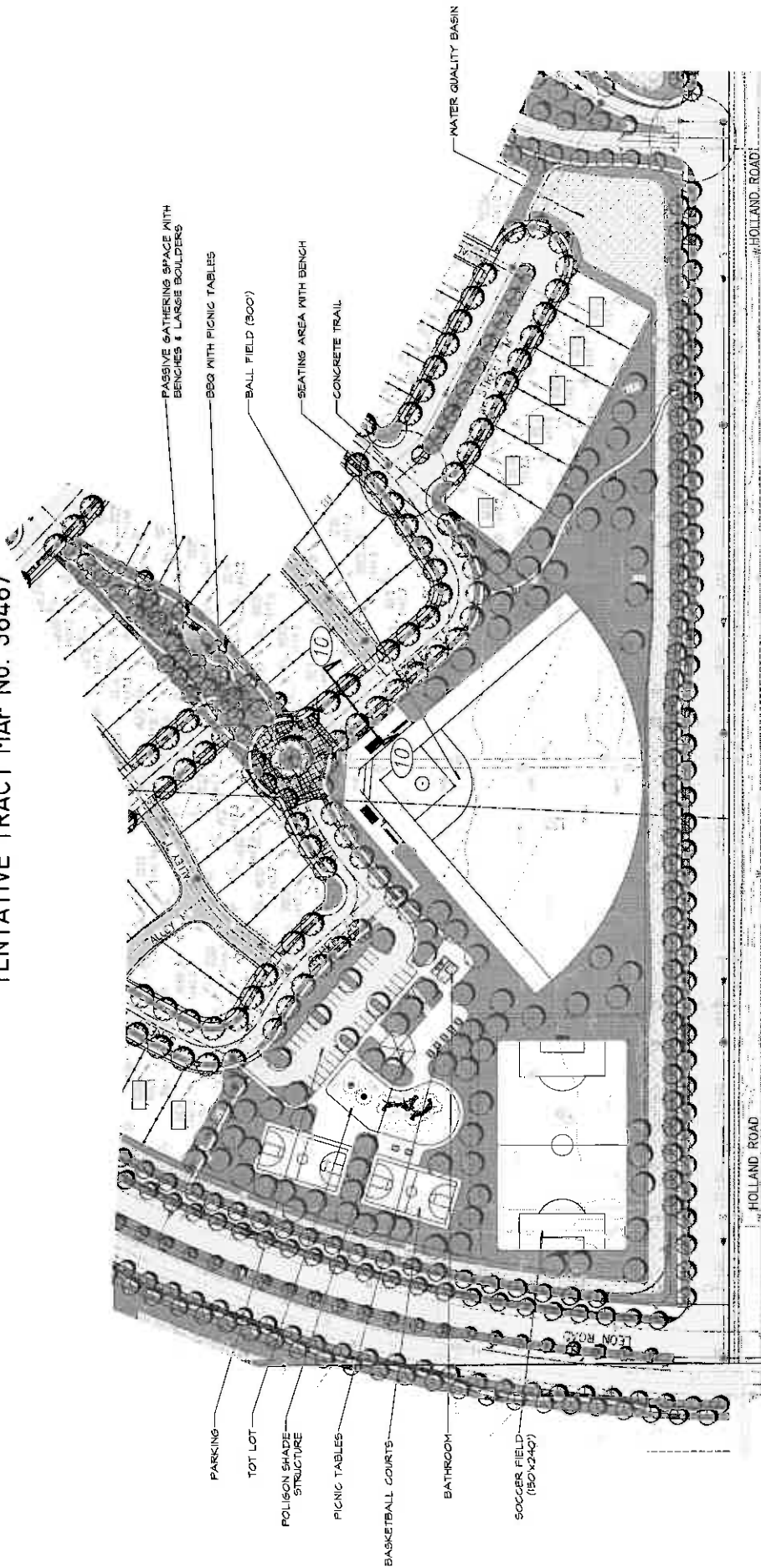
LOT J-J & K-K ENLARGEMENT.
SEE SHEET 4





grip
 GREGORY A. HILL
 ARCHITECTURE & PLANNING

COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 NO. 36467
 PREPARED FOR: _____
 APPROVED: _____
 DATE: _____
 SHEET NO. 1 OF 1
 DRAWING NO. _____

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP No. 36467



VALLEY WIDE PARKS

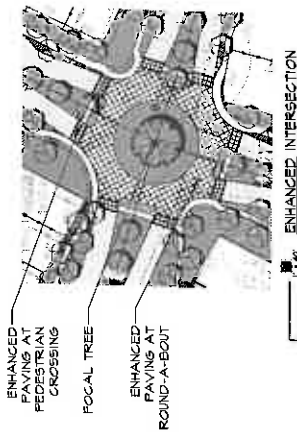
COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 No. 36467
 APPROVED BY _____ ON _____
 PREPARED FOR _____

gimp
 GROUND IMPROVEMENT & PLANNING
 1000 W. GARDEN ST. SUITE 100
 RIVERSIDE, CA 92507
 TEL: 951-502-1234

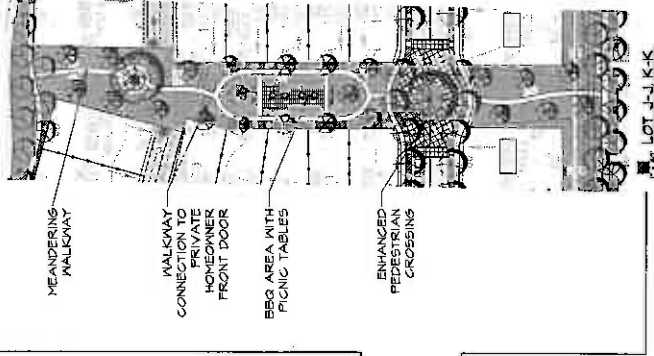
10/15/2009
 10/15/2009

SHEET NO. 1 OF 1
 10/15/2009

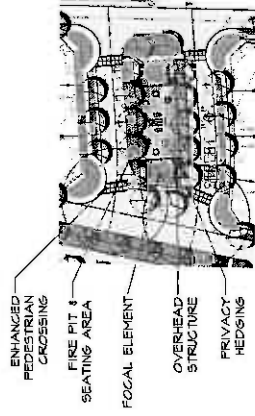
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



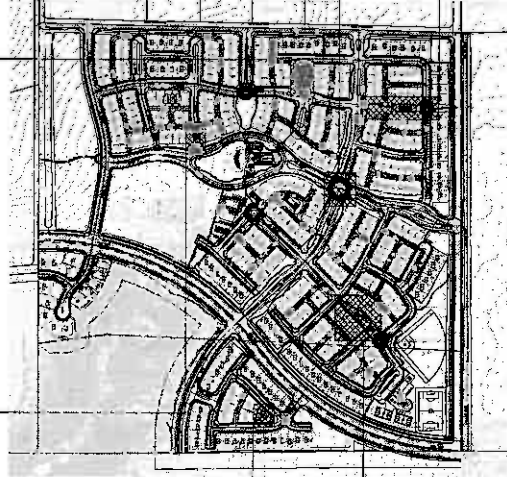
LOT A-B-B-T ENHANCED INTERSECTION



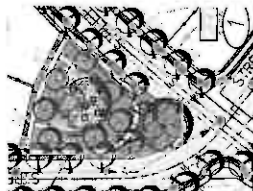
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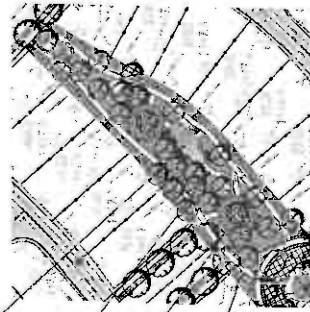
LOT N-N-N



LOT C-C



LOT G



LOT Q

Professional Engineer Seal

Professional Architect Seal

Professional Planner Seal

Professional Surveyor Seal

gmp

Geometric Mean Position

APPROVED BY: _____ DATE: _____

PROJECT NO: _____

SCALE: _____

DATE: _____

COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 36467

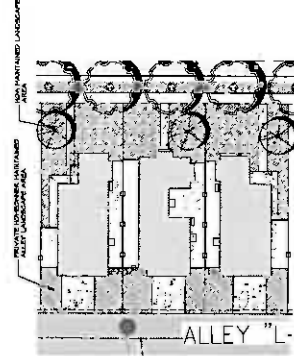
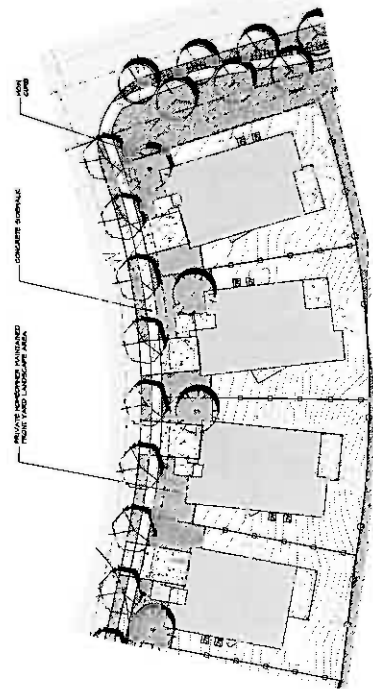
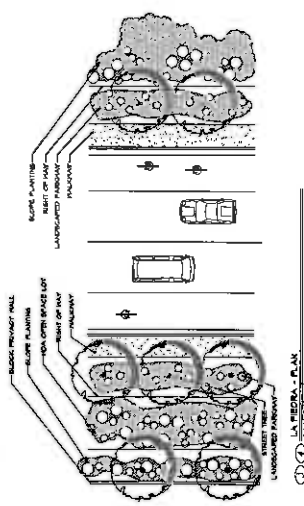
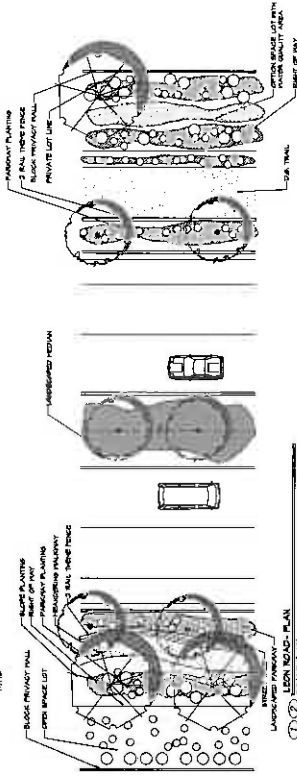
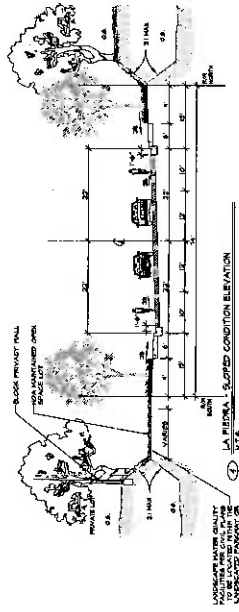
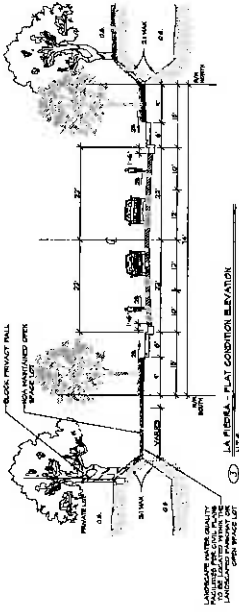
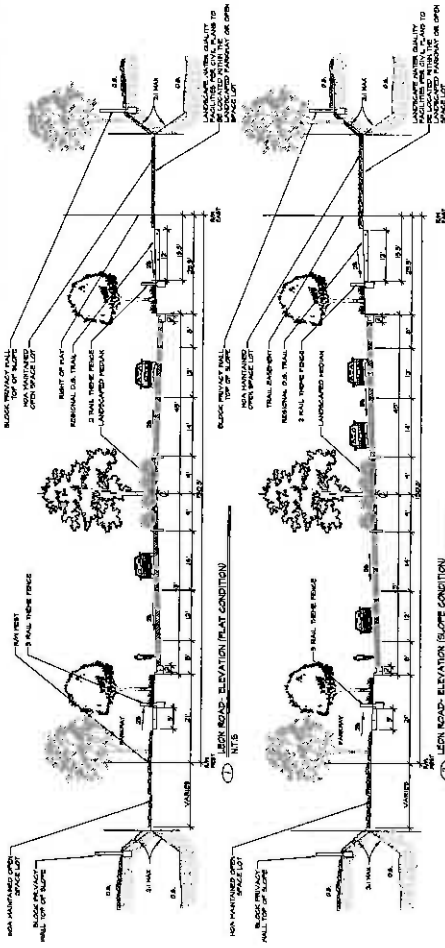
APPROVED BY: _____ DATE: _____

PROJECT NO: _____

SCALE: _____

DATE: _____

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



TYPICAL ALLEY LOADED PRODUCT

TYPICAL SINGLE FAMILY PRODUCT




gmp
 ARCHITECTURE
 ARCHITECTURE
 PLANNING

COUNTY OF RIVERSIDE
 APPROVED _____ 20____
 BY _____
 COUNTY CLERK

SHEET _____ OF _____
 TENTATIVE TRACT MAP NO. 36467
 PREPARED FOR: _____

SUMMARY OF CHANGES

Request for Substantial Conformance No. 7 to the WINCHESTER HILLS Specific Plan No. 293 (SP293SC7) is intended to accommodate modifications to text and graphics within the approved WINCHESTER HILLS Specific Plan No. 293. Moreover, WINCHESTER HILLS Specific Plan No. 293, Substantial Conformance No. 7 intends to incorporate previously approved changes to the document in order to provide a more comprehensive understanding of the Specific Plan's status. Substantial Conformance 7 addresses the cost sharing and building permit thresholds for the provision of parks. WINCHESTER HILLS Specific Plan No. 293, Substantial Conformance No. 7 requests to modify the minimum lot sizes within Planning Areas 58, 60 and 61 to provide a finer-grained mix of residential products, to create a more amenitized and pedestrian-oriented community by including homes with garages accessed via alleys and providing more active and passive open space dispersed throughout the community, and to update park thresholds and requirements.

The original WINCHESTER HILLS Specific Plan No. 293 was approved by Riverside County in October 1997. At that time, it included approximately 1,995.3 acres in the unincorporated community of Winchester.

Since the Specific Plan was adopted, it has been modified seven (7) times. The first modification occurred in September 2004 by Case Number Specific Plan No. 293, Amendment No. 2. That amendment modified Planning Areas 15, 16, 17, 18, 19, 21 and 22; along with adding approximately seven acres to the Specific Plan, which was absorbed by Planning Area 22.

The second modification also came in 2004. Amendment No. 3 to Specific Plan No. 293 was adopted by the Board of Supervisors on December 21, 2004, and modified Planning Areas 25, 26 and 27.

The next three modifications were approved in 2005. Application case numbers Substantial Conformance No. 3, 4, and 5 were approved on July 26, 2005; October 18, 2005; and December 13, 2005; respectively. These modifications pertained to buildings heights, and park construction phasing conditions.

The sixth modification to the Specific Plan came in 2009. Application case number Amendment No. 5 was adopted on December 22, 2009 and made several major modifications to the specific plan in Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, 12, 19, 31, 39, 40, 45B, 46, 47A, 47B, 47C, 49A, 49B, 50A, 50B, 50C, 54A, 54B, 62A and 62B; as well as made several modifications to the financing mechanisms and park phasing conditions.

The last (seventh) modification was Substantial Conformance No. 6, reflecting modifications to the terminology of the land use designations within the Specific Plan in order to be consistent with the General Plan, and reflecting the combination of Planning Areas 15 and 16 into one Planning Area 15. These modifications served two purposes: 1) To allow for processing of Tract Map No. 36417 and 2) To update the entire SPA to be consistent with terminology and procedures within the General Plan.

Typically, requests for Specific Plan Substantial Conformance include only the amended pages of the previous entitlement document. As SP293S7 is intended to serve as a comprehensive update to the

WINCHESTER HILLS Specific Plan, the entire document is provided. Information contained in previous amendments to the Specific Plan is included in this document where feasible.

Table i-1 SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 7 –
SUMMARY OF CHANGES

Land Use	Specific Plan No. 293, Amendment No. 6			Specific Plan No. 293 Substantial Conformance No. 7		
	Acres	Density	Target D.U	Acres**	Density	Target D.U.
Residential						
Low Density Residential (1/2 acre minimum)*	16.3	0.4	6	16.3	0.4	6
Medium Density Residential (2 to 5 du/ac)**	863.3	4.0	3,423	871.0 (w/out Schools) 856.6 (w/ Schools)	3.9	3,400 (w/out Schools) 3,365 (w/ Schools)
Medium High Density Residential (5-8 du/ac)**	81.8*	7.3*	507*	81.8 (w/out Schools) 69.4 (w/ Schools)	6.2	509 (w/out Schools) 435 (w/ Schools)
High Density Residential (8-14 du/ac)	125.3*	11.1*	1,214*	109.6	11.0	1,214
Very High Density Residential (14-20 du/ac)*	12.4**	18.1	225	15.2	14.8	225
Residential Subtotal	1,083.4	5.0	5,375	1093.9 (w/out Schools) 1,067.1 (w/ Schools)	4.9	5,354* (w/out Schools) 5,245 (w/ Schools)
Non-Residential						
Mixed Use	0	0	0			
Commercial	150.1			150.1		
Medium Manufacturing	14.3			14.3		
Light Manufacturing	103.8			103.8		
Open Space	458.0			458.0		
Parks	75.8			75.8		
School	22.2			22.2 (w/out Schools) 49.0 (w/ Schools)		
NAP	739.8			739.8		
Roadways	182.8			182.8		
Non-Residential Subtotals	1,746.8			1,746.8 (w/out Schools) 1,773.6 (w/ Schools)		
PROJECT TOTALS	2,840.7		5,354	2840.7		5,354*

* Regardless of the development of the school areas, the maximum amount of units will be 5,354. One Planning Area formerly designated as a School Site has been planned for Medium High Density Residential.

** Several Planning Areas were found to be inconsistent with the densities as prescribed in the General Plan. The corrected acreages are shown here.

*** Any development above 5,354 dwelling units will require a Supplemental Environmental Impact Report, and a modification to the Specific Plan.

I. EXECUTIVE SUMMARY

A. PROJECT SUMMARY

1. CONTEXT

a. Project Location

The 2,840.7-acre WINCHESTER HILLS community is located in the southwestern portion of Riverside County, approximately one mile west of the unincorporated town of Winchester and adjacent to the easterly boundary of the unincorporated community of Menifee in west-central Riverside County (see Figure I-1, *Vicinity Map*). The City of Hemet lies 10 miles to the northeast, the City of Perris is 9 miles to the northwest, and the City of Temecula approximately 14 miles to the south via Highway 79 (see Figure I-2, *Regional Map*). The property is bounded to the east by Leon Road, to the north by the Burlington Northern Santa Fe Railroad line, and by hills to the south and west. Land uses within the project range from varying states of development to active farmland. Residential development of the surrounding area is also in progress, with several Specific Plans approved or in process.

b. County of Riverside Plans and Policy Areas

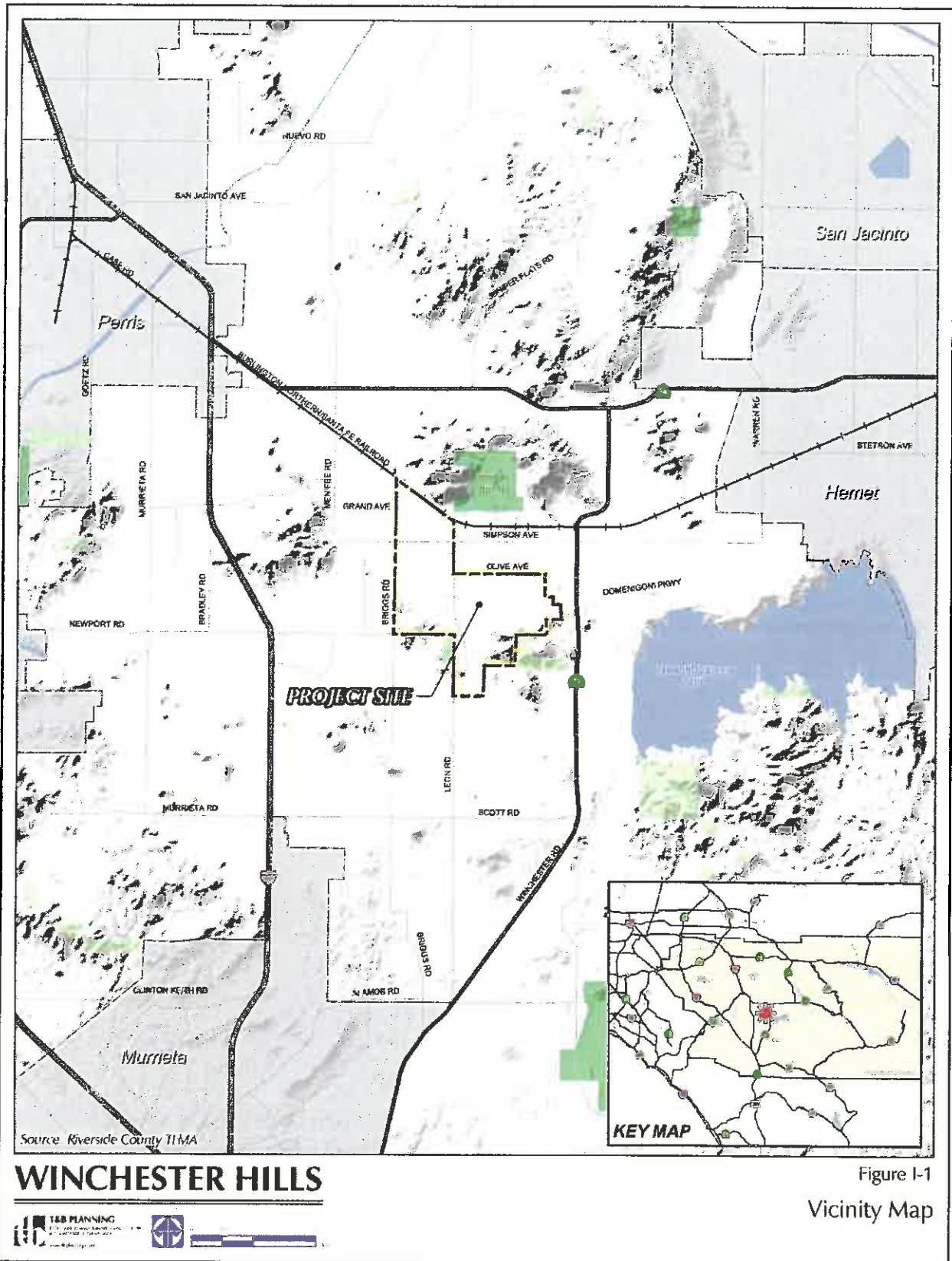
The project is located in an unincorporated portion of western Riverside County. The governing planning document for the site is the Riverside County Integrated Project, which divides the County into several Area Plans and institutes Policy Areas. WINCHESTER HILLS is situated within the 51-square-mile Harvest Valley/Winchester Area Plan. The entire Project site is also located within the Highway 79 Policy Area.

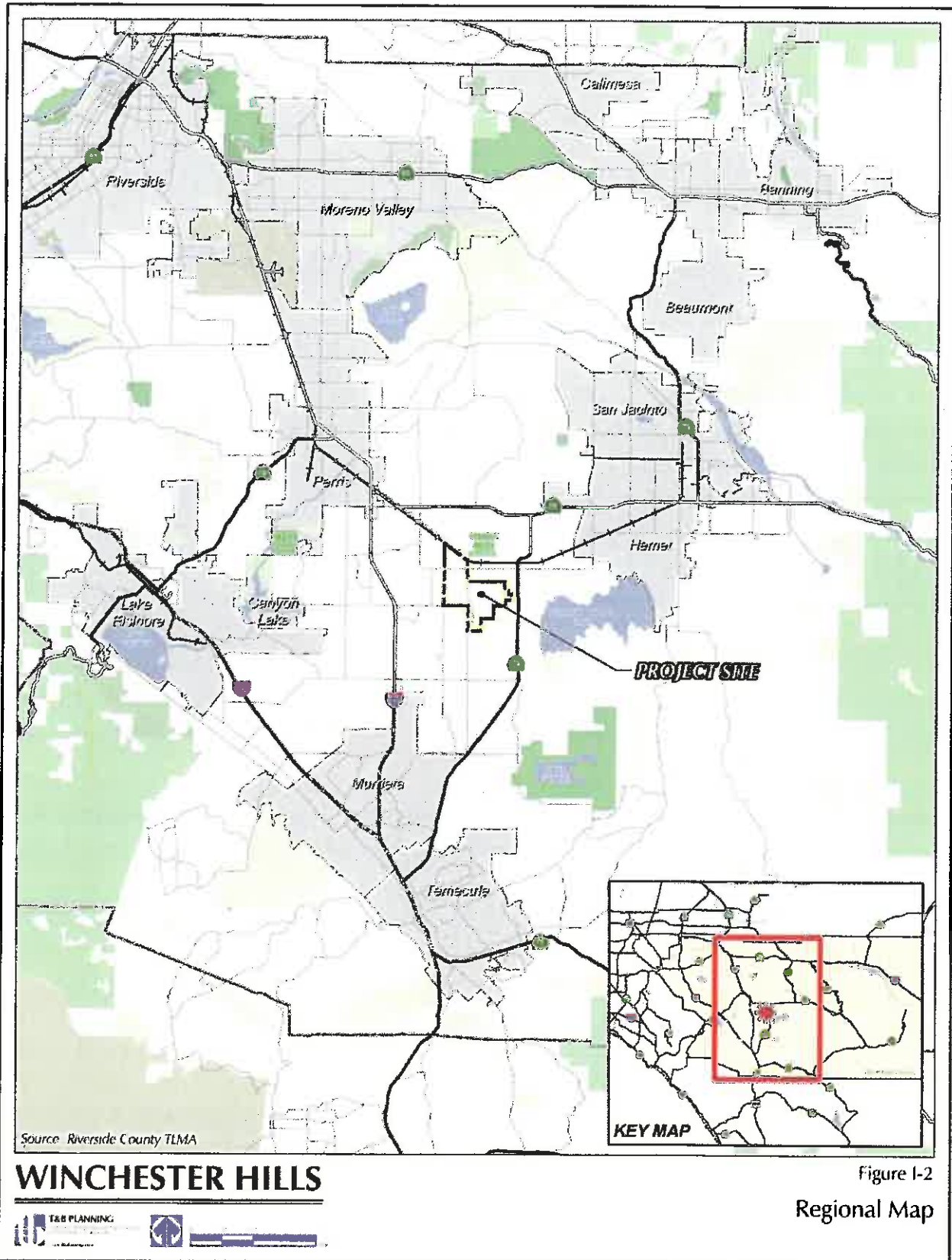
Harvest Valley/Winchester Area Plan: WINCHESTER HILLS is subject to the goals and policies set forth in the Harvest Valley/Winchester Area Plan (HVWAP). The HVWAP was adopted by the Riverside County Board of Supervisors on October 7, 2003 and implements the goals of the RCIP by setting forth programs and policies that address the unique concerns and needs within the HVWAP area. The HVWAP encompasses approximately 32,146 acres surrounding the intersection of Highways 74 and 79.

Highway 79 Policy Area: WINCHESTER HILLS lies within the Highway 79 Policy Area, and is thus subject to its requirements. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. WINCHESTER HILLS has conducted such an analysis and is consistent with the Highway 79 Policy Area requirements.

c. Project Background

The WINCHESTER HILLS Specific Plan No. 293 was adopted by the Riverside County Board of Supervisors on October 28, 1997. The adopted plan included a mix of residential and non-residential land uses on a 2,065.6-acre project site. At build-out, a maximum of 5,519 homes at densities ranging from 1.0 to 12.0 dwelling units per acre with a gross density of 4.6 dwelling units per acre was planned. Other non-residential land uses include retail, service/manufacturing, parks and greenbelt system, open space, and schools.





Source: Riverside County TLMA

WINCHESTER HILLS



KEY MAP

Figure I-2
Regional Map

2. PROJECT DESCRIPTION

WINCHESTER HILLS Specific Plan Amendment No. 5 modified planning area boundaries, dwelling units and land uses within the adopted Specific Plan No. 293 and its subsequent amendments. The Specific Plan ensures that the project will be developed in a coordinated manner. Infrastructure and public services, both on-site and off-site, are planned to accommodate the build out requirements of WINCHESTER HILLS, ensuring that the County's standards for orderly growth are implemented. Design guidelines and development standards contained within the Specific Plan Amendment create a cohesive community identity, while providing flexibility to accommodate future market demands.

WINCHESTER HILLS will provide a wide range of amenities including: 150.1 acres of commercial uses, 103.8 acres of light manufacturing, 14.3 acres of medium manufacturing, four (4) elementary schools on 49.0 acres, eight parks totaling 75.8 acres, and 458.0 acres of open space.

The residential component of the Specific Plan Amendment provides for a maximum of 5,245 units to be constructed on 1,054.0 acres of the 2,840.7-acre site for a target residential density of 4.8 dwelling units per acre (du/ac). If the two MHDR/School and MDR/School planning, a target of 5,354 dwelling units may be constructed on the 2,840.7-acre project site (two of the four school sites may be developed with a target of 109 dwelling units if the School District does not elect to purchase the sites). At build-out, the gross density of the project site will be 1.9 du/ac if the maximum of 5,354 homes are constructed. WINCHESTER HILLS has been designed to accommodate an affordable range of housing opportunities to attract a broad spectrum of potential homebuyers.

A total of 182.8 acres is devoted to major circulation. Roadways to be improved as part of the proposed project include: McCall/Grand Boulevard, Leon Road, Domenigoni Parkway, Olive Avenue, Simpson Road, Rice Road, Briggs Road, and Holland Road.

The WINCHESTER HILLS Specific Plan will be phased in a logical sequence, in response to market demands. A total of three development phases are planned through project build-out. Development of the on-site parks and school sites will occur concurrently with residential development according to the Public Facilities Plan section of the Specific Plan.

A land use summary for WINCHESTER HILLS, presenting the proposed land uses, acreages, densities, and dwelling units by planning area is provided in Table I-1, *Land Use Summary*.

Substantial Conformance No. 7 is intended to accommodate modifications to text and graphics within the approved WINCHESTER HILLS Specific Plan No. 293. Moreover, WINCHESTER HILLS Specific Plan No. 293, Substantial Conformance No. 7 intends to incorporate previously approved changes to the document in order to provide a more comprehensive understanding of the Specific Plan's status. Substantial Conformance 7 addresses the cost sharing and thresholds for the provision of parks. WINCHESTER HILLS Specific Plan No. 293, Substantial Conformance No. 7 requests to modify the minimum lot sizes within Planning Areas 58, 60 and 61 to provide a finer-grained mix of residential products, and to create a more amenitized and pedestrian-oriented community by including homes with garages accessed via alleys and providing more active and passive open space dispersed throughout the community. A summary of the land use categories, as modified in Substantial Conformance No. 7, are listed below:

- Low Density Residential:** A target of 6 dwelling units on 16.3 acres are designated Low Density Residential. Minimum lot size for homes within the LDR classification is 20,000 s.f.
- Medium Density Residential:** A target of 3,365 dwelling units on 856.6 acres are designated Medium Density Residential. A planning area may include a variety of lot sizes, as long as the density of the project is no larger than 5 du/ac.
- Medium High Density Residential:** A target of 435 dwelling units on 69.4 acres are designated Medium High Density Residential. A planning area may include a variety of lot sizes, as long as the density of the project is no larger than 8 du/ac.
- High Density Residential:** A target of 1,214 dwelling units on 109.6 acres are designated High Density Residential. Multifamily residential projects shall provide dedicated recycling bins separated by types of recyclables combined with instructions or an education program explaining how to use the bins and the importance of recycling.
- Very High Density Residential:** A target of 225 dwelling units on 15.2 acres are designated Very High Density Residential. Multifamily residential projects shall provide dedicated recycling bins separated by types of recyclables combined with instructions or an education program explaining how to use the bins and the importance of recycling.
- Commercial:** 150.1 acres of the Specific Plan is designated for Commercial land uses.
- Medium Manufacturing:** 14.3 acres of the Specific Plan is designated for Medium Manufacturing land uses.
- Light Manufacturing:** 103.8 acres of the Specific Plan is designated for Light Manufacturing land uses.
- Parks:** 75.8 acres of the Specific Plan is designated for park land uses. There are a total of eight park sites within the Specific Plan.
- Open Space:** 458.0 acres of the Specific Plan is designated for open space land uses.
- Schools:** There are four school sites within the Specific Plan. In total, 22.2 acres of the Specific Plan is designated for elementary school land uses. Additionally, 26.8 acres are designated as MHDR/School and MDR/School, with a total of 109 dwelling units. If the school district chooses not to build either of the schools within two years following approval of the final map for the Planning Area, the sites will be developed with residential land uses.
- Roadways:** 182.8 acres of the Specific Plan is dedicated to roadways.

The total project acreage is 2,840.7 acres (including 739.8 acres within the project boundary that are not a part of Specific Plan No. 293) and the target dwelling unit count for WINCHESTER HILLS shall be 5,354 dwelling units (see Table I-1, *Land Use Summary*, and Table II -1, *Detailed Land Use Summary*). This Substantial Conformance incorporates changes from previous approvals within Specific Plan No. 293 as well as proposed modifications to text and exhibits. This document is intended to provide a comprehensive, up-to-date document for WINCHESTER HILLS Specific Plan No. 293.

B. DOCUMENT PURPOSE

The purpose of WINCHESTER HILLS Specific Plan is to establish a land development plan for the WINCHESTER HILLS planned community. The project site encompasses a total of 2,840.7 acres, located within the Winchester Valley area of unincorporated Riverside County, California.

The proposed project is a request for a finding of substantial conformance to the WINCHESTER HILLS Specific Plan No. 293, which was originally adopted by the Riverside County Board of Supervisors on October 28, 1997. Substantial Conformance No. 7 seeks to modify design parameters for Planning Areas 55, 58, 60 and 61 to reduce lot sizes and translate the area savings into increased active and passive open space amenities, introduce alley-loaded residential units and mix unit types and sizes within planning areas; all to create a pedestrian-oriented community. Substantial Conformance 7 addresses the cost sharing and thresholds for the provision of parks. The prior cost-sharing and Benefit Area descriptions have been removed.

WINCHESTER HILLS Specific Plan No. 293, as currently amended, provides the County of Riverside, along with developers, community groups, and community service districts, with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of the project, and implements the Riverside County Integrated Project (RCIP).

C. PROJECT SETTING

1. REGIONAL SETTING

The project site is located in the Harvest Valley/Winchester Area Plan of western Riverside County. This area is surrounded by the Santa Ana Mountains to the west and the San Jacinto Mountains to the east. The Santa Ana Mountains physically separate western Riverside County from Orange County and the Pacific coast, with a limited number of roads traversing the mountains.

Southwestern Riverside County is served principally by four freeways. Major east-west circulation is provided by the Riverside Freeway (SR-91) and the Moreno Valley Freeway (SR-60). These freeways connect the area to Los Angeles and Orange Counties to the west and Palm Springs to the east. Major north-south circulation is provided by the Corona Freeway (I-15) and the Escondido Freeway (I-215). These freeways connect the project area to Escondido and San Diego to the south and Riverside and San Bernardino to the north.

WINCHESTER HILLS is located approximately 2.5 miles east of I-215. On- and off-ramps providing access to the project from I-215 exist at Domenigoni Parkway, Scott Road, and McCall Boulevard. SR-79

(Winchester Road) is an important north-south regional transportation link located approximately 2.3 miles to the east.

2. SURROUNDING LAND USES AND DEVELOPMENT

The project lies in an urbanizing area of western Riverside County, east of the City of Perris and west of the City of Hemet. The Winchester community is to the east of the project, the Sun City community is to the west, and the Menifee community is to the south. The project area is surrounded by undeveloped land and agricultural land uses. Although much of the land surrounding the property remains vacant, several adopted specific plans exist in the vicinity of the project. These specific plans include Menifee North (SP No. 260), Menifee Village (SP No. 158), and Menifee Valley Ranch (SP No. 301).

Regionally based commercial and office uses, including grocery stores, banks, restaurants and employment centers are planned within a two-mile radius, as evidenced by projects such as the Menifee North Specific Plan. Residents of WINCHESTER HILLS will benefit from living within close proximity to these multi-functional centers.

D. EXISTING SITE CHARACTERISTICS

WINCHESTER RANCH includes land in various stages of development as well as vacant and agricultural land (see Figure I-3, *Aerial Photograph*). Historically, most of the property has been used for agricultural purposes such as dry farming. The site contains varied terrain consisting of a flat valley floor, gentle foothills, and rugged hillsides, some exceeding 25% in slope. The most rugged terrain lies in the southeast corner, where rocky outcrops climb to a high point of 2,211 feet in elevation, some 700 feet above the valley floor. The lowest elevation is 1,450 feet above mean sea level. Although small areas of the site have been altered by cultivation, drainage of the northern portion of the site trends generally toward the south while drainage of the southern portion is toward the north. There are numerous dirt roads present on-site, trending east-west and north-south. Simpson Road crosses the northern portion of the property in an east to west direction. The Salt Creek Flood Control Channel traverses the central portion of the site in an east to west direction.



WINCHESTER HILLS

Figure I-3
Aerial Photograph



E. PROJECT OBJECTIVES

WINCHESTER HILLS Specific Plan No. 293, Amendment No. 5 (Substantial Conformance No. 7) has been prepared to provide a cohesive community identity, while simultaneously allowing for flexibility to accommodate future market demands. Issues that have been thoroughly examined and considered include: RCIP goals and objectives, local community goals, market acceptance, economic viability, engineering feasibility, and development phasing, together with a sensitive design approach relative to environmental conditions. In order to ensure the functional integrity, environmental compatibility, and positive aesthetic effect of the Specific Plan, planning goals and objectives were established and subsequently supported with thorough analysis. With these specific planning goals in mind, this Specific Plan:

- Provides land uses consistent with those provided in the Harvest Valley/Winchester Area Plan.
- Provides for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.
- Furnishes a plan for development that is sensitive to the environment as well as aesthetically pleasing, and is one that provides for, protection of health and safety, and the promotion of the neighborhoods, community, and region.
- Considers topographic, geologic, hydrologic, and environmental opportunities and constraints to create a design that essentially conforms to the condition of the land by maintaining and using basic landforms where practical.
- Ensures a well balanced community with a high quality of life by incorporating residential, commercial, industrial, educational, recreational, park, and open space uses into a master-planned development.
- Implements housing type diversity by providing a variety of detached single family and multi-family housing types that will be marketable within the evolving economic profile of the Winchester area of Riverside County.
- Establishes a project-wide circulation system that meets regional and local transportation needs and accommodates a variety of transportation modes.
- Encourages mobility options by providing an extensive network of sidewalks and/or bicycle paths within expanded landscaped parkways adjacent to all major project roads.
- Provides a system of public and community facilities, including four elementary school sites, open space/recreation, and eight parks to support development in an efficient and timely manner as well as meet the needs of project residents and residents of surrounding communities.
- Establishes commercial centers for shopping, schools, and parks within walking distance of residential neighborhoods.
- Reinforces the community identity through articulation of design elements such as architecture, landscaping, streetscapes, walls, fencing, signage, and entry monumentation.
- Uses creative site planning concepts to provide variety and quality in community street scenes.
- Incorporates native and drought tolerant plant materials in landscaping whenever possible to conserve water resources.

- Develops a community that is visually attractive and efficiently and effectively organized, including a pleasing landscape palette.
- Integrates with the character of the surrounding communities of Homeland, Romoland, Menifee, Sun City, and Winchester, and establishes development that results in logical coordinated growth.

F. DISCRETIONARY ACTIONS AND APPROVALS

The Riverside County Planning Department is the Lead Agency for WINCHESTER HILLS Specific Plan No. 293, Amendment No. 5 (Substantial Conformance No. 7), under whose authority this Specific Plan Amendment has been prepared. This document will be used by the following public agencies in connection with the following decisions:

1. RIVERSIDE COUNTY PLANNING COMMISSION

- Recommendation to the Board of Supervisors regarding adoption of Specific Plan No. 293, Substantial Conformance No. 7, by Planning Commission action.
- Recommendation to the Board of Supervisors regarding approval of Tentative Tract Map No. 36467.

2. RIVERSIDE COUNTY BOARD OF SUPERVISORS

- Approval of Specific Plan No. 293, Substantial Conformance No. 7.
- Approval of Tentative Tract Map No. 36467.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42674

Project Case Type (s) and Number(s): Specific Plan No. 293 Substantial Conformance No. 7 (to SP293A5); Change of Zone No. 7825, Tentative Tract Map No. 36467

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Russell Brady

Telephone Number: (951) 955-3025

Applicant's Name: San Pedro Farms – Rancon LLC, Inc.

Applicant's Address: 41391 Kalmia Street, Suite 200, Murrieta, CA 92562

CEQA Consultant's Name: Environmental Science Associates (ESA)

CEQA Consultant's Address: 550 West C Street, Suite 750, San Diego, CA 92101

I. PROJECT INFORMATION

A. Project Description: San Pedro Farms (the “project”) consists of approximately 159 gross acres of land located at the southern end of the Winchester Hills Specific Plan No. 293, at the northeast corner of Leon Road and Holland Road. TR 36467 is being proposed with 421 lots. The project design would facilitate a walkable, pedestrian-friendly environment through the use of alley-loaded residential units, greenbelts, trails, bike paths, parks and open space. The project would include 474 single-family detached dwelling units, commercial (3.16 ac), a school site (5.41 ac) and parks/open space (33.75 ac). Applicable development standards and design guidelines identified in the Winchester Hills Specific Plan (SP293) and Specific Plan, Amendment 5 (SP293A5) would be implemented as part of the project. In addition, the Specific Plan Substantial Conformance will clarify the previous park trigger points by allowing Valley Wide Parks and Recreation District to administer the park triggers through Quimby agreements. Conditions will reflect specific triggers that will match the Quimby agreements.

TR 36467 includes the following Planning Areas: 52 (portion), 54a (portion), 55, 56 (portion), 57, 58, 59, 60, and 61.

A Specific Plan Substantial Conformance (No. SP293A5 SC7) has been prepared that incorporates minor edits to SP293A5 so that the document is consistent with the lotting detail of TR 36467. The edits are as follows:

- Planning Area 55: The parkland acreage is increased from 8.4 acres to 18.5 acres.
- Planning Area 57: The acreage of PA 57 is increased from 7.3 acres to 9.4 acres. The average density is reduced from 11.8 d.u./ac to 9.9 d.u./ac. Residential units will face internally or side onto Leon Road instead of front on Leon Road.
- Planning Area 58: The acreage of PA 58 is increased from 30.1 acres to 34.8 acres. Minimum lot size for single-family homes is decrease from 5,000 square feet to 4,000 square feet. The average density is reduced from 5.0 d.u./ac to 4.7 d.u./ac. Access to PA 58 will be via the extension of La Piedra through the site and other internal roadways in addition to Leon Road and Eucalyptus Road.
- Planning Area 60: The acreage for PA 60 is increased from 9.0 acres to 9.7 acres. The minimum lot size for single-family homes is reduced from 6,000 square feet to 5,000 square feet. The average density is reduced from 3.8 d.u./ac to 3.6 d.u./ac.

- **Planning Area 61:** The acreage of PA 61 is reduced from 51.6 acres to 33.2 acres to accommodate a public park and stormwater detention facilities. The minimum lot size for single-family homes is reduced from 6,000 square feet to 4,000 square feet. The average density is increased from 3.6 d.u./ac to 5.0 d.u./ac. Access will be provided by the extension of La Piedra through the site and a primary north/south internal street in addition to Leon Road, Holland Road, and Eucalyptus Road. These changes are the result of the refinement of Planning Areas in response to the logical layout and grouping of lots for sale to homebuilders, consistent with Riverside County requirements.

It is important to note that the total number of dwelling units previously approved for the project site remains unchanged.

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

C. Total Project Area: 158.89 gross acres

Residential Acres: 116	Lots: 382	Units: 474	Projected No. of Residents: Est. 1,427
Commercial Acres: 3.16	Lots: 1	Sq. Ft. of Bldg. Area: Est. 34,400	Est. No. of Employees: Est. 69
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other: Parks/Open Space - 33.75 acres; School - 5.41 acres

D. Assessor's Parcel No(s): TR 36467: 466-350-018; SPSC:(see Attachment 'A' at end of this EA for a list of APNs)

E. Street References: TR 36467: located north of Holland Road and east and west of Leon Road; SPSC: the entire Specific Plan is located northerly of Holland Road, easterly of Briggs Road, southerly of McCall Boulevard, and westerly of Rice Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
TR 36467: SW 1/4 of S5, T6S, R2W, SBB&M in the County of Riverside, State of California;
SPSC: T5S, R2W, Sections 19, 30, 31, 32 and T6S, R2W, Sections 4, 5.

G. Brief description of the existing environmental setting of the project site and its surroundings: Specific Plan is located in the community of Winchester Hills. The Specific Plan includes approximately 2,841 acres that lies on either side of Salt Creek Channel stretching south into the hills south of the channel, and stretching north near Double Butte. TR 36467 is an approximately 159-acre project site located at the southernmost portion of the Specific Plan area, in unincorporated Riverside County, and is bounded by Ano Crest Road to the north, Eucalyptus Road to the east, Holland Road to the south, and Leon Road to the west. The project site is currently used as agricultural land, except for an area of rock outcropping at the northwest area of the site. Neighboring land uses consist of single-family residential uses that are sparsely located to the east, across Eucalyptus Road, the southeast, east of the intersection of Eucalyptus Road and Holland Road, and the southwest, west of the intersection of Leon Road and Holland Road. Additionally, two single-family residences are also located approximately 880 feet west of the project site's northwestern corner.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** TR 36467: The project meets the requirements for the SP293A5 land use designations and development standards for the project site. The project meets the Highway 79 Policy Area requirements of the General Plan and all applicable land use policies. SPSC7: SPSC7 is consistent with the Land use Plan for SP293A5.
2. **Circulation:** TR 36467: The project maintains planned pedestrian and bicycle uses and provides adequate circulation facilities. The project meets with all other applicable circulation policies of the General Plan. SPSC7: SPSC 7 is consistent with the SP293A5 circulation element.
3. **Multipurpose Open Space:** TR 36467: The project includes active recreation areas, 18.5 acres which will be maintained by Valley-Wide Recreation and Parks District and will serve the project and surrounding residential development. The project has been conditioned to dedicate the appropriate park land and/or pay appropriate park mitigation fees pursuant to the Quimby Act. The project meets with all other applicable Multipurpose Open Space element policies of the General Plan and the Open Space and Park Plan for SP293A5. SPSC7: SPSC7 is consistent with the Open Space and Park Plan for SP293A5.
4. **Safety:** TR 36467: The proposed project is partially located within a wildfire hazard area, a subsidence susceptible area and low liquefaction potential area. The proposed project is not located within any other special hazard zone (including fault zone, 100-year FEMA flood zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies. SPSC7: SPSC7 is consistent with the Planning Area Development Standards and Design Guidelines in SP293A5 applicable to safety issues (i.e. road design, access, etc.).
5. **Noise:** TR 36467: Measures to reduce noise during construction and operation would be implemented (SP293A5 EA42674 COA NOISE-1 through COA NOISE-7; SP293 EIR No. 380 COA NOI-1 through NOI-5; and TR30976 90.PLANNING.1). The proposed project meets with all other applicable Noise Element policies, code regulations, and County noise standards established by the Environmental Health Department. SPSC7: SPSC7 is consistent with SP293A5 Design Guidelines applicable to design of structural walls and noise abatement.
6. **Housing:** TR 36467: The project meets all applicable Housing element policies. SPSC7: SPSC7 is consistent with the Planning Area Development Standards and Design Guidelines of SP293A5 applicable to housing design and development.
7. **Air Quality:** TR 36467: Measures to control fugitive dust during grading and construction activities would be implemented (SP293 EIR No. 380 Mitigation Measures AQ-1 through AQ-7). The project includes pedestrian and bicycle facilities to encourage reduced automobile use and corresponding air pollution. The proposed project meets all other applicable Air Quality Element policies. SPSC7: SPSC7 is in conformance with the Planning Area Development Standards and Design Guidelines of SP293A5 applicable to land design and the construction of bicycle and pedestrian trails which reduce vehicular trips and, therefore, reduce impacts to air quality.
8. **Healthy Communities:** TR 36467: The project is consistent with the Healthy Communities Element of the General Plan in that the project design promotes walking and bicycling

among the neighborhoods and adjoining school and neighborhood commercial sites. The project also offers a range of housing options to accommodate a range of income levels and housing types. In addition, the project provides multiple parks, trails and open space. SPSC7: SPSC7 is consistent with SP293A5 regarding strategies for healthy communities.

B. General Plan Area Plan(s): Harvest Valley/Winchester

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (2-5 DU/acre), Medium-High Density Residential (5-8 DU/acre), High Density Residential (8-14 DU/acre), Commercial, Retail, Open Space-Recreation, Rural Mountainous (10 acre min) as reflected in the Specific Plan.

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** The Winchester Hills Specific Plan Area (SP293A5) lies in an urbanizing area of western Riverside County, east of the City of Perris and west of the City of Hemet. Although much of the land surrounding the specific plan remains vacant, several adopted specific plans exist in the vicinity of SP293A5. These specific plans include Menifee North (SP260), Menifee Village (SP158), and Menifee Valley Ranch (SP301). Regionally based commercial and office uses are planned and being developed within a two-mile radius.

2. **Foundation Component(s):** Community Development to the north, south, east and west.

3. **Land Use Designation(s):** Medium-High Density Residential (5-8 DU/acre), Commercial Retail, and Open Space-Recreation to the north; Medium Density Residential (2-5 DU/acre) to the east and south, Estate Density Residential (2 acre min) and Rural Mountainous (10 acre min) to the west.

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

5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, east, south and west.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Winchester Hills Specific Plan No. 293, and Winchester Hills Specific Plan No. 293, Amendment 5.

The following documents are hereby incorporated by reference, and the pertinent material is summarized throughout this Initial Study, where that information is relevant to the analysis of impacts of the project. Documents incorporated by reference are available for review at the County of Riverside Planning Department, 4080 Lemon Street, Riverside, CA.

Incorporated documents include: Winchester Hills Specific Plan No. 293; Winchester Hills Specific Plan No. 293 Amendment 5; Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997; and, Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.

2. Specific Plan Planning Area, and Policies, if any: Winchester Hills Specific Plan No. 293, Amendment 5 – Planning Areas 52, 54a, 55, 56, 57, 58, 59, 60, 61 and associated development standards and design guidelines.

I. Existing Zoning: Specific Plan No. 293A5 Planning Areas 52, 54a, 55, 56, 57, 58, 59, 60, 61

J. Proposed Zoning, if any: No zoning change is being proposed.

K. Adjacent and Surrounding Zoning: Specific Plan No. 293A5 to the north; Rural Residential (R-R) to the east, southeast and southwest; One-Family Dwellings (R-1) to the south; Light Agriculture (A-1-5) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

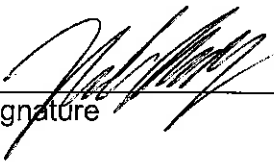
I find that although all potentially significant effects have been adequately analyzed in an earlier

EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature



Date

7/6/16

Russell Brady
Printed Name

For Steve Weiss, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

Proposed Project Compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure C-9 "Scenic Highways."

Findings of Fact:

a)
Tentative Tract Map No. 36467: The project is not located adjacent to or near any designated scenic highways and therefore there would be no impact.

SP293A5 Substantial Conformance No. 7: Consistent with the findings in EIR No. 380 and EA 41176, no impacts on scenic highway corridors would occur. The substantial conformance request is consistent with the previous CEQA review.

b)
Tentative Tract Map No. 36467: The project will not substantially damage scenic resources, obstruct a scenic vista or create an aesthetically offensive site. The project has been designed to avoid the rock outcropping on the northwest portion of TR 36467, in Planning Area 59. The project site is planned for primarily residential development which would be built according to the development and planning standards of SP293A5. For these reasons, impacts would be less than significant.

SP293A5 Substantial Conformance 7: There would be no substantial aesthetic changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that

will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 GIS database, Ord. No. 655 (Regulating Light Pollution).

Findings of Fact:

a)
Tentative Tract Map No. 36467: TR 36467 is located approximately 26 miles northwest of the Mt. Palomar Observatory and along with the remainder of SP293A5 is within the designated 45-mile (ZONE B) Special Lighting Area of the Observatory. Ordinance No. 655 defines approved lighting within this area including lighting types and shielding requirements. As specified in SP293A5 Land Use Development Standards Section II.A.2.4 (page II-8) and Design Guidelines Section IV.D.4.h (page IV-66), all project lighting shall be in accordance with Ordinance No. 655 regarding Mt. Palomar Observatory standards. In addition, the project is required to prepare a streetlight plan in accordance with Ordinance No. 460 and 461 (TR 36467 COA 50.TRANS.8). These are standard conditions of approval and therefore are not considered mitigation pursuant to CEQA. With incorporation of lighting requirements of Ordinances 655, 460 and 461 into the project the impact would be reduced to a less-than-significant level.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes with respect to nighttime lighting that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project Compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Project Application Description.

Findings of Fact:

a, b)

Tentative Tract Map No. 36467: There are off-site residential uses to the east of the project. The project maintains the same number of residential units as previously approved for SP293A5 with a 10.1 acre increase in parks and open space area. These modifications are not anticipated to result in new sources of substantial light or glare. The development will be required to comply with the Design Guidelines in SP293A5 regarding lighting which specifically requires that lighting shall be shielded and located so as not to cause glare or light spillage on neighboring sites. As specified in SP293A5 Land Use Development Standards, Section II.A.2.4 (page II-8) all project lighting shall be in accordance with Riverside County standards. With incorporation of lighting requirements of the County and the Design Guidelines, the impact would be reduced to a less-than-significant level. This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes with respect to project lighting that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.

Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, California Department of Conservation Farmland Mapping and Monitoring Program 2008-2010 Land Use Conversion Table for Riverside County and 2010 Important Farmland Map for Western Riverside County, and Project Application Materials.

Findings of Fact:

a-d)

Tentative Tract Map No. 36467: TR 36467 contains areas designated Prime Farmland, Farmland of Statewide Importance and Farmland of Local Importance. As of 2010, there were approximately 119,635 acres of Prime Farmland, 44,086 acres of Farmland of Statewide Importance and 229,877 acres of Farmland of Local Importance in Riverside County (California Department of Conservation, 2010). The site is not subject to a Williamson Act contract, Agricultural Preserve, agricultural General Plan designation or agricultural zoning. This issue was adequately analyzed as part of the approval of SP293; and the project is consistent with the previous determination of less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes with respect to agricultural issues that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code sec-				

tion 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c)

Tentative Tract Map No. 36467: The project is not located adjacent to or near any designated forest land and therefore there would be no impact.

SP293A5 Substantial Conformance No. 7: No forest impacts would occur; therefore, the substantial conformance request is not in conflict with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Create objectionable odors affecting a substantial number of people?

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
SCAQMD CEQA Air Quality Handbook.
Air Quality and Greenhouse Gas Emissions Technical Report prepared by ESA, May 2014.

Findings of Fact:

a)

Tentative Tract Map No. 36467: The project is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As such, SCAQMD's 2012 Air Quality Management Plan (AQMP) is the applicable air quality plan for the project. Projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, because SCAG's regional growth forecasts are based upon, among other things, land uses designated in general plans, a project that is consistent with the land use designated in a general plan would also be consistent with the SCAG's regional forecast projections, and thus also with the AQMP growth projections.

The land uses proposed for the project would be consistent with Riverside County's 2008 General Plan and Harvest Valley/Winchester Area Plan land use designations and population estimates. Consequently, the growth resulting from project implementation would be consistent with SCAG's regional forecast projections, and, in turn, would also be consistent with the growth projections accounted for in SCAQMD's AQMP. Therefore, the project would not conflict with, or obstruct, implementation of the AQMP and this impact would be less than significant.

SP293A5 Substantial Conformance No. 7: The land uses proposed for the project are similar in type, size, and total residential unit count as approved for SP293A5. There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

b)

Tentative Tract Map No. 36467: As shown in the Air Quality and Greenhouse Gas Emissions Technical Report prepared for the project, the maximum daily construction emissions generated by the project's worst-case construction scenario would exceed SCAQMD's daily significance threshold for NOx during the grading and excavation phase and the building phase in 2015-16, while the remaining criteria pollutants (i.e., ROG, CO, SOx, PM₁₀, and PM_{2.5}) would not exceed their respective significance thresholds during any of the construction phases. As emissions of all the pollutants, with the exception of NOx, would be below SCAQMD's applicable thresholds, the regional construction air quality impacts associated with these pollutants (i.e., ROG, CO, SOx, PM₁₀, and PM_{2.5}) would be less than significant. As the project's worst-case construction emissions would exceed SCAQMD's daily NOx significance threshold during the grading and excavation phase and building phase in 2015-16, air quality impacts associated with NOx would be significant.

To reduce the project's NOx emissions during construction, Mitigation Measure AIR-1 would be implemented, which requires all off-road construction equipment used at the project site to meet, at a minimum, USEPA Tier III certification requirements. With implementation of Mitigation Measure AIR-1, the NOx emissions generated by the project during the grading and excavation phase and building phase in 2015 would be reduced to below SCAQMD's daily significance threshold. Additionally, Mitigation Measures AQ-1 through AQ-7 identified in SP 293, EIR No. 380, which serves to reduce construction-related emissions (particularly fugitive dust) would also be implemented during project construction. Therefore, this impact would be reduced to a less-than-significant level.

Implementation of the project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational mobile emissions. According to the traffic impact analysis prepared for the project, development of the proposed residential, commercial, school, and open space uses at the project site would result in a net increase of 5,201 vehicle trips per day. Implementation of the project would result in long-term regional emissions of criteria air pollutants and ozone precursors that are below SCAQMD's applicable thresholds. Therefore, the project's operational emissions would not result in or substantially contribute to emissions concentrations that exceed the NAAQS and CAAQS and no mitigation would be required.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

c)

Tentative Tract Map No. 36467: The project site is located within the SCAB, which is considered the cumulative study area for air quality. Because the SCAB is currently classified as a state nonattainment area for ozone, PM₁₀, and PM_{2.5}, cumulative development consisting of the proposed project along with other reasonably foreseeable future projects in the SCAB as a whole could violate an air quality standard or contribute to an existing or projected air quality violation. As such, this is considered to be a significant cumulative impact.

With respect to determining the significance of the proposed project's contribution to regional emissions, SCAQMD recommends that if an individual project results in air emissions of criteria pollutants (ROG, CO, NOx, SOx, PM₁₀, and PM_{2.5}) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of these criteria pollutants for which the proposed project region is in non-attainment under an applicable federal or state ambient air quality standard. As shown in the Air Quality and Greenhouse Gas Emissions Technical Report, the project's emissions of PM₁₀ and PM_{2.5} would not exceed SCAQMD's daily thresholds during construction. However, the project's emissions of NOx, which is an ozone precursor, would exceed SCAQMD's daily threshold during construction. Although the project's NOx emissions during construction would exceed the SCAQMD's regional threshold of significance during the grading and excavation phase, implementation of Mitigation Measure AIR-1 would reduce the NOx emissions to below SCAQMD's threshold. Thus, because the project's construction-period impact would be mitigated to a level that is less than significant the proposed project's incremental contribution to air quality impacts during construction would not be cumulatively considerable (less than significant).

In addition, the operational emissions associated with the proposed project would also not exceed the SCAQMD's thresholds of significance for any of the criteria pollutants. Furthermore, the proposed project would also be consistent with SCAQMD's AQMP. Thus, the proposed project would not

conflict with SCAQMD's air quality planning efforts for nonattainment pollutants and would not lead to a cumulatively considerable net increase in nonattainment pollutants during operations.

Overall, the proposed project's construction and operational emissions contribution to cumulative air quality impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

d)

Tentative Tract Map No. 36467: There is the potential for sensitive receptors (residences) to be exposed to CO hotspots and localized air quality impacts from criteria pollutants and toxic air contaminants (TACs) from onsite sources during project construction and operations. Based on the analysis in the Air Quality and Greenhouse Gas Emissions Technical Report and Traffic Impact Analysis, it was determined that: 1) project-generated local mobile-source CO emissions would not result in or substantially contribute to concentrations that exceed the 1-hour or 8-hour ambient air quality standards for CO; 2) implementation of Mitigation Measure AIR-1 would reduce localized air quality impacts associated with criteria air pollutants (PM₁₀ emissions) to a less-than-significant level; and 3) project construction would not expose sensitive receptors to substantial emissions of TACs. Overall, project impacts on sensitive receptors would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

e)

Tentative Tract Map No. 36467: The project is not located in close proximity to a substantial point source emitter; therefore no impact is anticipated.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

f)

Tentative Tract Map No. 36467: Land uses that are associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. As a primary residential and school development, the proposed project does not include any of these uses that have been identified as being associated with odors. Thus, the proposed project is not expected to result in objectionable odors for future residents or for the neighboring uses.

During construction of the proposed project, exhaust from equipment and activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Such odors would be a temporary source of nuisance to adjacent uses, but would not affect a substantial number of people. As odors associated with project construction would be temporary and intermittent in nature, the odors would not be considered to be a significant environmental impact. Therefore, impacts associated with objectionable odors would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation:

AQ-1: All construction equipment used on-site during project construction shall meet, at a minimum, USEPA Tier III certification requirements. As an alternative, the Applicant may opt to apply other available technologies to the construction equipment that would achieve a comparable reduction in NOx emissions to that of Tier III construction equipment. Where alternatives to USEPA Tier III are chosen for the proposed project, the Applicant shall be required to show evidence to the County that these alternative technologies would achieve comparable NOx emissions reductions that are no less than what could be achieved by Tier III construction equipment.

Monitoring: Monitoring by County Building & Safety Department during construction.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
GIS database, WRCMSHCP.
San Pedro Farms General MSHCP Habitat Assessment and Consistency Analysis, ESA, 2013, updated November 2015.
San Pedro Farms Burrowing Owl Survey Report, ESA, 2014.
Jurisdictional Delineation Report by ESA, September 2015.
90-Day Dry Season Results, Vernal Pool Branchiopod Surveys at San Pedro Farms Project, Riverside County, California by Rock Biological Consulting, November 17, 2015.

Findings of Fact:

a)

Tentative Tract Map No. 36467:

Reserve Assembly/Criteria Area Policies: No part of the project site occurs within a Criteria Cell proposed for conservation under the MSHCP; therefore, the project is not subject to the Habitat Assessment and Negotiation Strategy or Joint Project Review processes, and thus the project is consistent with the Reserve Assembly requirements of the MSHCP.

Narrow Endemic and Special-Status Plant Species: No narrow endemic or other special-status plant species were observed during the biological survey or historically recorded on or adjacent to the site. There are two species of narrow endemic plants that have the potential to occur in the Riversidean sage scrub on-site. The project would avoid these areas. The Standard Best Management Practices of the MSHCP (Appendix C of the MSHCP) require that exclusionary fencing and construction monitoring are utilized to prevent encroachment of disturbance into avoided areas. In order to ensure that impacts remain less than significant, mitigation TR 36467 COA BIO-2 is included below.

Special-Status Wildlife Species: No special-status wildlife species were observed on-site during the 2013 survey. The project site does not occur within a predetermined Survey Area for amphibians or mammals; however, the Site does occur within a predetermined survey area for burrowing owl. A focused burrowing owl survey was conducted and no burrowing owls, potential burrows or burrowing owl sign were observed (ESA, 2014). The project site provides potential habitat however and thus pre-construction surveys must be completed to ensure that impacts remain less than significant. The project site also contains an active red-tailed hawk nest and high quality foraging habitat for many raptors and grassland/scrub-associated bird species. Incorporation of mitigation for preconstruction surveys would reduce potential impacts to nesting birds to a less-than-significant level.

MSHCP Riparian, Riverine and Vernal Pool Resources: The project site does not support areas that meet the MSHCP definition of riparian and riverine resources or vernal pools. No impacts to MSHCP Riparian/Riverine/Vernal Pool resources or subsequent mitigation are required.

Regional Connectivity/Wildlife Habitat Linkages: The project is not anticipated to further impede wildlife movement on or within the immediate vicinity of the project site.

With the payment of required fees under the MSHCP and implementation of mitigation listed below, the project would be consistent with the MSHCP and impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

b,c)

Tentative Tract Map No. 36467: No special-status plants were observed during the biological surveys or have been historically recorded within one mile of the project site (ESA, 2013). Suitable habitat for Riversidean sage scrub provides moderate to high potential for several special-status plant species and this area will be avoided and left as open space. Incorporation of mitigation to install exclusionary fencing to protect the proposed open space would ensure that impacts remain below a level of significance.

No special-status wildlife species were observed on-site during the 2013 survey. All species with a moderate to high potential to occur or were present on the site are adequately conserved by the MSHCP with the exception of burrowing owl. There are no additional mitigation or survey requirements for species which are adequately conserved by the MSHCP. A focused burrowing owl survey was conducted and no burrowing owls, potential burrows or burrowing owl sign were observed (ESA, 2014). The project site provides potential habitat however and thus pre-construction surveys must be completed to ensure that impacts remain less than significant. The project site also contains an active red-tailed hawk nest and high quality foraging habitat for many raptors and grassland/scrub-associated bird species. With incorporation of mitigation requiring preconstruction nesting and burrowing owl surveys potential impacts would be reduced to a less-than-significant level. The project is subject to Ordinance NO. 663 (TR COA 36467 30.PLANNING.28) regarding the payment of a Stephens Kangaroo Rat fee. This is a standard condition of approval and therefore is not considered mitigation under CEQA.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

d)

Tentative Tract Map No. 36467: The project would not affect a migratory wildlife corridor or a native wildlife nursery site (ESA, 2013) and thus impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

e,f.)

Tentative Tract Map No. 36467: The site contains disturbed mulefat scrub (a potential indicator of sensitive riparian habitat or federal wetlands) along Leon Road; however, this area is isolated with no evidence of surface hydrology, hydric soils or connectivity to downstream functions and values (ESA, 2013). A potentially jurisdictional feature was located in the northern portion of the Site (northern road ditch) and an agricultural ditch in the southern portion of the Site (southwestern ditch). A formal jurisdictional delineation survey conducted on the Site determined that both features are potentially subject to the jurisdiction of CDFW and/or RWQCB because both features display evidence of ephemeral flow, although man-made. Should the regulatory agencies ultimately determine the

features are jurisdictional mitigation will be required. A small wetland feature was also identified in the northern road ditch but did not contain evidence of any vernal pool fairy shrimp. The southwestern ditch does not contain any wetland features but did contain cysts of versatile fairy shrimp (*Branchinecta lindahli*) a common non-listed species. Both features contain Waters of the State (wetland and non-wetland) but do not support any special-status species. Additionally, these features do not support any protected riparian resources or sensitive natural communities. Therefore, impacts to these features could be significant and regulatory agency permitting will be required prior to impacts. Implementation of the mitigation TR 36467 COA BIO-1 below would result in less than significant impacts to potentially jurisdictional wetlands.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

g)

Tentative Tract Map No. 36467: Riverside County contains tree protection policies for oak woodlands, native trees above 5,000 feet in elevation and trees planted within the County right-of-way. The site does not contain oak woodlands, and does not contain trees protected by other County policies. The project would be consistent with these policies and thus impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes with respect to trees that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: The project is required to conduct pre-construction surveys for burrowing owls and nesting birds prior to any grading activities (TR 36467 COA 30.EPD.1, 60.EPD.1, 60.EPD.2, 80.EPD.1, and 80.EPD.2).

In addition, the project is required to implement the following conditions:

BIO-1: The applicant shall obtain any necessary agency permits for impacts to jurisdictional waters/wetlands from the California Department of Fish and Wildlife and Santa Ana Regional Water Quality Control Board. Impacts to jurisdictional wetlands shall be mitigated at no less than a 1:1 ratio. Mitigation for both temporary and permanent impacts shall be accomplished by one or more of following options: offsite habitat restoration; purchase of credits from an In-lieu fee program; and/or purchase of credits from a mitigation bank. (TR 36467 COA 60.PLANNING.31)

BIO-2: Construction activities shall comply with the Standard Best Management Practices in Appendix C of the MSHCP. Specifically, exclusionary fencing shall be placed around designated Open Space in Planning Area 59. (TR 36467 COA 60.PLANNING.30)

Monitoring: Monitoring by the County Environmental Programs Department and Building and Safety Department prior to construction.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Phase I Cultural Resource Assessment prepared by ESA, May 2014.
 Phase II Archaeological Resources Investigations for Resources P-33-011250, P-33-011254, and a Portion of P-33-021021 for the San Pedro Farms Project, Winchester Hills Specific Plan Project, Riverside County, prepared by ESA, May 2015.

Findings of Fact:

a,b)

Tentative Tract Map No. 36467: The historic-era component of resource P-33-021021 and resource P-33-021022 have been previously recommended not eligible for individual listing in the California Register, and as historic-era resources, are not considered contributing elements to the prehistoric archaeological district (P-33-014370); therefore, they are not considered historical resources under CEQA, nor do they qualify as unique archaeological resources.

SP293A5 Substantial Conformance No. 1: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EA 41176 for SP293A5. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Phase I Cultural Resource Assessment prepared by ESA, May 2014.
 Phase II Archaeological Resources Investigations for Resources P-33-011250, P-33-011254, and a Portion of P-33-021021 for the San Pedro Farms Project, Winchester Hills Specific Plan Project, Riverside County, prepared by ESA, May 2015.
 Project Application Materials.

Findings of Fact:

a,b)

Tentative Tract Map No. 36467: Five resources (P-33-014370; P-33-021021 and -021022 [formerly CA-RIV-8841 (P-33-016974)]; and P-33-011250, and -011254) were identified within the project area as a result of this Phase I Cultural Resources Assessment. Resource P-33-014370 (prehistoric archaeological district) was previously recommended eligible for listing in the California Register under Criterion 4 for its potential to yield important information regarding prehistoric settlement activities and land use, and is therefore considered a historical resource under CEQA.

The prehistoric components of resource P-33-021021, resource P-33-011250, and resource P-33-011254 are prehistoric archaeological resources located within the district (P-33-014370). These resources were previously evaluated for inclusion in the California Register and were recommended not eligible for individual listing; however, they were identified as potential contributing elements to resource P-33-014370 (prehistoric archaeological district). All three resources would be impacted by the project. Phase II testing was conducted in order to determine whether the three resources in the project area contain intact subsurface deposits with sufficient data to determine their eligibility for individual listing in the California Register, and to assess whether they are contributing elements of resource P-33-01370. It was determined that all three resources are not recommended for individual listing nor do they appear to qualify as contributing elements to resource P-33-014370.

In accordance with AB-52, a meeting was held on September 17, 2015 between Riverside County staff and the Pechanga and Soboba tribes to discuss the project. Design modifications to the site plan were discussed for the purposes of avoiding the three archaeological resources mentioned above. Through redesign, two sites (P-33-011250 and P-33-021021) were avoided. One site (P-33-011254) remains impacted as there were no feasible methods to avoid the site due to its location in the middle of a planned roadway alignment (Leon Road) that runs through the project and connects to planned development to the north. The site plan redesign included: 1) removing a proposed lot from development and retaining it as open space, 2) reducing the right-of-way for La Piedra Road from 88 feet to 74 feet, 3) realigning proposed La Piedra Road further south, and 4) constructing an eight-foot high retaining wall adjacent to an archaeological site.

To address unknown historical resources, the following mitigation measures and conditions of approval have been incorporated by reference into the project: Mitigation Measure HPR-1; SP293A5 COA 10.PLANNING.1; SP293A5 COA 10.PLANNING.2; and SP293A5 COA 30.PLANNING.33; and additional mitigation required for TR 36467.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EA 41176 for SP293A5. The substantial conformance request is consistent with the previous CEQA review.

c)

Tentative Tract Map No. 36467: There is the potential for human remains to be disturbed during project construction activities. In the event that human remains are discovered as part of the construction activities, condition SP293A5 30.PLANNING.34 would reduce the impact to less than significant. Additional mitigation is also incorporated (TR 36467 COA 10.PLANNING.1) to ensure impacts remain less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EA 41176 for SP293A5. The substantial conformance request is consistent with the previous CEQA review.

d)

Tentative Tract Map No. 36467: The project will not restrict existing religious and sacred uses within the project impact area.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EA 41176 for SP293A5. The substantial conformance request is consistent with the previous CEQA review.

e)

Tentative Tract Map No. 36467:

A Sacred Lands File (SLF) search conducted by the California Native American Heritage Commission (NAHC) did not indicate the presence of sacred lands or other resources that might be considered tribal cultural resources within the project area. Follow-up contact with Native American groups and individuals indicated by the NACH as having affiliation with the project area was initiated via letter and one round of phone calls to solicit information regarding tribal cultural resources within the project area and to identify any concerns regarding the project. The Pechanga and the Soboba responded via letter and expressed concern that the project may impact known and previously unidentified archaeological resources and requested consultation with the project proponent and lead agency, but did not indicate the presence of tribal cultural resources within the project area. In accordance with AB-52, two separate meetings were held on September 17, 2015 between Riverside County staff and the Pechanga and Soboba, respectively, to discuss the project. While design modifications to the site plan were discussed for the purposes of avoiding archaeological resources, as mentioned above, no concerns were expressed regarding tribal cultural resources specifically. No tribal cultural resources were identified in the project area. As such, the project will not cause a substantial adverse change in the significance of a tribal cultural resource.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EA 41176 for SP293A5.

Mitigation: The project incorporates the following conditions to address potential impacts associated with the above referenced topics for cultural resources: TR 36467 COA 10.PLANNING.1, 10.PLANNING.2, 10.PLANNING.3, 10.PLANNING.17, 10.PLANNING.18, 10.PLANNING.19,

30.PLANNING.33, 30.PLANNING.34, 60.PLANNING.23, 60.PLANNING.24, 70.PLANNING.2, and 70.PLANNING.3.

Monitoring: Monitoring by County archaeologist during construction.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
10. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure OS-8 "Paleontological Sensitivity."

Findings of Fact:

a)
Tentative Tract Map No. 36467: The geologic units underlying the project area have a paleontological resource sensitivity ranging from low to high. The Pleistocene age deposits have a high potential to contain intact paleontological resources because they have proven to yield significant vertebrate fossils in the vicinity of the project area and elsewhere in the area. However, because these deposits are heavily disturbed at the surface due to past agricultural activities, their paleontological sensitivity is low at the surface and higher at shallow depth.

A museum records search at the Natural History Museum, Los Angeles County, revealed no vertebrate fossil localities that lie directly within the project boundaries. It was determined that shallow excavations in the Quaternary Alluvium exposed elsewhere in the proposed project area probably will not uncover significant vertebrate fossils. Deeper excavations in those deposits, however, may encounter significant fossil vertebrate remains. Any deep and substantial excavations in the sedimentary deposits in the proposed project area, therefore, should be closely monitored to professionally and expeditiously collect any vertebrate fossil remains uncovered without impeding development. Condition SP293A5 30.PLANNING.24 requiring that a qualified paleontologist be present during grading activities and additional mitigation regarding earthmoving activities and unanticipated fossil discovery would reduce any impact to less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EA 41176 for SP293A5. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.PLANNING.16, 30.PLANNING.24.

Monitoring: Monitoring by County Geologist during construction.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Riverside County Land Information System, County Geologic Report No. 1246 (Leighton and Associates, 2003).
 Preliminary Geotechnical Investigation San Pedro Farms Tract 36467 Winchester Area, Riverside County, California prepared by GEOCON West, Inc. July 18, 2014. Revised February 5, 2015

Findings of Fact:

a, b)

Tentative Tract Map No. 36467: The project site is not within an Alquist-Priolo Earthquake Fault Zone and there are no known active or inactive fault traces traversing the project site.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure S-3 "Generalized Liquefaction", Riverside County and Information System, County Geologic Report No. 1246 (Leighton and Associates, 2003).

Findings of Fact:

Tentative Tract Map No. 36467: The project site has a low potential for liquefaction; however, due to the potential for liquefaction in the project vicinity this impact is considered potentially significant. EIR No. 380 and SP293 COA include measures which would reduce impacts to a less-than-significant level. These include remediation of soils susceptible to liquefaction (EIR No. 380 Mitigation Measures SS-1), review of grading plans by the County Geologist (EIR No. 380 Mitigation Measures SS-2), construction consistent with the current County seismic building code requirements (EIR No. 380 Mitigation Measures SS-3), and review of a geotechnical studies by the County Geologist (Report No. 2447 for TR 36467).

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.PLANNING.3, 10.PLANNING.20, 30.PLANNING.1, 10.BS GRADE.3, 60.BS GRADE.4,

Monitoring: Monitoring by the County Planning Department and Building & Safety Department.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report No. 1246 (Leighton and Associates, 2003).

Findings of Fact:

Tentative Tract Map No. 36467: The project is located in a very high ground shaking risk area. The project will be required to comply with California and County building requirements for projects within seismically active zones which would mitigate potential impacts to less than significant. As building code requirements are applicable to all habitable structures in California they are not considered mitigation for CEQA implementation purposes. EIR No. 380 and SP293A include mitigation measures

that would reduce this impact to less than significant (Mitigation Measures SS-1, SS-2, SS-3, SO-1, SO-2, SO-3, SO-9, SO-18 and SP293A5 COA 30.PLANNING.1).

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
14. Landslide Risk	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report No. 1246 (Leighton and Associates, 2003).

Findings of Fact:

Tentative Tract Map No. 36467: The project site is relatively flat with the exception of the northwest corner. The northwest corner of the project site contains rocky slopes with the potential for instability such as rockfall, which is considered a significant impact. EIR No. 380 and the SP293 COA include measures which would reduce impacts to a less-than-significant level. These include preparation and County review of grading plans (EIR No. 380 Mitigation Measures SS-2 and SO-1), compliance with County grading requirements (EIR No. 380 Mitigation Measures SO-2 and SO-18), avoidance of grading on slopes in excess of 25 percent (EIR No. 380 Mitigation Measure SO-3), inspection of all cut and fill slopes by the project soil engineer or engineering geologist and corrective grading measures for unstable or hazardous conditions (EIR No. 380 Mitigation Measure SO-9), and review of a geotechnical study by the County Geologist (SP293A5 COA 30.PLANNING.1). Additional mitigation would be incorporated to ensure this impact remain less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: The project is required to adhere to the CBC and conform to all rules and regulations governing grading activities (10.PLANNING.3, 10.PLANNING.20, 10.BS GRADE.2, 10.BS GRADE.3, 10.BS GRADE.8, 10.BS GRADE.9, 10.BS GRADE.14, 60.BS GRADE.4, 80.BS GRADE.2).

Monitoring: Monitoring by the County Building & Safety Department.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
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15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", County Geologic Report No. 1246 (Leighton and Associates, 2003).

Findings of Fact:

Tentative Tract Map No. 36467: While the project site is not located near any documented areas of subsidence, it is located in an area which is susceptible to subsidence and thus this impact is considered significant. EIR No. 380 and the SP293 COA include measures which would reduce impacts to a less-than-significant level. These include review of grading plans by the County Geologist (EIR No. 380 Mitigation Measures SS-2) and review of a geotechnical study by the County Geologist (SP293A5 COA 30.PLANNING.1). Additional mitigation is incorporated to ensure impacts remain less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.BS GRADE.4, 10.PLANNING.20, 30.PLANNING.1, and 60.BS GRADE.4

Monitoring: Monitoring by County Building & Safety Department.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
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16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.

Findings of Fact:

Tentative Tract Map No. 36467: The project site is not subject to other geologic hazards such as seiche, mudflow or volcanic hazard.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Proposed Project compared to Winchester Hills EIR 380 and EA 41176			
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riv. Co. 800-Scale Slope Maps, Project Application Materials, County Geologic Report No. 1246 (Leighton and Associates, 2003).

Findings of Fact:

a)
Tentative Tract Map No. 36467: The majority of the project site is flat and would remain flat. The rocky outcropping in the northwest corner of the project site, in Planning Area 59 would be preserved as open space and thus potential changes to topography would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes to topography that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

b)
Tentative Tract Map No. 36467: The project proposes 2:1 cut and fill slopes. The project is designed around a rock outcropping which could have potentially significant impacts with respect to slopes. EIR No. 380 and the SP293 COA include measures which would reduce impacts to a less-than-significant

level. These include preparation and County review of grading plans (EIR No. 380 Mitigation Measures SS-2 and SO-1), compliance with County grading requirements (EIR No. 380 Mitigation Measures SO-2 and SO-18), avoidance of grading on slopes in excess of 25 percent (EIR No. 380 Mitigation Measure SO-3), inspection of all cut and fill slopes by the project soil engineer or engineering geologist and corrective grading measures for unstable or hazardous conditions (EIR No. 380 Mitigation Measure SO-9), and review of a geotechnical study by the County Geologist (TR36467 COA 10.PLANNING.20). Additional mitigation is incorporated to ensure impacts remain less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

c) Tentative Tract Map No. 36467: There are no subsurface sewage disposal systems which would be affected by the project and thus this impact is less than significant. While this impact is considered less than significant, implementation of the following mitigation would further reduce the risk of any subsurface impacts (Implement EIR No. 380, Mitigation Measures SS-2, SO-1, SO-2, SO-3, SO-9, SO-18 and SP293A5 COA 30.PLANNING.1).

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.PLANNING.3, 10.PLANNING.20, 10.BS GRADE.2, 10.BS GRADE.3, 10.BS GRADE.8, 10.BS GRADE.9, 10.BS GRADE.14, 60.BS GRADE.4, and 80.BS GRADE.2.

Monitoring: Monitoring by County Building and Safety Department.

	Proposed Project compared to Winchester Hills EIR 380 and EA 41176			
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, County Geologic Report No. 1246 (Leighton and Associates, 2003).

Findings of Fact:

a)

Tentative Tract Map No. 36467: The development of the project would have the potential to result in soil erosion during grading and construction which is considered a potentially significant impact. EIR No. 380 includes minimization of soil disturbance and watering of exposed soils before and during grading operations (EIR No. 380 Mitigation Measure WEB-1), ceasing grading activities during periods of high winds (EIR No. 380 Mitigation Measure AQ-2), and stabilization of topsoil mounds during grading activities (EIR No. 380 Mitigation Measure AQ-4). These measures would reduce impacts to a less-than-significant level.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

b)

Tentative Tract Map No. 36467: The project could be located on expansive soil; however, California Building Code requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA purposes. While this impact is considered less than significant, project conditions of approval would require review of a geotechnical study by the County Geologist (TR36467 COA 10.PLANNING.20) which would further reduce potential impacts.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

c)

Tentative Tract Map No. 36467: The project would utilize a sewer connection for wastewater and thus there would be no impact. Any existing onsite wastewater treatment system and/or will be removed or abandoned per the permitting regulations under the Department of Environmental Health. Impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.PLANNING.3, 10.PLANNING.20, 10.BS GRADE.2, 10.BS GRADE.3, 10.BS GRADE.8, 10.BS GRADE.9, 10.BS GRADE.13, 10.BS GRADE.14, 10.BS GRADE.28, 60.BS GRADE.4, 80.BS GRADE.2, and 10.E HEALTH.2.

Monitoring: Monitoring by County Building & Safety Department.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
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19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
U.S.D.A. Soil Conservation Service Soil Surveys.

Findings of Fact:

a,b)

Tentative Tract Map No. 36467: The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. The proposed Master Drainage Plan facilities will provide adequate capture of these increased flows. The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. The project would also require a National Pollutant Discharge Elimination System (NPDES) construction permit which would reduce the potential for impacts from siltation and water erosion during construction. With the required NPDES permit and mitigation incorporated, potential impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.BS GRADE.11, 10.BS GRADE.12, 10.FLOOD RI.1, 10.FLOOD RI.1, 10.FLOOD RI.3, 10.TRANS.4, 10.TRANS.5, 10.TRANS.9, 10.TRANS.11, 10.TRANS.13, 10.TRANS.15, 50.TRANS.24, 50.TRANS.25, 50.TRANS.26, 60.BS GRADE.1, 60.BS GRADE.11, 60.BS GRADE.14, 60.BS GRADE.15, and 60.TRANS.3.

Monitoring: Monitoring by County Building & Safety Department.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
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20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a)

Tentative Tract Map No. 36467: While the project site is not located in an area subject to blowsand conditions, soil erosion by wind is a potentially significant impact that may occur during grading and construction. EIR No. 380 includes minimization of soil disturbance and watering of exposed soils before and during grading operations (EIR No. 380 Mitigation Measure WEB-1), ceasing grading activities during periods of high winds (EIR No. 380 Mitigation Measure AQ-2), and stabilization of topsoil mounds during grading activities (EIR No. 380 Mitigation Measure AQ-4). These measures together with incorporated mitigation would reduce impacts to a less-than-significant level.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.BS GRADE.3, 10.BS GRADE.4, 10.BS GRADE.11.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Assembly Bill 32. CARB Scoping Plan. SCAQMD Draft Guidance Document – Interim CEQA GHG Significance Threshold (2008). Riverside County General Plan (2008). Riverside County Climate Action Plan (2015). Project Application Materials.
 Air Quality and Greenhouse Gas Emissions Technical Report prepared by ESA, May 2014.

Findings of Fact:

a)

Tentative Tract Map No. 36467: The proposed project would generate GHG emissions from a variety of sources. First, GHG emissions would be generated during construction of the project. Once fully operational, the project’s operations would generate GHG emissions from both area sources and mobile sources. Indirect source emissions generated by the project include electrical consumption, water and wastewater usage (transportation), and solid waste disposal. Mobile (direct) sources of air pollutants associated with the proposed project would consist of motor vehicles trips generated by residents and visitors as well as employees for the commercial and school uses.

The proposed project's total annual GHG emissions resulting from construction and operational activities under business-as-usual (BAU) conditions and present conditions would be 11,940 MTCO₂e (metric tons of carbon dioxide equivalent) per year and 8,699 MTCO₂e per year, respectively.

The County of Riverside adopted a Climate Action Plan (CAP) in December 2015, designed to achieve GHG emissions reductions consistent with the goals of AB 32 (1990 levels by 2020) and California Air Resources Board's AB 32 Scoping Plan, and to fulfill the requirements identified in CEQA Guidelines Section 15183.5, with programmatic level review and mitigation of GHG emissions that allows for streamlining of CEQA review for subsequent development projects.

The CAP is based on local (county-wide) considerations of land use and GHG emissions sources. The CAP includes instructions for CEQA review of new development projects using a "bright-line" threshold for determining the significance of a project's cumulative GHG emissions, and a method for mitigating project GHG emissions to be consistent with the CAP and be considered "less than significant." Using the County's development review process, presented as Appendix F of the CAP, a project is deemed "less than significant" if GHG emissions are under the threshold of 3,000 MTCO₂e per year. Projects that exceed that threshold require the use of Screening Tables to identify project implementation measures that can be incorporated as mitigation measures. Point values are assigned to each project feature that corresponds to the minimum emissions reduction expected. The menu of features in the Screening Tables allows flexibility and options for how development projects can implement the GHG reduction measures. Projects that garner at least 100 points or greater are determined to have a less than significant individual and cumulative impact for GHG.

Since the proposed project exceeds the 3,000 MTCO₂e per year threshold, the Screening Tables were used to identify the implementation measures to achieve the minimum of 100 points, as shown in Attachment 'B' of this EIR Addendum. Appendix F of the CAP instructs proponents of mixed use projects to assign the points from the Residential and Commercial Screening Tables in proportion to the mix of uses. Since the project is 97 percent residential (based on estimated square footage), the analysis considers just the Residential Screening Table and multiplies the resulting points value by 0.97 to derive a total score. Mixed use projects that garner at least 100 points will be consistent with the reduction quantities in the County's CAP and are considered less than significant for impacts from GHG emissions. By adopting the mitigation measures below, the project garners a total score of 104 points. Therefore, with implementation of the mitigation measures listed below, the proposed project's GHG emissions impacts are considered to be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects. The substantial conformance request would not be in conflict with the previous CEQA review.

b)

Tentative Tract Map No. 36467: As discussed above, the County of Riverside CAP demonstrates county-wide consistency with the AB 32 Scoping Plan for reducing statewide emissions and provides guidance for streamlining of CEQA review for new development projects through the use of Screening Tables. As discussed above, the proposed project has a total score of 104 points. A project that scores 100 points or higher using the Screening Tables is deemed consistent with the County of Riverside CAP, and, by extension, does conflict with the Scoping Plan.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects. The substantial conformance request would not be in conflict with the previous CEQA review.

Mitigation:

GHG-1: For all residential units, ceilings and rafter roofs shall be insulated between wood-framing members with insulation resulting in an installed thermal resistance of R-30 or greater for the insulation alone. Walls shall be insulated between framing members with insulation having an installed thermal resistance of not less than R-13 in 2x4 inch framing.

GHG-2: For all residential units, installed windows shall have an area weighted average U-factor no greater than 0.32 and a solar heat gain coefficient (SHGC) no greater than 0.25.

GHG-3: All residential units shall have an enhanced cool roof with a minimum Cool Roof Rating Council (CRRC) product ratings of 0.20 for aged solar reflectance of 0.20 and 0.75 for thermal emittance.

GHG-4: For all residential units, the supply-air and return-air ducts and plenums of a space heating and cooling systems within each residential unit shall either be insulated to a minimum installed level of R-6.0 or be enclosed entirely in directly conditioned space as confirmed through field verification and diagnostic testing.

GHG-5: All residential units shall have an Energy Factor of installed water heaters (other than booster water heaters, hot water dispensers, and mini-tank electric water heaters) of not less than 0.675.

GHG-6: All rooms within the living space of each residential unit shall have daylight (through use of windows, solar tubes, skylights, etc.).

GHG-7: For all residential units, at least 50 percent of in-unit fixtures shall be classified as high efficacy lighting defined as 40 lumens per watt for 15 watt or less fixtures; 50 lumens per watt for 15-40 watt fixtures, and 60 lumens per watt for fixtures greater than 40watt.

GHG-8: The developer shall eliminate conventional turf from all landscaping. Warm season turf and/or low water plants are allowed provided it covers less than 50 percent of the required landscape area.

GHG-9: Landscape irrigation installed on any residential lot shall use low precipitation spray heads (less than 0.75 inches/hr) or drip irrigation, and weather based irrigation control systems or moisture sensors that can reduce water use by 20 percent.

GHG-10: All residential units constructed as part of the project and that include the following fixtures or appliances shall meet minimum standards of efficiency as defined below:

- Showerheads with a maximum flow rate of 2.0 gallons per minutes (gpm)
- Toilets with a maximum single flush of 1.5 gpm
- Faucets with a maximum flow rate of 1.28 gpm
- Dishwashers with a maximum use of 6 gallons per cycle

GHG-11: All residential units with garages shall provide an electrical circuit and capacity in the garages for the installation of electric vehicle charging stations.

GHG-12: All single-family residential units shall provide electrical outlets on the exterior of all building walls that allows for the use of electric landscaping equipment.

GHG-13: All multi-family buildings will provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance or recycling.

GHG-14: All construction associated with the project shall recycle 60 percent of construction and demolition (C&D) debris.

Monitoring: Monitoring by County Building and Safety Department prior to and during construction.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Project Application Materials, California Department of Toxic Substances Control (DTSC) ENVIROSTOR database.

Findings of Fact:

a,b,d)

Tentative Tract Map No. 36467: The project proposes uses which are not anticipated to present significant hazards or result in emissions of hazardous materials. Through the project conditions of approval and standard County requirements the project would have a less than significant impact with respect to hazards.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes related to hazards that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

c)

Tentative Tract Map No. 36467: The project will provide adequate access to and from the uses on the project site and would not interfere with an adopted emergency response plan or an emergency evacuation plan. Thus, impacts for this issue would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes related to hazards that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

e)

Tentative Tract Map No. 36467: The project site is not located on a site compiled pursuant to Government Code Section 65962.5 (DTSC, 2014) and thus there would be no impact.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes related to hazards that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Riverside County Airport Land Use Compatibility Plan.

Findings of Fact:

a-c)

Tentative Tract Map No. 36467: The project site is within 10 miles of three public use airports. These include Hemet-Ryan located 5.5 miles northeast of the project site, French Valley Airport – public

airport located 6 miles south of the project site and Perris Valley Airport located 8 miles northwest of the project site. Pursuant to the Riverside County Airport Land Use Compatibility Plan and the individual airport plans, the project site is not located within a public airport influence area. Thus, there would be no impacts with respect to public airports.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes related to public airports that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

d)

Tentative Tract Map No. 36467: A private airpark, Pines Airpark, is located 1.5 miles south of the project site. The proposed uses on the project site would not create safety hazards for the private airport, which is not regularly used, and thus impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes related to private airports that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
24. Hazardous Fire Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, CALFIRE Fire Hazard Severity Zones Map

Findings of Fact:

Tentative Tract Map No. 36467: The project site is located within a moderate fire hazard area with the exception of the northwestern corner which is within a high fire hazard area. Development within the project site is required to comply with the wildland-urban interface fire area building standards of the California Building Code. These standards require at a minimum fire-resistant building materials and fuel modification within 100 feet of structures to create defensible space. The project design includes fuel modification zones which provide a minimum 100-foot buffer and 10-foot setback between proposed residences and open space areas (Design Guidelines, Section IV.C.4.e [page IV-43]). With these protections impacts would be less than significant. While this impact is considered less than

significant, implementation of measures within the SP293A5 conditions of approval would further reduce impacts, including compliance with Riverside County Ordinance 787 (SP293A5 COA 10.FIRE.5), use of fire retardant roofing materials (SP293A5 COA 10. FIRE.6) and submittal of a fire protection/vegetation management (fuel modification) plan to the Riverside County Fire Department (SPA293A5 COA 10.Fire.7). Additional mitigation would ensure impacts related to wildfires are less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.FIRE.5, 10.FIRE.6, 10.FIRE.8, 10.FIRE.9, 10.FIRE.14, 60.FIRE.1, 80.FIRE.3.

Monitoring: Monitoring by Riverside County Fire Department.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
Riverside County Flood Control District Flood Hazard Report/Condition.
Preliminary Drainage Study for Tentative Tract Map No. 36467 prepared by Chang Consultants February 2014.
Project Specific Water Quality Management Plan prepared by Chang Consultants February 2014.

Findings of Fact:

a,b,d,g,h)

Tentative Tract Map No. 36467: The project would be developed in accordance with the SP293A5 Master Drainage Plan. A Preliminary Drainage Study and Water Quality Management Plan have been completed for the project (Chang Consultants, 2014). The project would require a NPDES construction permit which would reduce potential impacts to water quality during construction through the implementation of common best management practices. The Water Quality Management Plan addresses post development water quality impacts and the measures that will be implemented to reduce these impacts to a less-than-significant level. The project is conditioned so that it will not be constructed until downstream regional drainage facilities which would serve the project are installed. With incorporation of the required permits and project conditions below, impacts to drainage and water quality would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

c)

Tentative Tract Map No. 36467: The project is not anticipated to deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level and thus impacts for this issue would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

e, f)

Tentative Tract Map No. 36467: The project is not located within the 100-year flood hazard area and thus there would be no impact for these issues.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.BS GRADE.11, 10.FLOOD RI.1, 10.FLOOD RI.2, 10.FLOOD RI.3, 10.TRANS.4, 10.TRANS.5, 10.TRANS.9, 10.TRANS.10, 10.TRANS.11, 10.TRANS.13, 10.TRANS.15, 50.TRANS.24, 50.TRANS.26, 50.TRANS.27, 50.TRANS.28. 60.BS GRADE.1, 60.BS GRADE.6,

60.BS GRADE.11, 60.BS GRADE.14, 60.BS GRADE.15, 80.TRANS.2, 90.BS GRADE.1, 90.BS GRADE.2, and 90.TRANS.9,

Monitoring: Monitoring by Building and Safety Department

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
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26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database.

Findings of Fact:

a,b,d)

Tentative Tract Map No. 36467: The project would be developed in accordance with the SP293A5 Master Drainage Plan. A Preliminary Drainage Study has been completed for the project (Chang Consultants, 2014). The project is conditioned so that it will not be constructed until the Holland Channel is complete. The Holland Channel will be designed separately and convey storm runoff to lakes approximately 1.5 miles west of the site. Since the Holland Channel is a regional facility, the Riverside County Flood Control and Water Conservation District has indicated that the project will not be required to mitigate for its increased runoff. Thus, the runoff from the project site is not anticipated to result in significant impacts. Incorporation of mitigation addressing effects to drainage patterns, storm water runoff, and flooding would result in less than significant impacts.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

c)

Tentative Tract Map No. 36467: The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The development is conditioned on the payment of fees to construct regional flood control facilities which would reduce potential impacts to a less than significant level.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.TRANS.12, 10.FLOOD RI.1, 10.FLOOD RI.2, 10.TRANS.4, 10.TRANS.5, 10.TRANS.13, 10.TRANS.14, 10.TRANS.15, and 60.BS GRADE.6.

Monitoring: Monitoring by Building and Safety Department.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
LAND USE/PLANNING Would the project				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
Riverside County General Plan, GIS database, Project Application Materials.

Findings of Fact:

a)

Tentative Tract Map No. 36467: The project modifies the adopted Specific Plan as amended; however the changes are not considered substantial. The conformance with SP293A5 has been evaluated and the project is in substantial conformance with SP293A5, thus impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

b)

Tentative Tract Map No. 36467: The project site is not located within a city sphere of influence or adjacent city or county boundaries and thus there would be no impact for this issue.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be

substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Land Use Element, Staff review, GIS database.

Findings of Fact:

a-e)

Tentative Tract Map No. 36467: The project is consistent with the zoning of Specific Plan, General Plan designation and polices and the Highway 79 Policy Area. The development which is primarily residential is compatible with existing and proposed off-site residential uses/zoning and light agricultural uses/zoning. The project does not divide an established community as it is part of the planned residential community that will be developed within the Specific Plan area. For these reasons, impacts associated with these issues would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant	No New Significant	No Change to Previous	Topic Not Previously

	Impact	Impact but New or Revised Mitigation Identified	Impact or Mitigation	Analyzed; No Significant Impact
MINERAL RESOURCES Would the project				
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure OS-5 "Mineral Resources Area."

Findings of Fact:

a, b)

Tentative Tract Map No. 36467: The project site is located in an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. As the project site is not planned or designated for mineral resource extraction, impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes related to mineral resources that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

c, d)

Tentative Tract Map No. 36467: The project is not located adjacent to an area designated or used for surface mining and thus there would be no impact for these issues.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes related to mineral resources that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially Significant Impact	No New Significant Impact but New	No Change to Previous Impact or	Topic Not Previously Analyzed;
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a)
Tentative Tract Map No. 36467: The nearest public use airport is the Hemet-Ryan Airport located approximately 6 miles northeast of the project site. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this airport.

SP293A5 Substantial Conformance No. 7: Consistent with the findings in EIR No. 380 and EA 41176, there would be no project impacts associated people residing or working within two miles of a public use airport. The substantial conformance request is consistent with the previous CEQA review.

b)
Tentative Tract Map No. 36467: The nearest private airstrip to the project site is the Pines Airpark located approximately 1.5 miles to the south. Given that Pines Airpark is privately-owned and is only served by a 2500 feet by 150 feet runway for four single-engine planes, implementation of the project would not expose people residing or working in the project area to excessive noise levels generated at this private airpark.

SP293A5 Substantial Conformance No. 7: Consistent with the findings in EIR No. 380 and EA 41176, there would be no project noise impacts associated with people residing or working within the vicinity of private airstrips. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially No New No Change Topic Not

	Significant Impact	Significant Impact but New or Revised Mitigation Identified	to Previous Impact or Mitigation	Previously Analyzed; No Significant Impact
31. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection.

Findings of Fact:

Tentative Tract Map No. 36467: There are no active railroad lines adjacent or in the vicinity of the project site. No impacts would occur as a result of the implementation of the project.

SP293A5 Substantial Conformance No. 7: Consistent with the findings in EIR No. 380 and EA 41176, no impacts associated with railroad noise would occur. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 On-site Inspection, Project Application Materials.

Findings of Fact:

Tentative Tract Map No. 36467: The project is not located adjacent to or in close proximity of a major highway. As such, impacts from highway noise would be less than significant as a result of the implementation of the project.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

					Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
					Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact	
33. Other Noise					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>					

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Project Application Materials, GIS database.

Findings of Fact:

Tentative Tract Map No. 36467: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

					Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
					Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact	
34. Noise Effects on or by the Project					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.

Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.

Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials.

Noise Technical Report prepared by ESA, May 2014.

Findings of Fact:

a)

Tentative Tract Map No. 36467: The noise levels generated by new HVAC units and exhaust fans installed as part of the project could potentially disturb the existing surrounding residential uses nearest to the project site. In particular, the single-family residences located directly east of the project site, across Eucalyptus Road, would be exposed to the highest noise levels due to their proximity to the project site. However, it should be noted that as an industry practice, the design of the project's on-site HVAC units and other noise-generating mechanical equipment associated with the new residential, commercial, and school structures would typically be equipped with noise muffling devices or shielding (e.g., enclosures) to reduce noise levels that may affect nearby noise-sensitive uses. As such, the noise generated by these on-site stationary equipment would not generate a substantial amount of noise at the nearby off-site sensitive receptors. Nonetheless, to ensure that the project's on-site HVAC equipment noise would be attenuated to the maximum extent feasible, Mitigation Measure NOISE-6 would be implemented, which requires all project-related HVAC units to be located in either the rear or side of the new proposed buildings where they would be maximally shielded from neighboring uses to the extent practicable. Thus, impacts from HVAC-related noise levels associated with the proposed project would be less than significant.

Furthermore, as required under Mitigation Measure NOI-5 identified in EIR No. 380, all residential lots and dwelling units will need to be sound attenuated against present and projected noise to ensure that an exterior noise level of 65 dB CNEL in outdoor living areas and an interior noise level of 45 dB CNEL in all habitable rooms would not be exceeded. New residences associated with the proposed project would be located along segments of Leon Road, Holland Road, La Piedra Road, and Eucalyptus Road, which are designated by the County as arterial, major, secondary, and collector roadways, respectively. Future traffic volumes on these four roadways could expose these residences to noise levels that exceed the County's noise standards. With Implementation of Mitigation Measure NOISE-7, noise impacts on the project's residential uses would be less than significant.

The increase in traffic resulting from implementation of the project would increase the ambient noise levels at sensitive uses (residences) located along certain off-site road segments in proximity to the project area. The project would increase local noise levels by a maximum of 8.3 dB CNEL at the roadway segment of Leon Road just north of the project site. As this noise increase would exceed the identified 5 dB threshold of significance, this impact would be potentially significant. Aside from this roadway segment, all the other off-site roadway segments evaluated in the noise analysis would not exceed the identified threshold of significance. Although this segment of Leon Road would be exposed to an increase in traffic noise levels exceeding 5 dB as a result of project implementation, this noise impact would be reduced to a less-than-significant level with implementation of Mitigation Measure NOI-5 identified in EIR No. 380, and TR30976 COA 90.PLANNING.1 which requires the construction of seven-foot high perimeter walls on side and rear residential lots located in TR30976 and facing Leon Road, in conjunction with newly constructed residences.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

b)

Tentative Tract Map No. 36467: During the construction phases, the project would temporarily expose surrounding off-site sensitive receptors to increased exterior noise levels. The noise levels experienced at the nearest off-site receptors would vary depending on the distance of the construction equipment within the site to the receptor. For instance, the construction noise levels experienced at the off-site receptors to the east, across Eucalyptus Road, would be the greatest when construction equipment is operating in the easternmost portion of the project site, while noise levels at these receptors would be the lowest when construction equipment is operating in the westernmost portion of the project site. Thus, depending on where the active construction area is located within the approximately 159-acre project site at any given time, the noise levels at the nearby off-site sensitive receptors would fluctuate over the course of the project's construction period. It is estimated that construction noise levels at the nearest surrounding sensitive receptors to the project site would range from approximately 55 dB L_{eq} , at the single-family residences located west of the project site's northwestern corner, to 79 dB L_{eq} , at the single-family residence located east of the middle portion of the project site.

While the project's construction noise levels would expose all of the nearest off-site sensitive receptors to the project site to increased exterior levels, these increases in noise levels would only be temporary in nature and would not generate continuously high noise levels throughout the day. To reduce these temporary noise impacts to the maximum extent feasible, Mitigation Measures NOISE-1 through NOISE-5 as proposed by the project noise technical report are recommended to reduce the construction-related noise levels at nearby off-site receptors. With the implementation of Mitigation Measures NOISE-1 through NOISE-5, and Mitigation Measures NOI-1 through NOI-4 identified in EIR No. 380, the temporary construction noise impacts would be minimized and impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

c)

Tentative Tract Map No. 36467: Policies and guidelines in the Riverside County General Plan Noise Element and Land Use Element were used to determine the compatibility of the project with adjacent land uses. The Noise Element is closely related to the Land Use Element because of the effects that noise has on sensitive land uses. The Noise Element has established land use noise exposure levels to minimize noise exposure to sensitive areas and to ensure the proper function of land uses in the County. Noise regulations in Chapter 9.52 of the County of Riverside Municipal Code that establish allowable exterior noise level standards for different land uses were also used in the analysis. It was determined that the project could have a significant noise effect on future land uses along a segment of Leon Road, north of the project site. However, implementation of Mitigation Measure NOI-5 in EIR No. 380 and COA TR30976 90.PLANNING.1 would reduce this impact to less than significant. These measures require the developer of TR30976 (north of the project site) to construct a seven-foot block wall along residential lot lines adjacent to Leon Road and to attenuate interior and exterior noise to acceptable levels per County regulations and policies. This will occur prior to the occupancy of any new residences in TR30976 and, therefore, any potentially significant noise effects on sensitive receptors located north of the project site, along Leon Road, will be mitigated to less than significant prior to impact.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be

substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

d)

Tentative Tract Map No. 36467: Construction activities associated with the project would have the potential to expose the nearest surrounding off-site sensitive receptors, which include sparsely-located residential uses to the east, southeast, southwest, and west, to ground-borne vibration and ground-borne noise. Vibration velocities forecasted to occur at the off-site sensitive receptors could potentially range from 0.0002 inches per second peak particle velocity (PPV) at the single-family residences located west of the project site's northwestern corner, to 0.016 inches per second PPV at the single-family residence located east of the middle portion of the project site, across Eucalyptus Road. With respect to the vibration sources associated with project construction, it is not anticipated that any continuous/frequent intermittent sources of vibration would occur as no pile-driving or compaction activities would be required at the project site. Only transient sources of vibration are anticipated to be generated at the project site during construction. None of the existing offsite residential structures would be exposed to PPV groundborne vibration levels that exceed the 0.5 inches per second criteria for transient sources during project construction. Thus, in terms of building damage, potential vibration impacts would be less than significant at the nearest off-site sensitive receptors to the project site.

In terms of human perception, the vibration levels forecasted to occur at the off-site sensitive receptors would be barely perceptible at the existing off-site residential structures located around the project site. As such, this impact would be less than significant.

During operation, the project would not involve the use of heavy machinery or generate heavy-duty truck trips that are often associated with large commercial or industrial uses. As such, no sources of excessive groundborne vibration or noise levels are anticipated during project operations.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation:

NOISE-1: Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

NOISE-2: Construction activities associated with the project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

NOISE-3: The Applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.

NOISE-4: The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns

regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

NOISE-5: The Applicant shall ensure that all new HVAC or mechanical equipment associated with the proposed Project be designed with adequate shielding (e.g., enclosure) or noise muffling devices and be located in either the rear or side of the new buildings where they would be maximally shielded from neighboring uses to the extent practicable.

NOISE-6: To ensure traffic noise levels at the new residences within the project boundary would be below 65 dBA CNEL, the Applicant shall:

- Construct seven-foot high masonry walls, as measured from the ground floor of the residential property, in front of the residences facing Holland Road and La Piedra Road.
- Construct six-foot high masonry walls, as measured from the ground floor of the residential property, in front of the residences facing Leon Road and Eucalyptus Road.

Monitoring: Monitoring by County Building & Safety during construction and prior to issuance of occupancy permits.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Project Application Materials, GIS database, Riverside County General Plan Housing Element.

Findings of Fact:

a, b, c, d)

Tentative Tract Map No. 36467: The project would not displace people or housing and is not located in a County Redevelopment Project Area. The project includes 474 single-family residential units with 3.16 acres of supporting commercial development and is not anticipated to create a net demand for new housing. Thus there would be no impact for these issues.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

e, f)

Tentative Tract Map No. 36467: The project maintains the same number of residential units as proposed under the approved SP293A5 and thus the resulting population would be consistent with anticipated County growth. As the project population is consistent with the approved County Specific Plan this impact would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
36. Fire Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
Riverside County General Plan.

Findings of Fact:

Tentative Tract Map No. 36467: The project site is served by the Riverside County Fire Department. The project would increase demands on fire protection and would be required to pay impact fees through the County fire protection impact mitigation program (SP293A5 COA10.FIRE.3) and development impact fee program (SP293A5 COA10.FIRE.12) and comply with County Fire Protection

Ordinance No. 787.6. These are standard conditions for developments and thus are not considered mitigation pursuant to CEQA. The project alone is not anticipated to result in the need for a new fire station and thus impacts would be less than significant.

The project would contribute to the cumulative demands for new fire facilities. SP293 identified Planning Area 43 as a potential site for a fire station and the environmental effects of development of this site (with high-density residential) were evaluated. Future County fire facilities must be sited consistent with the County or applicable City land use and zoning policies or they would be subject to further environmental review under CEQA. Mitigation incorporated would ensure cumulative impacts to fire service would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: The project may be required to donate land and/or construct a new fire station (TR 36467 COA 10.FIRE.9).

Monitoring: Monitoring by the Fire Department.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan.

Findings of Fact:

Tentative Tract Map No. 36467: The project site is served by the Riverside County Sheriff's Department. The project would increase demands on law enforcement services and would be required to pay impact fees through the development impact fee program (SP293A5 COA10.FIRE.12). This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. Law enforcement facilities and services are also funded by the development through property taxes and other fees supporting the County General Fund. The project alone is not anticipated to result in the need for law enforcement facilities, such as a new sheriff station, and thus impacts would be less than significant.

The project would contribute to cumulative demands for new law enforcement facilities. Future County law enforcement facilities must be sited consistent with the County or applicable City land use and zoning policies or they would be subject to further environmental review under CEQA. Mitigation incorporated would ensure cumulative impacts to schools would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be

substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
38. Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan, Riverside County Land Information System.

Findings of Fact:

Tentative Tract Map No. 36467: The project site is located within the Menifee Union School District and the Perris Union High School District. The schools currently serving the project site are Southshore Elementary, Bell Mountain Middle School and the Heritage High School. The project proposes a 5.41 acre elementary school site, the environmental effects of which are included within this environmental study. SP293A5 identified Planning Areas 12, 19 and 36 as additional elementary school sites and the environmental effects of development of these sites have been evaluated. The project is also required to pay school mitigation impact fees (SP293A5 30.PLANNING.31). This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. As the planning for siting elementary schools to serve the Specific Plan has occurred, the project is not anticipated to result in the need for additional elementary school facilities. The project alone is not anticipated to result in the need for new middle or high school facilities and thus impacts would be less than significant.

The project would contribute to cumulative demands for middle and high school facilities. Future school facilities must be sited consistent with the County or applicable City land use and zoning policies or they would be subject to further environmental review under CEQA.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: The proposed school site can be used for single family homes if the school district declines the conveyance of the site within two years of approval of the final map (TR 36467 COA 10.PLANNING.6).

Monitoring: Monitoring required by the Planning Department.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially	No New	No Change	Topic Not

Significant Impact	Significant Impact but New or Revised Mitigation Identified	to Previous Impact or Mitigation	Previously Analyzed; No Significant Impact
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39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan.

Findings of Fact:

Tentative Tract Map No. 36467: The project site is served by the Riverside County Public Library System. The project would increase demands on libraries and would be required to pay impact fees through the development impact fee program (SP293A5 COA10.FIRE.12). This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The project alone is not anticipated to result in the need for a new library, and thus impacts would be less than significant.

The project would contribute to cumulative demands for libraries. Future libraries must be sited consistent with the County or applicable City land use and zoning policies or they would be subject to further environmental review under CEQA.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
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40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan.

Findings of Fact:

Tentative Tract Map No. 36467: The project would increase demands on health services and would be required to pay impact fees through the development impact fee program which funds health care clinics, mental health services, and other social services (SP293A5 COA10.FIRE.12). This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The

project alone is not anticipated to require the development of health facilities. The project would contribute to cumulative demands for health facilities. Future medical facilities must be sited consistent with the County or applicable City land use and zoning policies or they would be subject to further environmental review under CEQA.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
RECREATION				
41. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Development Review.

Findings of Fact:

a,b)

Tentative Tract Map No. 36467: The project provides for 18.5 acres of parkland and related recreational facilities within the project site that would serve proposed residential development. As the development of recreation facilities is included within the project, the project is not anticipated to result in the accelerated use of or need for off-site recreational facilities. Thus, this impact is considered less than significant with mitigation incorporated.

SP293A5 Substantial Conformance No. 7: The specific plan provides for 75.8 acres of parkland. The project would increase the park acreage for SP293A5, Planning Area 55, by 10.1 acres, for a total of 85.9 acres. The project maintains the same number of residential units, while providing additional parkland acreage in comparison to the previously approved SP293A5. In addition, the Specific Plan

Substantial Conformance will clarify the previous park trigger points by allowing Valley Wide Parks and Recreation District to administer the park triggers through Quimby agreements. Conditions will reflect specific triggers that will match the Quimby agreements. There would be no new significant impacts or a substantial increase in the severity of an impact with respect to those impacts previously analyzed in EA 41176. The substantial conformance request is consistent with the previous CEQA review.

c)

Tentative Tract Map No. 36467: The project site is located within the sphere of influence of the Valley Wide Recreation and Parks District. The project is conditioned to annex into the Valley Wide Recreation and Parks District and pay the appropriate Quimby fees and thus impacts would be less than significant (SP293A5 COA 30.PLANNING.17, 30.PLANNING.36).

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 30.PLANNING.36, 90.PARKS.1, 90.PARKS.2, 100.PARKS.1, 100.PARKS.2, 100.PARKS.3, 100.PLANNING.1, 100.PLANNING.2, 100.PLANNING.3, 100.PLANNING.4, 100.PLANNING.5, 100.PLANNING.6, 100.PLANNING.7, 100.PLANNING.8, 100.PLANNING.9, 100.PLANNING.10, 100.PLANNING.11, 100.PLANNING.12, 100.PLANNING.13, 100.PLANNING.14, 100.PLANNING.15. and 100.PLANNING.16.

Monitoring: Monitoring by the Building and Safety Department and the Valley-Wide Recreation and Parks District.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
42. Recreational Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments.

Findings of Fact:

Tentative Tract Map No. 36467: The project provides recreational pedestrian trails and maintains linkages to the planned off-site trail system. Thus impacts would be less than significant with incorporated mitigation.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes to recreational trails that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.PARKS.1, 10.PARKS.2, 10.PARKS.3, 30.PARKS.1, 30.PARKS.2, 50.PARKS.1, 50.PARKS.2, 50.PARKS.3, 50.PARKS.4, 50.PARKS.5, 60.PARKS.1, 60.PARKS.2, 70.PARKS.1, 70.PARKS.2, 90.PARKS.1, 90.PARKS.2, 100.PARKS.1, 100.PARKS.2, and 100.PARKS.3.

Monitoring: Monitoring by the Planning Department and Valley-Wide Recreation and Parks District.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan.
 Transportation Impact Analysis prepared by Fehr and Peers, March 2014.

Findings of Fact:

a)

Tentative Tract Map No. 36467: Per the Transportation Impact Analysis prepared for the project, the following intersection improvements would be required for the intersections located in the traffic study area to operate at an acceptable level of service "D" or better:

- Newport Road and I-215 Southbound Off Ramp:
 - Optimize traffic signal timing during the PM peak hour.
- Newport Road and Antelope Road:
 - Optimize traffic signal timing during AM peak hour and PM peak hour.
 - Provide southbound right-turn overlap and prohibit eastbound left U-turns.
- Newport Road and Menifee Road:
 - Provide southbound right-turn overlap and prohibit eastbound left U-turns.
- Domenigoni Parkway and SR-79:
 - Optimize traffic signal timing during the AM peak hour and PM peak hour.
 - Provide northbound right-turn overlap and prohibit westbound left U-turns.
- Scott Road and Leon Road:
 - Install traffic signal.
 - Add one eastbound right-turn lane.
- Olive Avenue and SR-79:
 - Install traffic signal.

For cumulative impacts associated with the project, the project will participate in the cost of the following off-site intersection improvements through the payment of a fair share contribution identified below, as part of the Transportation Improvement Mitigation Fee Program administered by the Western Riverside Council of Governments:

- I-215 SB Ramps & Newport Rd: AM peak hour – 5.9%; PM peak hour – 13.5%
 - Optimize traffic signal timing during the AM peak hour and PM peak hour.
- Antelope Road & Newport Road: AM Peak Hour – 9.8%; PM peak hour – 21.8%.
 - Optimize traffic signal timing during the AM peak hour and PM peak hour.
 - Provide southbound right-turn overlap and prohibit eastbound left U-turns.
- Menifee Road & Newport Road: AM peak hour – 10.6%; PM peak hour – 22.2%.
 - Optimize traffic signal timing during the AM peak hour and PM peak hour.
 - Provide southbound right-turn overlap and prohibit eastbound left U-turns.
 - Provide northbound right-turn overlap and prohibit westbound left U-turns.
 - Add a second eastbound left-turn lane.
 - Add a second westbound left-turn lane.
 - Add a second northbound left-turn lane.
- Leon Road & Domenigoni Parkway: AM peak hour – 16.0%; PM peak hour – 31.4%.
 - Optimize traffic signal timing during the AM peak hour.
- Rice Road & Domenigoni Parkway: AM peak hour – 8.3%; PM peak hour – 23.8%.
 - Install traffic signal.
- SR-79 & Domenigoni Parkway: AM peak hour – 5.9%; PM peak hour – 13.0%.
 - Optimize traffic signal timing during the AM peak hour and PM peak hour.
 - Provide northbound right-turn overlap and prohibit westbound left U-turns.
- Leon Road & Scott Road: AM peak hour – 4.2%; PM peak hour – 9.4%.
 - Install traffic signal.
 - Add one eastbound right-turn lane.
 - Add one eastbound left-turn lane.
 - Add one north bound left-turn lane.
 - Add one westbound left-turn lane.
- SR-79 & Olive Avenue: AM peak hour – 7.1%; PM peak hour – 16.7%.

- o Install traffic signal.

With implementation of the above improvements and incorporated mitigation, direct and cumulative project impacts to transportation/traffic would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

b)

Tentative Tract Map No. 36467: The passage of Proposition 111 in June 1990 established a process for each metropolitan county in California, including Riverside, to prepare a Congestion Management Plan (CMP). The CMP, which was prepared by the Riverside County Transportation Commission (RCTC) in consultation with the County and the cities in Riverside County, is an effort to align land use, transportation, and air quality management efforts, to promote reasonable growth management programs that effectively use statewide transportation funds, while ensuring that new development pays its fair share of needed transportation improvements.

The focus of the CMP is the development of an Enhanced Traffic Monitoring System in which real-time traffic count data can be accessed by RCTC to evaluate the condition of the Congestion Management System (CMS) as well as meet other monitoring requirements at the State and Federal levels. Per the adopted Level of Service target of "E," when a CMS segment falls to "F," a deficiency plan is required. Preparation of a deficiency plan will be the responsibility of the local agency where the deficiency is located. Other agencies identified as contributors to the deficiency will also be required to coordinate with the development of the plan. The plan must contain mitigation measures, including Transportation Demand Management (TDM) strategies and transit alternatives, and a schedule of mitigating the deficiency. To ensure that the CMS is appropriately monitored to reduce the occurrence of CMP deficiencies, it is the responsibility of local agencies, when reviewing and approving development proposals, to consider the traffic impacts on the CMS.

The only CMP facilities within the study area are I-215 and SR-79. There are no CMP arterials or roadway segments within the project study area; therefore there are no impacts to CMP facilities due to the additional growth in traffic from the project.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

c)

Tentative Tract Map No. 36467: The project would not have no impact on air traffic patterns.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

d)

Tentative Tract Map No. 36467: The project, as proposed, would have no impact on waterborne, rail, or air traffic.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

e)

Tentative Tract Map No. 36467: The project, as designed, would not result in substantial traffic hazards such as via sharp curves or dangerous intersections, or incompatible land uses. Thus, there would be no impact for this issue.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

f)

Tentative Tract Map No. 36467: All streets would be improved and dedicated per the Specific Plan Design Guidelines and Riverside County development regulations, as required for Schedule 'A' tract maps. In addition, the project would pay it's fair share toward the intersection improvements identified in Item a), above.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

g)

Tentative Tract Map No. 36467: The project may have a temporary effect on traffic delays along Holland Road and/or Scott Road during construction, but the delays would cease upon completion of construction.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

h)

Tentative Tract Map No. 36467: The project provides two means of ingress and egress to the project. The primary access will be Leon Road from the north and the secondary access will be from Holland Road. These access points would provide adequate emergency access to and from the project. Existing access to nearby uses would remain.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

i)

Tentative Tract Map No. 36467: The project is in conformance policies, plans and programs that promote bikeway and pedestrian access within the Winchester Hills Specific Plan. Bikeways and pedestrian paths are planned along the major roadways and internal circulation routes that connect residential areas with commercial, school, and open space uses.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.TRANS.3, 10.TRANS.6, 10.TRANS.7, 10.TRANS.8, 30.TRANS.1, 30.TRANS.2, 30.TRANS.3, 30.TRANS.4, 30.TRANS.5, 30.TRANS.6, 50.TRANS.1, 50.TRANS.2, 50.TRANS.3, 50.TRANS.4, 50.TRANS.7, 50.TRANS.9, 50.TRANS.10, 50.TRANS.12, 50.TRANS.14, 50.TRANS.15, 50.TRANS.16, 50.TRANS.17, 50.TRANS.18, 50.TRANS.19, 50.TRANS.20, 50.TRANS.21, 50.TRANS.22, 50.TRANS.23, and 90.TRANS.2.

Monitoring: Monitoring by the Transportation Department.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
44. Bike Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan.

Findings of Fact:

Tentative Tract Map No. 36467: SP293A5 calls for a regional bikeway/pedestrian trail system along Leon Road and a pedestrian trail system through the center of the project, from Holland Road to the commercial/school parcels along the north project boundary. The project is consistent with the plans and policies of the Specific Plan and thus impacts would be less than significant with incorporated mitigation.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: TR 36467 COA 10.PARKS.1, 10.PARKS.2, 10.PARKS.3, 30.PARKS.1, 30.PARKS.2, 50.PARKS.1, 50.PARKS.2, 50.PARKS.3, 50.PARKS.4, 50.PARKS.5, 60.PARKS.1, 60.PARKS.2, 70.PARKS.1, 70.PARKS.2, 90.PARKS.1, 90.PARKS.2, 100.PARKS.1, 100.PARKS.2, and 100.PARKS.3.

Monitoring: Monitoring by the Planning Department and Valley-Wide Recreation and Parks District.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176				
	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
UTILITY AND SERVICE SYSTEMS Would the project				

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.

Findings of Fact:

a,b)

Tentative Tract Map No. 36467: The project will be served by Eastern Municipal Water District with existing water facilities pursuant to the arrangement of financial agreements. The project includes the development of on-site water facilities which would connect to existing and proposed off-site 12-inch water lines. The project must be consistent with the Water and Sewer Plan Development Standards of SP293A5 (page II-29) which includes design and installation of lines to the standards of the Eastern Municipal Water District. The project would be consistent with the Master Water Plan for SP293A5 and impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes concerning water that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
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46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.

Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.

Findings of Fact:

a,b)

Tentative Tract Map No. 36467: The project will be served by Eastern Municipal Water District with proposed sewer facilities pursuant to the arrangement of financial agreements. The project includes the development of on-site sewer facilities and will require off-site sewer improvements identified in SP293A5 (15 to 27-inch sewer lines and a lift station). The project must be consistent with the Water and Sewer Plan Development Standards of SP293A5 (page II-29) which includes design and installation of lines to the standards of the Eastern Municipal Water District. The project would be consistent with the Master Sewer Plan for SP293A5 and impacts would be less than significant. The construction or expansion of the off-site sewer system to serve cumulative needs would be subject to further environmental review under CEQA. A will-serve letter is required of the developer from agencies providing potable water (TR 36467 COA 80.HEALTH.1).

SP293A5 Substantial Conformance No. 7: There would be no substantial changes concerning wastewater that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan.
 Calrecycle web site: www.calrecycle.ca.gov/ accessed June 1, 2015.

Findings of Fact:

a,b)

Tentative Tract Map No. 36467: The project is within the jurisdiction of the Riverside County Waste Management Department which operates six landfills and contracts with an additional private landfill.

The nearest landfill, and the one most likely to accept waste from the project is the Lamb Canyon landfill. This landfill has an estimated remaining capacity of 10-11 million tons of waste. Based on a conservative growth rate of 4 percent per year this landfill is expected to have capacity until 2029. On average, the landfill receives 1800-2000 tons/day. It is permitted to receive up to 5,000 tons/day (personal comm. with Fouad Mina, Riverside County Waste Management Dept on 6/11/15). It is estimated that the project would generate 2-2.5 tons/day or 700-900 tons/year (ESA, 2015). Based on the average daily tons received at the landfill, the estimated waste generated by the project, and the estimated remaining capacity of the landfill, it is anticipated that there is sufficient permitted capacity to accommodate the project's solid waste disposal needs and impacts would be less than significant.

The project would contribute to the cumulative demands for solid waste facilities; however, the project's incremental contribution to solid waste impacts would not be cumulatively considerable based on the previous discussion. Future County solid waste facilities must be sited consistent with the County or applicable City land use and zoning policies and would be subject to further environmental review under CEQA.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes concerning solid waste management that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

	Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Riverside County General Plan.
 Preliminary Drainage Study for Tentative Tract Map No. 36467 prepared by Chang Consultants February 2014.

Findings of Fact:

a-c)

Tentative Tract Map No. 36467: The project is served by Southern California Edison for electricity service, Southern California Gas Company for gas service, and Verizon and Time Warner Cable for communication system service. Utilities are available to the site and would not result in physical impacts beyond the boundaries of the project site or roadway rights-of-way.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes concerning utilities that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

d)

Tentative Tract Map No. 36467: The project's drainage plan (Chang Consultants, 2014) has been designed to be compatible with the Master Drainage Plan for SP293A5. Runoff from the project site would be conveyed to proposed public drainage facilities, including the Holland Channel. Drainage facilities required for the project would either occur on-site, in roadway rights-of-way (storm drain lines and inlets), or would not involve physical environmental impacts beyond those already planned by the Master Drainage Plan. The project is conditioned on the development of downstream drainage facilities including the Holland Channel (SP293 COA 10.FLOOD.3) and must be consistent with the Drainage Development Standards of SP293A5 (page II-24 and II-26) which includes design and installation of lines to the standards of the Riverside County Flood Control and Water Control District. Drainage facilities would be limited to the project site or accounted for in the Master Drainage Plan and thus impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes concerning utilities that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

e)

Tentative Tract Map No. 36467: Street lighting installed by the project would be limited to the project site and thus impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes concerning utilities that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

f)

Tentative Tract Map No. 36467: The project would construct new roads requiring maintenance. Maintenance of these roadways is not anticipated to cause physical impacts beyond the boundaries of the project site and adjacent roadway rights-of-way and thus impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes concerning utilities that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

g)

Tentative Tract Map No. 36467: The project would not result in the need for construction or expansion of other off-site government services and thus there would be no impact for this issue.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes concerning utilities that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
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49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
 Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
 Project Application Materials.
 Western Riverside Council of Governments (WRCOG), 2012. Sustainability Framework. December, 2012.

Findings of Fact:

Tentative Tract Map No. 36467: The project would be required to include all mandatory green building measures for new residential and non-residential (e.g., retail, office, public schools, etc) developments under the CALGreen Code, which would lead to reduced energy consumption. In addition, the project would comply with all applicable policies identified in the Western Riverside Council of Governments Sustainability Framework, which includes energy conservation measures (WRCOG, 2012). The project is not anticipated to result in conflicts with an adopted energy conservation plan and thus impacts would be less than significant.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects. Therefore, the project would be in substantial conformance with the previous CEQA review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Proposed Project compared to Winchester Hills EIR 380 and EA 41176

Potentially Significant Impact	No New Significant Impact but New or Revised Mitigation Identified	No Change to Previous Impact or Mitigation	Topic Not Previously Analyzed; No Significant Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially

reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
Staff review, Project Application Materials.

Findings of Fact:

Tentative Tract Map No. 36467:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Thus, impacts would be less than significant. Conditions of approval and mitigation discussed in this document would reduce the potential for environmental impacts to a less-than-significant level.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
Staff review, Project Application Materials.

Findings of Fact:

Tentative Tract Map No. 36467: The project does not have impacts which are individually limited, but cumulatively considerable. Potential cumulative impacts are discussed in the resource sections (air quality, public services, traffic). Conditions of approval and mitigation discussed in this document would reduce the potential for cumulative impacts to a less-than-significant level.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be

substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
Staff review, project application.

Findings of Fact:

Tentative Tract Map No. 36467: With the conditions of approval and proposed mitigation, the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

SP293A5 Substantial Conformance No. 7: There would be no substantial changes that would require major revisions to the previous EIR and negative declaration, or new significant effects that will be substantially more severe than those impacts previously analyzed in EIR No. 380 and EA 41176. The substantial conformance request is consistent with the previous CEQA review.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D).

Earlier Analyses Used:

- Winchester Hills Specific Plan Final Environmental Impact Report No. 380, October 2, 1997.
- Winchester Hills Specific Plan, Amendment 5 Final Mitigated Negative Declaration - EA 41176, June 16, 2009.
- Air Quality and Greenhouse Gas Emissions Technical Report prepared by ESA, May 2014.
- Noise Technical Report prepared by ESA, May 2014.
- General MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, May 2013, updated November 2015.
- Burrowing Owl Survey Report prepared by ESA, March 2014.
- Jurisdictional Delineation Report by ESA, September 2015.
- 90-Day Dry Season Results, Vernal Pool Branchiopod Surveys at San Pedro Farms Project, Riverside County, California by Rock Biological Consulting, November 17, 2015.
- Phase I Cultural Resource Assessment prepared by ESA, May 2014.
- Phase II Archaeological Resources Investigations for Resources P-33-011250, P-33-011254, and a Portion of P-33-021021 for the San Pedro Farms Project, Winchester Hills Specific Plan Project, Riverside County, prepared by ESA, May 2015.
- Transportation Impact Analysis prepared by Fehr and Peers, March 2014.
- Preliminary Drainage Study for Tentative Tract Map No. 36467 prepared by Chang Consultants February 2014.

- Project Specific Water Quality Management Plan prepared by Chang Consultants February 2014.
- Preliminary Geotechnical Investigation San Pedro Farms Tract 36467 Winchester Area, Riverside County, California prepared by GEOCON West, Inc. July 18, 2014. Revised February 5, 2015.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

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

10. EVERY. 2 SPA - Amendment Description

INEFFECT

This Specific Plan Amendment alters the Specific Plan as follows:

- 1) Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12;
- 2) Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and 10B;
- 3) Reallocate dwelling units within Planning Areas 7, 8, and 9;
- 4) Designate Planning Area 9A and 9B as High Density Residential;
- 5) Designate Planning Areas 8A and 8B as Medium High Density Residential;
- 6) Designate Planning Areas 10A and 10B as Open Space;
- 7) Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54;
- 8) Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53;
- 9) Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B, 47C, 50A, 50B, 50C, 50D, 54A, and 54B;
- 10) Designate Planning Area 47A as Medium Density Residential;
- 11) Designate Planning Area 47B as Medium Density Residential;
- 12) Designate Planning Area 47C as Low Density Residential;

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10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Amendment Description (cont.) INEFFECT

- 13) Designate Planning Area 50C as Medium High Density Residential;
- 14) Designate Planning Area 50D as Medium Density Residential;
- 15) Designate Planning Area 53 as High Density Residential;
- 16) Designate Planning Area 54B as open space;
- 17) Redesignate Planning Area 49 as Planning Areas 49A and 49B;
- 18) Create Planning Areas 62A and 62B and designate as Open Space;
- 19) Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units;
- 20) Redesignate Planning Area 39 from Commercial to High Density Residential;
- 21) Expand Planning Area 40, thereby expanding the Specific Plan boundaries;
- 22) Contract Planning Area 45B, thereby contracting the Specific Plan boundaries;
- 23) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units);
- 24) Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan;
- 25) Adjust park construction triggers in accordance with updated funding plans for the parks.

10. EVERY. 3 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4 SP - SP Document INEFFECT

Specific Plan No. 293 shall include the following:

- a. Specific Plan Document, which shall include:

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.) INEFFECT

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

b. Final Environmental Impact Report No. 380 Document, which must include, but not be limited to, the following items:

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

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

10. EVERY. 5 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 293 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 293 , Amendment No. 5.

CHANGE OF ZONE = Change of Zone No. 7461.

GPA = General Plan Amendment No. 1061.

EIR = Environmental Impact Report No. 380.

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10. GENERAL CONDITIONS

10. EVERY. 6 SP - Ordinance Requirements INEFFECT

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

10. EVERY. 7 SP - Limits of SP DOCUMENT INEFFECT

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

BS GRADE DEPARTMENT

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

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

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

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

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

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

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR

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10. GENERAL CONDITIONS

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

LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - SCREEN CHECK NO 2 A5 INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the SP002932A5 and has no objections.

FIRE DEPARTMENT

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

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

10.FIRE. 3 SP-#56-IMPACT MITIGATION INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 4 SP-#87-OFF-SET FUNDING INEFFECT

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 5 SP-#95-HAZ FIRE AREA INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed

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10. GENERAL CONDITIONS

10.FIRE. 5 SP-#95-HAZ FIRE AREA (cont.) INEFFECT

on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 6 SP-#96-ROOFING MATERIAL INEFFECT

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

10.FIRE. 7 SP-#97-OPEN SPACE INEFFECT

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

10.FIRE. 8 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 9 SP*-#100-FIRE STATION INEFFECT

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

10.FIRE. 10 SP-#101-DISCL/FLAG LOT INEFFECT

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

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10. GENERAL CONDITIONS

10.FIRE. 10 SP-#101-DISCL/FLAG LOT (cont.) INEFFECT

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

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

NOTICE:

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

10.FIRE. 11 SP-#47 SECONDARY ACCESS INEFFECT

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

10.FIRE. 12 SP-#71-ADVERSE IMPACTS INEFFECT

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT INEFFECT

Specific Plan 293, Amendment No. 5, Screencheck No. 2 is a proposal to develop 2841 acres with approximately 5,245

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP- FLOOD HAZARD REPORT (cont.)

INEFFECT

dwelling units, commercial and industrial uses, schools and parks. The site is located in the Harvest Valley/Winchester Area Plan westerly of State Highway 79, easterly of Briggs Road and northerly of Holland Road.

The Specific Plan Amendment No. 5 in general proposes to adjust boundaries, re-designate planning areas and change densities.

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south. Thus, the Specific Plan (SP) can be divided into two regional drainage basins. Most of the SP (northern) drains to Salt Creek while the southern 3/4 square mile of the SP drains southerly and then west.

Northern Portion Drainage Plan-

The master drainage plan for the northern portion originally proposed with the SP collects flows and conveys them to Salt Creek. The master drainage plan has been modified and expanded in scope (2006) to more completely accomplish the intent of the original SP drainage plan.

Ultimate improvements for the Salt Creek Channel from Lindenberger Road upstream through the City of Hemet have been completed and the existing undersized box culverts under Rice Road were removed and replaced by a dip crossing to allow full containment of storm water within Salt Creek Channel. Salt Creek Channel is considered as a regional facility that would serve as an adequate outlet to all of the developments in the northern basin of the SP. Therefore, any development in the northern drainage basin has to construct the necessary drainage facility to Salt Creek.

Although the improvements to Salt Creek Channel and the removal of the boxes have reduced flooding, some portion of the SP is still shown within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2060G and 060245 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Sothern Portion Drainage Plan- The master drainage plan

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT (cont.) (cont.) INEFFECT

proposed with the original SP for the southern portion (Planning Areas 47b,49, 50, and 51 thru 61) of the site (specifically for Tract 30976, 30977, and 32318) proposed to terminate the storm drain for these tracts at the intersection of Holland Road and Leon Road.

A drainage plan prepared by Artiga Civil Design and dated May 2007 was reviewed and approved by the District. This drainage plan proposes to construct a regional facility that would collect storm runoff from the southern portion of the SP and the valley south of the SP. This drainage plan, proposed by the developer to the south of the SP, is a regional facility from the intersection of Leon Road and Holland Road to Lindenberger Road. The facility would generally run parallel to and south of Holland Road. These developments (the southern basin of the SP) are conditioned to construct what is referred to as Holland Channel from Leon Road to Lindenberger Road.

A Conditional Letter of Map of Revision (CLOMR) based on the Salt Creek improvements and the removal of Rice has been obtained. While the existing undersized box culverts were removed and replaced by a dip crossing, the floodplain limits have not been revised.

Following are the District's recommendations in order to protect the public health and safety:

1.A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a.Unless a Letter of Map Revision (LOMR) has been obtained by the District, the developer shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain. A flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site.

b.The applicant shall be responsible for payment of all

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT (cont.) (cont.) (contINEFFECT

processing fees required by FEMA for the LOMR. FEMA submittals for a LOMR shall be reviewed by the District on a fee for service basis and a minimum deposit will be required before processing is initiated.

2.Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

Portions of Specific Plan 293 are located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors. However, the portion of the SP within the Murrieta Creek/Warm Springs Valley Area Drainage Plan is designated as open space and therefore ADP fees would not be imposed for those areas.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

The specific plan proposes to use the District's maintenance roads for the proposed Salt Creek Channel as multi-use recreational trails. These recreational corridors are proposed to be a minimum of 20 feet wide with a landscaped area of about 10 feet on each side of the access road. The District does not object to this proposal. However, the Parks District, CSA or other public entity(s) must undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT (cont.) (cont.) (cont)
control aspects of Salt Creek Channel.

10.FLOOD RI. 1 SP- ADP FEES MET

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

10.FLOOD RI. 2 SP- COLLECT AND CONVEY RUNOFF INEFFECT

Each development within this Specific Plan will be required to collect and convey all onsite and offsite runoff to an adequate outlet.

10.FLOOD RI. 3 SP- CONSTRUCT REGIONAL BASIN INEFFECT

Any development within the southern basin of this project shall construct a regional basin facility from Leon Road to Lindenberger Road.

10.FLOOD RI. 4 SP- FEMA FLOOD PLAIN INEFFECT

Portions of this site are impacted by a FEMA mapped flood plain. Any encroachment into or other modification of this flood plain will require the applicant to process a Letter of Map Revision (LOMR). This will likely require the

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 SP- FEMA FLOOD PLAIN (cont.) INEFFECT

preparation and submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 5 SP- SUBMIT PRELIM WQMP INEFFECT

The Santa Ana Region and San Diego Region Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011 and R9-2004-001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds).

The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 SP- SUBMIT PRELIM WQMP (cont.) INEFFECT

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report must mimic the format/template of the final report but could be at a lesser level of detail. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND INEFFECT

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

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND INEFFECT

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) INEFFECT

archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 3 SP - GEO NO. 1246 INEFFECT

County Geologic Report (GEO) No. 1246 was prepared for this development (SP00293 & TR31892) by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Investigation and Rock Rippability Study, Proposed Menifee Heights Project, Southwest of Patton Avenue and Leon Road, Riverside County, California", dated December 16, 2003. In addition, Leighton prepared "Geotechnical Review Update, Report No. GEO 1246, Tentative Tr5act Map No. 31892, Winchester Ridge, Menifee Area, County of Riverside, California", dated June 22, 2004. This document is herein incorporated as a part of GEO No. 1246.

GEO No. 1246 concluded:

1.No evidence of on-site landslides was observed during the field investigation.

2.The steep north and east-sloping hillsides on the western portion of the site contains many loose boulders. The potential for rockfall due to either erosion or seismic groundshaking is significant in this area.

3.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during the investigation.

4.The potential for site ground rupture is considered low.

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - GEO NO. 1246 (cont.)

INEFFECT

5.The potential for liquefaction, due to the design earthquake event, to affect structures at this site is low.

6.The site is not anticipated to be at risk for seismically induced flooding.

7.Adequate safety factors relative to slope stability for proposed 2:1 cut and fill slopes, 90 feet and 42 feet high respectively, were obtained.

8.Potential geologic constraints on the proposed development include but are not limited to strong ground motion, locally unrippable bedrock, and compressible and/or hydrocollapsable alluvium.

GEO No. 1246 recommended:

1.Remedial measures such as rock removal, catchment areas, rock fences, or setbacks should be considered in the site design. The potential hazard from individual rocks should be assessed during grading.

2.Compressible native soils and undocumented fill soils should be removed down to competent material.

3.Cut slopes should be observed by an engineering geologist during grading.

GEO No. 1246 satisfies the requirement for a geotechnical study for CEQA/planning purposes. GEO No. 1246 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet shall be prepared identifying the potential rockfall hazard as described elsewhere in this conditions set.

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10. GENERAL CONDITIONS

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES INEFFECT

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

10.PLANNING. 5 SP - NO P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas that alters the land use designation or density category of any Planning Area within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 6 SP - PA 12 SCHOOL ACCEPTANCE INEFFECT

If within two (2) years of approval of the final map (or the last phase if the final map was phased) of Tentative Tract Map No. 31100, the School District should decline to accept conveyance of this site for development of an elementary school, then the project proponent reserves the right to develop Planning area 12 with single family residential uses in conformance with the Development Standards of the SPECIFIC PLAN.

10.PLANNING. 7 SP - HOLD HARMLESS SPSC6 INEFFECT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly

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10. GENERAL CONDITIONS

10.PLANNING. 7 SP - HOLD HARMLESS SPSC6 (cont.) INEFFECT

notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP - ACOUST AND ESA 1 RQ SPSC6 INEFFECT

Prior to the approval of any project under the SPECIFIC PLAN, an Acoustical study as well as an Environmental Site Assessment, phase 1 study shall be required.

This condition was added by Substantial Conformance No 6.

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30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - BUOW PRECNST SURVEY SPSC6

INEFFECT

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT UNDER SP00293, THE FOLLOWING 60.MILESTONE, PRIOR TO GRADE CONDITION SHALL BE ADDED TO THE PROPOSED PROJECT(S):

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

This Condition was added through Specific Plan Substantial Conformance No. 6.

PARKS DEPARTMENT

30.PARKS. 1 SP - REGIONAL/COMM TRLS SPSC6

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), future implementing projects shall be subject to the Non-Vehicular Plan requirements.

This condition was added as part of Substantial Conformance No. 6 to the SPECIFIC PLAN.

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC STUDY

INEFFECT

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

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to teh Planning Department Engineering Geologist for review and approval.

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

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

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL)

INEFFECT

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

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

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS

INEFFECT

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS (cont.) INEFFECT

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

30.PLANNING. 4 SP - DURATION OF SP VALIDITY INEFFECT

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (0) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS INEFFECT

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS (cont.) INEFFECT

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
Riverside County Planning Department in Indio	2 copies
in Murrieta	2 copies
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

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

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

30.PLANNING. 6 SP - PROJECT LOCATION EXHIBIT INEFFECT

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

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

30.PLANNING. 9 SP - ARCHAEO STUDY REQD MET

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

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

This condition shall be considered MET if the relevant

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - ARCHAEO STUDY REQD (cont.) MET

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

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

30.PLANNING. 11 SP - ADDENDUM EIR INEFFECT

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

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

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

30.PLANNING. 12 SP - EA REQUIRED INEFFECT

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

"If this implementing project is subject to the California

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - EA REQUIRED (cont.) INEFFECT

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

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

30.PLANNING. 13 SP - SUPPLEMENT TO EIR INEFFECT

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

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

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

30.PLANNING. 14 SP - SUBSEQUENT EIR INEFFECT

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUBSEQUENT EIR (cont.) INEFFECT

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

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

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS INEFFECT

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

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

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 16 SP - AMENDMENT REQUIRED INEFFECT

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - AMENDMENT REQUIRED (cont.) INEFFECT

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

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

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

30.PLANNING. 17 SP - PARK AGENCY REQUIRED INEFFECT

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - PA PROCEDURES

INEFFECT

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

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

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

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE

INEFFECT

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE (cont.) INEFFECT

private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA INEFFECT

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

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

INEFFECT

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners'

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) INEFFECT

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

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

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

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

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

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

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

1. A cover letter identifying the project for which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) INEFFECT

approval is sought;

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

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) INEFFECT

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

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

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

30.PLANNING. 24 SP - PALEO M/M PROGRAM INEFFECT

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - SKR FEE CONDITION INEFFECT

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.) INEFFECT

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

30.PLANNING. 31 SP - SCHOOL MITIGATION INEFFECT

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

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

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED INEFFECT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

"Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED (cont.) INEFFECT

potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

30.PLANNING. 34 SP - IF HUMAN REMAINS FOUND INEFFECT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

"If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - INFRASTR. PARTICIPATION

INEFFECT

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

"Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - INFRASTR. PARTICIPATION (cont.) INEFFECT

infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein."

30.PLANNING. 36 SP - PA 28B PARK AGREEMENT INEFFECT

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

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP293A5/TS CONDITIONS INEFFECT

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Briggs Road (NW) at:
Grand Avenue (EW)
Simpson Road (EW)

Olive Avenue (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP293A5/TS CONDITIONS (cont.) INEFFECT

Patton Avenue (EW)
Holland Road (EW)

La Ventana Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

La Ventana Loop Road (NS) at:
Patton Road (EW)

Leon Road (NS) at:
Grand Avenue (EW)
Simpson Road (EW)
Loop Road (EW)
Olive Avenue (EW)
Patton Road (EW)
North Loop Road (EW)
Central Loop Road (EW)
South Loop Road (EW)
Holland Road (EW)

Eucalyptus Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

West Loop Road (NS) at:
Patton Road (EW)

Rice Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)
Patton Road (EW)

Winchester Road "SR-79" (NS) at:
Grand Avenue (EW)
Simpson Avenue (EW)
Olive Avenue (EW)
Patton Road (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP293A5/TS IMPROVEMENTS INEFFECT

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

30.TRANS. 3 SP - SP293A5/WRCOG TUMF INEFFECT

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

30.TRANS. 4 SP - SP293A5/TRAF SIG MIT MECH INEFFECT

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.5 shall be prepared by the project proponent and approved by the Transportation Department.

30.TRANS. 5 SP - SP293A5/TS INSTALLATION INEFFECT

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

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic signals at the following intersections through payment of

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP293A5/TS INSTALLATION (cont.) INEFFECT

Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road
- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

30.TRANS. 6 SP - SP293A5/TRAFFIC STUDY REQ INEFFECT

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 293 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 37 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 650th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 37. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 37 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 2 SP - PA 37 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 37 shall be constructed and fully operable.

100.PLANNING. 3 SP - PA 32 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 1400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 32. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 32 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA 32 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 1500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 32 shall be constructed and fully operable.

100.PLANNING. 5 SP - PA 21 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 1900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 21. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP - PA 21 PARK PLANS REQD (cont.) INEFFECT
for the park and its facilities.

100.PLANNING. 6 SP - PA 21 PARK CONST INEFFECT
PRIOR TO THE ISSUANCE OF THE 2000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21 shall be constructed and fully operable.

100.PLANNING. 7 SP - PA 11 PARK PLANS REQD INEFFECT
PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 8 SP - PA 11 PARK CONST INEFFECT
PRIOR TO THE ISSUANCE OF THE 3000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD INEFFECT
PRIOR TO THE ISSUANCE OF THE 3900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD (cont.) INEFFECT

Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 55. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 55 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 10 SP - PA 55 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 55 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 11 SP - PA 28B 1ST HALF PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the first half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 11 SP - PA 28B 1ST HALF PLANS (cont.) INEFFECT
 facilities.

100.PLANNING. 12 SP - PA 28B 1ST HALF CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 3010th building permit within the SPECIFIC PLAN, the first half of the park designated as Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 13 SP - PA 28B 2ND HALF PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 3910th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the second half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 14 SP - PA 28B 2ND HALF CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the second half of the park designated as Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 15 SP - PA 62A PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 4400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 62A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 62A and with the requirements of the

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 15 SP - PA 62A PARK PLANS REQD (cont.) INEFFECT

Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 16 SP - PA 62A PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 62A shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPSC- SPSC description

RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. More specifically, Tentative Tract Map No. 36467 includes the following Planning Areas: 52 (portion), 54a (portion), 55, 56 (portion), 57, 58, 59, 60, and 61. Specific Plan Substantial Conformance to SP293 Amendment No. 5 incorporates minor edits to the SP so that the document is consistent with the lotting detail of TR36467. The edits are as follows:

- Planning Area 55: The parkland acreage is increased from 8.4 acres to 18.5 acres.
- Planning Area 57: The acreage of PA 57 is increased from 7.3 acres to 9.4 acres. The average density is reduced from 11.8 d.u./ac to 9.9 d.u./ac.
- Planning Area 58: The acreage of PA 58 is increased from 30.1 acres to 34.8 acres. The average density is reduced from 5.0 d.u./ac to 4.7 d.u./ac.
- Planning Area 60: The acreage for PA 60 is increased from 9.0 acres to 9.7 acres. The average density is reduced from 3.8 d.u./ac to 3.6 d.u./ac.
- Planning Area 61: The acreage of PA 61 is reduced from 51.6 acres to 33.2 acres to accommodate a public park and stormwater detention facilities. The average density is increased from 3.6 d.u./ac to 5.0 d.u./ac.

It is important to note that the total number of dwelling units previously approved for the project site remains unchanged. Additionally, cost sharing provisions included in A5 have been removed and new park trigger detail has been added.

10. EVERY. 2 SPSC - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY)

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10. GENERAL CONDITIONS

10. EVERY. 2 SPSC - HOLD HARMLESS (cont.)

RECOMMND

from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 SPSC- Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 00293 Substantial Conformance No. 7 shall be henceforth defined as follows:

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No. 7 to Specific Plan No. 00293.

CHANGE OF ZONE = Change of Zone No. 07885.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

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

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

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

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

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 2 SP-#71-ADVERSE IMPACTS RECOMMND

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

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

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10. GENERAL CONDITIONS

10.FIRE. 3 SP-#86-WATER MAINS RECOMMND

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

10.FIRE. 4 SP-#87-OFF-SET FUNDING RECOMMND

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 5 SP-#95-HAZ FIRE AREA RECOMMND

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

10.FIRE. 6 SP-#96-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in the California Building Code.

10.FIRE. 7 SP-#97-OPEN SPACE RECOMMND

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

10.FIRE. 8 SP-#85-FINAL FIRE REQUIRE RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

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10. GENERAL CONDITIONS

10.FIRE. 9 SP-#100-FIRE STATION RECOMMND

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

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

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- 2) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

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

10.FIRE. 11 SP-#47 SECONDARY ACCESS RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND

Specific Plan 00293 (Winchester Hills) Amendment No. 5, Substantial Conformance No. 7, is a request to slightly modify the designs and designations of several planning areas. These modifications are requested in association of tentative Tract 36467.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) RECOMMND

There is no indication that a significant change to the Master Drainage Plan for Winchester Hills is proposed with this substantial conformance. Any modifications to the planning areas should not cause any revisions to the Master Drainage Plan for the specific plan. As individual developments are processed, site specific hydrological studies will be reviewed and evaluated.

The District's previous Conditions of Approval for Specific Plan 293, Amendment No.5, are still applicable and the District does not object to Substantial Conformance No. 7.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - SC DOCUMENT TO BE PREPAR RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) CD copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document, and 3 hard copies. The final documents shall replace the previous SPECIFIC PLAN.

20.PLANNING. 2 SC - CONDITIONS ADDED RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

30.Planning.XXPARK AGENCY REQUIRED

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, the applicant shall provide evidence to the Planning Department that all park and or QUIMBY fees have been paid to the Valley Wide Parks and Recreation District.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SC - CONDITIONS ADDED (cont.)

RECOMMND

This condition shall not be differed."

100.Planning.XXPAG 1 PARKS PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 1 as outlined in the SPECIFIC PLAN, consisting of PA 28a, PA 29, and PA 30, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 2, 3, 4, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

100.Planning.xxPAG 1 PARKS CONST REQ

Prior to issuance of the 401st Building Permit in Planning Area Group 1 as outlined in the SPECIFIC PLAN, consisting of PA 28a, PA 29, and PA 30 a minimum of 8.2 acres of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District.

100.Planning.XXPAG 2 PARKS PLANS REQ PA28B

Prior to issuance of the 200th Building Permit in Planning Area Group 2 as outlined in the SPECIFIC PLAN, consisting of PA 38a, PA 38b, PA 39, PA 40, PA 43, PA 46, and PA 47a, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 3, 4, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

100.Planning.XXPAG 2 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 2 as outlined in the SPECIFIC PLAN, consisting of PA 38a, PA 38b, PA 39, PA 40, PA 43, PA 46, and PA 47a, Detailed Park Construction Plans for Planning Area (PA) 37 Park shall be approved by the County and Valley-Wide

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SC - CONDITIONS ADDED (cont.) (cont.) RECOMMND

Recreation and Park District.

100.Planning.xxPAG 2 PARKS CONST REQ

Prior to issuance of the 401st Building Permit in Planning Area Group 2 as outlined in the SPECIFIC PLAN, consisting of PA 38a, PA 38b, PA 39, PA 40, PA 43, PA 46, and PA 47a, the park designated within Planning Area (PA) 37 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

100.Planning.XXPAG 2 FAIR SHARE ON 28b

Prior to issuance of the 850th Building Permit in Planning Area Group 2 as outlined in the SPECIFIC PLAN, consisting of PA 38a, PA 38b, PA 39, PA 40, PA 43, PA 46, and PA 47a, a minimum of 13 acres (independent and separate from all other Planning Area Groups and any other park space already constructed within PA 28b) of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District and the County of Riverside

100.Planning.XXPAG 3 PARKS PLANS REQ PA28B

Prior to issuance of the 200th Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 2, 4, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

100.Planning.XXPAG 3 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, Detailed Park Construction Plans for Planning Area (PA) 32 Park shall be approved by the County and Valley-Wide Recreation and Park District.

100.Planning.xxPAG 3 PARKS CONST REQ

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SC - CONDITIONS ADDED (cont.) (cont.) (cont.)RECOMMND

Prior to issuance of the 401st Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, the park designated within Planning Area (PA) 32 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

100.Planning.XXPAG 3 FAIR SHARE ON 28b

Prior to issuance of the 575th Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, a minimum of 4.6 acres (independent and separate from all other Planning Area Groups and any other park space already constructed within PA 28b) of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District and the County of Riverside.

100.Planning.XXPAG 4 PARKS PLANS REQ PA28B

Prior to issuance of the 200th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 2, 3, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

100.Planning.XXPAG 4 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, Detailed Park Construction Plans for Planning Area (PA) 21 Park shall be approved by the County and Valley-Wide Recreation and Park District.

100.Planning.xxPAG 4 PARKS CONST REQ

Prior to issuance of the 400th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SC - CONDITIONS ADDED (cont.) (cont.) (cont.)RECOMMND

of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, the park designated within Planning Area (PA) 21 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

100.Planning.XXPAG 4 FAIR SHARE ON 28b

Prior to issuance of the 750th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, a minimum of 8.9 acres (independent and separate from all other Planning Area Groups and any other park space already constructed within PA 28b) of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District and the County of Riverside.

100.Planning.XXPAG 5 PARKS PLANS REQ PA28B

Prior to issuance of the 200th Building Permit in Planning Area Group 5 as outlined in the SPECIFIC PLAN, consisting of PA 7, PA 8a, PA 8b, PA 9a, and PA 9b, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 2, 3, and 4 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

100.Planning.XXPAG 5 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 5 as outlined in the SPECIFIC PLAN, consisting of PA 7, PA 8a, PA 8b, PA 9a, and PA 9b, Detailed Park Construction Plans for Planning Area (PA) 11 Park shall be approved by the County and Valley-Wide Recreation and Park District.

100.Planning.xxPAG 5 PARKS CONST REQ

Prior to issuance of the 401st Building Permit in Planning Area Group 5 as outlined in the SPECIFIC PLAN, consisting of PA 7, PA 8a, PA 8b, PA 9a, and PA 9b, the park designated within Planning Area (PA) 11 shall be constructed and be fully operable and acceptable to

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SC - CONDITIONS ADDED (cont.) (cont.) (cont.)RECOMMND

Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

100.Planning.XXPAG 5 FAIR SHARE ON 28b

Prior to issuance of the 575th Building Permit in Planning Area Group 5 as outlined in the SPECIFIC PLAN, consisting of PA 7, PA 8a, PA 8b, PA 9a, and PA 9b, a minimum of 4.2 acres (independent and separate from all other Planning Area Groups and any other park space already constructed within PA 28b) of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District and the County of Riverside.

100.Planning.XXPAG 6 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 6 as outlined in the SPECIFIC PLAN, consisting of PA 57, PA 58, PA 60, and PA 61, Detailed Park Construction Plans for Planning Area (PA) 55 Park shall be approved by the County and Valley-Wide Recreation and Park District.

100.Planning.xxPAG 6 PARKS CONST REQ

Prior to issuance of the 400th Building Permit in Planning Area Group 6 as outlined in the SPECIFIC PLAN, consisting of PA 57, PA 58, PA 60, and PA 61, the park designated within Planning Area (PA) 55 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

100.Planning.XXPAG 7 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 6 as outlined in the SPECIFIC PLAN, consisting of PA 47b, PA 47c, PA 50a, PA 50b, PA 50c, PA 50d, PA51, PA 52, and PA 53, Detailed Park Construction Plans for Planning Areas (PA) 62a and 62b Park shall be approved by the County and Valley-Wide Recreation and Park District.

100.Planning.xxPAG 7 PARKS CONST REQ

Prior to issuance of the 400th Building Permit in Planning Area Group 6 as outlined in the SPECIFIC PLAN, consisting

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SC - CONDITIONS ADDED (cont.) (cont.) (cont.)RECOMMND

of PA 47b, PA 47c, PA 50a, PA 50b, PA 50c, PA 50d, PA51, PA 52, and PA 53, the park designated within Planning Areas (PA) 62a and 62b shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

20.PLANNING. 3 SC - CONDITIONS DELETED RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall delete the following conditions of SP00293A5:

100.PLANNING.1 through 100.PLANNING.16

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP 293 S7 - ENV HEALTH RECOMMND

Prior to the approval of any implementing project within the Specific Plan (i.e.: tract map, parcel map, use permit, plot plan, grading permit, etc.), the following shall be required:

-An original copy of an Environmental Site Assessment, Phase 1 study.

-An original copy of a Noise study.

EPD DEPARTMENT

30.EPD. 1 SP - BUOW PRECONSTRUCTION RECOMMND

PRIOR TO APPROVAL OF ANY IMPLEMENTNIG PROJECT UNDER SP00293, THE FOLLOWING 60.MILESTONE, PRIOR TO GRADE CONDITION SHALL BE ADDED TO THE PROPOSED PROJECT(S):

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

SP - BUOW PRECONSTRUCTION (cont.)

RECOMMND

Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

This Condition was added through Specific Plan Substantial Conformance No. 6.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "A" subdivision of 158.87 acres into 421 lots, consisting of 381 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36467 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36467, Amended No. 1, dated 10/28/2015.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 6 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 8 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 9 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

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10. GENERAL CONDITIONS

10.BS GRADE. 11

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 12 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 13 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 14 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 16 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 17 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 18 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 24 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by

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10. GENERAL CONDITIONS

10.BS GRADE. 24 MAP - RETAINING WALLS (cont.) RECOMMND

the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 28 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 29 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE RECOMMND

TR36467 is proposing potable water service and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 13 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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10. GENERAL CONDITIONS

10.FIRE. 14 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1500 GPM for 2 hour duration at 20 PSI.

Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Super fire hydrants (6x4x2-1/2x2-1/2) shall be located along the frontages of commercial lots and the park areas

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT RECOMMND

Tract 36467, amendment number 1, is a proposal to subdivide 160 acres into 381 multi-family residential lots, 1 school site, 1 commercial lot, 1 recreational vehicle and boar storage lot, 1 Homeowner's Recreation area, 3 park lots, 1 open space lot (21 acres), 12 basin/swale lots and 20 private open space lots in the Winchester area. The site is located at the northeast corner of Leon Road and Holland Road and is part of the Winchester Hills Specific Plan (SP 293 Amendment number 5). It is the District's understanding that Amendment number 6 to the Specific Plan will be processed soon.

This site receives substantial sheet flow runoff from a hilly watershed of approximately 322 acres from the north. A smaller watershed of approximately 115 acres drains from the north east to the eastern boundary of the project. The site drains in a southwesterly direction to an area with little or no drainage infrastructure. A drainage plan prepared by Artiga Civil Design, dated May 2007 was reviewed and approved by the District. This Drainage Plan proposes to construct a regional facility, the Holland Channel, which would collect storm runoff from the south valley and is identified in the specific plan. The Holland Channel is proposed to parallel along the south side of Holland Road, between Leon Road and Lindenberger Road. According to the Specific Plan, this project was required to build the Holland Channel from Leon Road to Lindenberger Road, as an an adequate drainage outlet.

It is the District's understanding that the Transportation Department has reviewed and approved the Hydrology and

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Hydraulic Study and the Preliminary Water Quality Management Plan for Tract 36467. The Transportation Department will ultimately be maintaining the storm drain facilities consistent with Transportation Department standards and specifications.

However, if the District is to maintain any flood control facilities, the applicant/engineer must submit a written request to the District addressed to the General Manager-Chief Engineer, Attn: Chief of Planning Division. The request shall note the case number, location, brief description of the system (size and lengths) and include an exhibit that shows the proposed alignment. A copy of the improvement plans, grading plans, WQMP and any other necessary documentation along with supporting hydrologic and hydraulic calculations must be submitted to the District for review and approval. The plans must receive District approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Once the plans have been approved and the District is willing to maintain the proposed facility, then the following five (5) items must be accomplished prior to recordation of the final map or starting construction of the drainage facility:

1. The developer shall submit to the District the preliminary title reports, plats and legal descriptions for all rights-of-way to be conveyed to the District and secure those rights-of-way to the satisfaction of the District; and
2. An agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and
3. Plans for the facility must be approved and signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and
4. All regulatory permits to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. Additionally,

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

there shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety; and

5. The Developer shall construct a channel to convey tributary offsite and onsite flows at the intersection of Leon Road and Holland. The channel outlet would be located at Menifee Road if Tract 36467 development precedes tracts 31008 and 31229. The channel shall be designed to District standards. Prior to map recordation, plans for the facility must be approved, bonds posted, right to way acquired and agreements executed. Prior to the release of occupancy permits, the facility must be deemed substantially complete.

It should be noted that the engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

PARKS DEPARTMENT

10.PARKS. 1 MAP - PARK AND TRAIL PLAN RECOMMND

The applicant shall provide park and trail plans to the Riverside County Regional Park and Open-Space District for review and approval.

10.PARKS. 2 MAP - MAINTENANCE MECHANISM RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the tract map for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 3 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP- MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 6 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS RECOMMND

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 15 feet.
- c. The side yard setback is 5 feet.
- d. The minimum street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 50 feet.
- g. The maximum height of any building is 35 feet.

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10. GENERAL CONDITIONS

10. PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.)

RECOMMND

- h. The minimum parcel size is 7,200 square feet.
- i. No more than 40% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet full height curb is required between driveways within any one property frontage, in accordance with Ord. no. 461, Standard No. 207.

For Planning Area 54A, the design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. There are no yard requirements for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear, and side lot lines not less than two feet for each foot by which the height exceeds 35 feet.
- c. The minimum average width of each lot is 50 feet.
- d. The maximum height of any building is 35 feet.
- e. There is no minimum parcel size.
- f. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

For Planning Area 55, the design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

For Planning Area 59, the design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.) (cont.) RECOMMND

standards of the SP zone.

b. Whenever a building is to be constructed on a lot, it shall have a front yard, side yard, and rear yard, each of which shall not be less than 50 feet.

c. There is no minimum average width.

d. The maximum height of any building is 50 feet.

e. There is no minimum parcel size.

f. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

For Planning Areas 60 and 61, the design standards for the subdivision are as follows:

a. Lots created by this map shall conform to the design standards of the SP zone.

b. The front yard setback is 15 feet.

c. The side yard setback is 5 feet.

d. The streetside yard setback is 10 feet.

e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.

f. The minimum average width of each lot is 50 feet.

g. The maximum height of any building is 35 feet.

h. The minimum parcel size is 6,000 square feet.

i. No more than 50% of the lot shall be covered by structure.

j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

d. The maximum height of any building is 50 feet.

e. There is no minimum parcel size.

f. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

For Planning Area 56, the design standards for the subdivision are as follows:

a. Lots created by this map shall conform to the design

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.) (cont.) (RECOMMND

standards of the SP zone.

b. The minimum front yard setback is 15 feet.

c. The minimum side yard setback is 10 feet.

d. The minimum street side yard setback is 10 feet.

e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.

f. The minimum average width of each lot is 50 feet.

g. The maximum height of any building is 35 feet.

h. The minimum parcel size is 4,500 square feet.

i. No more than 60% of the lot shall be covered by structure.

j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

For Planning Area 57, the design standards for the subdivison are as follows:

a. Lots created by this map shall conform to the design standards of the SP zone.

b. The minimum front yard setback is 10 feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than 10 feet plus two feet for each foot by which the height exceeds 35 feet.

c. The minimum side yard setback is 5 feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet.

d. The street side yard setback is 10 feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than 10 feet plus two feet for each foot by which the height exceeds 35 feet.

e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.

f. The minimum average width of each lot is 60 feet.

g. The maximum height of any building is 50 feet.

h. The minimum parcel size is 7,200 square feet.

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.) (cont.) (RECOMMND

- i. no more than 50% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

For Planning Area 58, the design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The minimum front yard setback is 15 feet.
- c. The minimum side yard setback is 5 feet.
- d. The minimum street yard setback is 10 feet.
- e. The minimum rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 50 feet.
- g. The minimum parcel size is 7,200 square feet.
- h. No more than 50% of the lot shall covered by structure.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

For Planning Area 58, the design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The minimum front yard setback is 15 feet.
- c. The minimum street side yard setback is 10 feet.
- d. The minimum rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- e. The minimum average width of each lot is 50 feet.
- f. The maximum height of any building is 35 feet.
- g. The minimum parcel size is 5,000 square feet.
- h. No more than 60% of the lot shall be covered by structure.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.) (cont.) (RECOMMND

COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable.

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10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 11 MAP- REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

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10.PLANNING. 13 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 16 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4.The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LOW PALEO (cont.)

RECOMMND

the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 17 MAP - PDA04870

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County Archaeological Report (PDA) No. 4870 submitted for this project (TR36467) was prepared by Monica Strauss and Matthew Gonzalez of ESA and is entitled: "Draft Work Plan for Phase II Archaeological Resources Investigations for Resources P-33-11250, P-33-11254, and a Portion of P-33-21021 for the San Pedro Farms Project, Winchester Hills Specific Plan Area, Riverside County, California," dated September, 2014.

This report was received on September 04, 2014 and accepted by the County Archaeologist on September 08, 2014.

Phase II testing is required as described elsewhere in this conditions set.

This document is herein incorporated as a part of the

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10.PLANNING. 17 MAP - PDA04870 (cont.) RECOMMND
record for project.

10.PLANNING. 18 MAP - PDA04858R1 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4858 submitted for this project (TR36467) was prepared by ESA and is entitled: "Phase I Cultural Resource Assessment for the San Pedro Farms Project, Winchester Hills Specific Plan Area, Riverside County, California," dated May 2014. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant July 21, 2014. These comments were addressed and the report was accepted July 25, 2014.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 19 MAP - PDA04890R1 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4890 submitted for this project (TR36467) was prepared by ESA and is entitled: "Phase II Archaeological Resources Investigations for Resources P-33-11250, P-33-11254, and a Portion of P-33-21021 for the San Pedro Farms Project, Winchester Hills Specific Plan Area, Riverside County, California", dated November 2014. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant. Revised County Archaeological Report (PDA) No. 4890r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated May 2015. This report was received on May 29, 2015 and accepted by the County Archaeologist on the same day.

(PDA) No 4890r1 concludes that P-33-011250, -011254, and the prehistoric component of site P-33-021021, are not individually eligible for listing in the California Register, nor do they appear to qualify as contributors to the California Register-eligible archaeological district, P-33-014370.

(PDA) No 4890r1 recommends that an archaeological monitor and a Native American monitor be retained to closely monitor all ground-disturbing

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - PDA04890R1 ACCEPTED (cont.) RECOMMND

activities within 100 feet of the resources.
These documents are herein incorporated as a part of the
record for project.

10.PLANNING. 20 MAP - GEO02447 RECOMMND

County Geologic Report (GEO) No. 2447, submitted for Tract
Map (TR36467) was prepared by GEOCON West, Inc., and is
entitled: "Preliminary Geotechnical Investigation "San
Pedro Farms Tract 36467 Winchester Area Riverside County,
California", dated July 18, 2014 revised February 5, 2015.

GEO02447 concluded:

- 1.The site is not located on any known active, potentially
active, or inactive fault traces.
- 2.The potential for liquefaction and seismically induced
settlement occurring within the site soil is not a design
consideration.
- 3.Existing granular sandy soil layers within the older
alluvium will likely possess a "very low" to "low"
expansion potential.
- 4.Landslide hazard to the site is not a design
consideration.
- 5.Inundation from a seiche occurring in Diamond Valley
Reservoir is a design consideration
- 6.The risk associated with tsunamis to be negligible.
- 7.Site soils will generally have a poor infiltration
characteristics and will not be suitable for infiltration
of storm water.

GEO02447 recommended:

- 1.Site preparation should begin with the removal of
deleterious material, debris, buried trash and vegetation.
- 2.Any undocumented fill encountered and the upper three
feet of alluvium within the limits of grading should be
removed to expose competent fill or dense older alluvium.
- 3.Water should not be allowed to flow down slopes,
construction of earth berms, lined v-ditches or similar are
recommended.
- 4.Due to limited areal extent of the perched rock, it may
be most economical to remove the perched boulders during
grading thus eliminating potential rock fall hazard.
GEO No. 2447 satisfies the requirement for a
geologic/geotechnical study for Planning/CEQA purposes.

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10.PLANNING. 20 MAP - GEO02447 (cont.) RECOMMND

GEO No. 2447 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 21 MAP - M/M PROGRAM (GENERAL) RECOMMND

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

10.PLANNING. 22 MAP - NON-IMPLEMENTING MAPS RECOMMND

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

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

10.PLANNING. 23 MAP - DURATION OF SP VALIDITY RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - DURATION OF SP VALIDITY (cont.) RECOMMND

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

10.PLANNING. 24 MAP - SUBMIT FINAL DOCUMENTS RECOMMND

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

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control and Water Conservation 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- Riverside County Planning Department in Indio 2 copies
- in Murrieta 2 copies
- Executive Office - CSA Administrator 2 copies
- Clerk of the Board of Supervisors 1 copy

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

10.PLANNING. 25 MAP - ADDENDUM EIR RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - ADDENDUM EIR (cont.) RECOMMND

review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

10.PLANNING. 30 MAP - PA PROCEDURES RECOMMND

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

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

10.PLANNING. 31 MAP - CC&R RES PUB COMMON AREA RECOMMND

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants,

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10. GENERAL CONDITIONS

10.PLANNING. 31 MAP - CC&R RES PUB COMMON AREA (cont.) RECOMMND

conditions and restrictions;

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the

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10. GENERAL CONDITIONS

10.PLANNING. 31 MAP - CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

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

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

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

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

10.PLANNING. 32 MAP - CC&R RES PRI COMMON AREA RECOMMND

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is

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10. GENERAL CONDITIONS

10.PLANNING. 32

MAP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

incorporated therein by reference; and,

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 32 MAP - CC&R RES PRI COMMON AREA (cont.) (cont.RECOMMND

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

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

10.PLANNING. 33 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

10.PLANNING. 34 MAP - PROJECT LOCATION EXHIBIT RECOMMND

The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

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

10.PLANNING. 35 MAP - MM AQ-1 DRAFT

The project applicant shall comply with Mitigation Measure AQ-1 as set forth in the EIR Addendum:

All construction equipment used on-site during project

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10. GENERAL CONDITIONS

10.PLANNING. 35 MAP - MM AQ-1 (cont.) DRAFT

construction shall meet, at a minimum, USEPA Tier III certification requirements. As an alternative, the Applicant may opt to apply other available technologies to the construction equipment that would achieve a comparable reduction in NOx emissions to that of Tier III construction equipment. Where alternatives to USEPA Tier III are chosen for the proposed project, the Applicant shall be required to show evidence to the County that these alternative technologies would achieve comparable NOx emissions reductions that are no less than what could be achieved by Tier III construction equipment.

10.PLANNING. 36 MAP - MM BIO-1 DRAFT

The applicant shall comply with Mitigation Measure BIO-1 as set forth in the EIR Addendum:

The applicant shall obtain any necessary agency permits for impacts to jurisdictional waters/wetlands from the California Department of Fish and Wildlife and Santa Ana Regional Water Quality Control Board. Impacts to jurisdictional wetlands shall be mitigated at no less than 1:1 ratio. Mitigation for both temporary and permanent impacts shall be accomplished by one or more of following options: offsite habitat restoration; purchase of credits from an in-lieu fee program; and/or purchase of credits from a mitigation bank.

10.PLANNING. 37 MAP - MM BIO-2 DRAFT

The applicant shall comply with Mitigation Measure BIO-2 as set forth in the EIR Addendum:

Construction activities shall comply with the Standard Best Management Practices in Appendix C of the MSHCP. Specifically, exclusionary fencing shall be placed around designated Open Space in Planning Area 59.

10.PLANNING. 38 MAP - MM GHG-1 DRAFT

The project applicant shall comply with Mitigation Measure GHG-1 as set forth in the EIR Addendum:

For all residential units, ceilings and rafter roots shall be insulated between wood-framing members with insulation resulting in an installed thermal resistance of R-30 or

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10. GENERAL CONDITIONS

10.PLANNING. 38 MAP - MM GHG-1 (cont.) DRAFT

greater for the insulation alone. Walls shall be insulated between framing members with insulation having an installed thermal resistance of not less than R-13 in 2x4 inch framing.

10.PLANNING. 39 MAP - MM GHG-2 DRAFT

The project applicant shall comply with Mitigation Measure GHG-2 as set forth in the EIR Addendum:

For all residential units, installed windows shall have an area weighted average U-factor no greater than 0.32 and a solar heat gain coefficient (SHGC) no greater than 0.25.

10.PLANNING. 40 MAP - MM GHG-3 DRAFT

The applicant shall comply with Mitigation Measure GHG-3 as set forth in the EIR Addendum:

All residential units shall have an enhanced cool roof with a minimum Cool Roof Rating Council (CRRC) product ratings of 0.20 for aged solar reflectance of 0.20 and 0.75 for thermal emittance.

10.PLANNING. 41 MAP - MM GHG-4 DRAFT

The applicant shall comply with Mitigation Measure GHG-4 as set forth in the EIR Addendum:

For all residential units, the supply-air and return-air ducts and plenums of a space heating and cooling systems within each residential unit shall either be insulated to a minimum installed level of R-6.0 or be enclosed entirely in directly conditioned space as confirmed through field verification and diagnostic testing.

10.PLANNING. 42 MAP - MM GHG-5 DRAFT

The project applicant shall comply with Mitigation Measure GHG-5 as set forth in the EIR Addendum:

All residential units shall have an Energy Factor of installed water heaters (other than booster water heaters, hot water dispensers, and mini-tank electric water heaters) of not less than 0.675.

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10. GENERAL CONDITIONS

10.PLANNING. 43 MAP - MM GHG-6 DRAFT

The project applicant shall comply with Mitigation Measure GHG-6 as set forth in the EIR Addendum:

All rooms within the living space of each residential unit shall have daylight (through use of windows, solar tubes, skylights, etc.).

10.PLANNING. 44 MAP - MM GHG-7 DRAFT

The project applicant shall comply with Mitigation Measure GHG-7 as set forth in the EIR Addendum:

For all residential units, at least 50 percent of in-unit fixtures shall be classified as high efficacy lighting defined as 40 lumens per watt for 15 watt or less fixtures; 50 lumens per watt for 15-40 watt fixtures, and 60 lumens per watt for fixtures greater than 40 watt.

10.PLANNING. 45 MAP - MM GHG-8 DRAFT

The applicant shall comply with Mitigation Measure GHG-8 as set forth in the EIR Addendum:

The developer shall eliminate conventional turf from all landscaping. Warm season turf and/or low water plants are allowed provided it covers less than 50 percent of the required landscape area.

10.PLANNING. 46 MAP - MM GHG-9 DRAFT

The project applicant shall comply with Mitigation Measure GHG-9 as set forth in the EIR Addendum:

Landscape irrigation installed on any residential lot shall use low precipitation spray heads (less than 0.75 inches/hr) or drip irrigation, and weather based irrigation control systems or moisture sensors that can reduce water use by 20 percent.

10.PLANNING. 47 MAP - MM GHG-10 DRAFT

The project applicant shall comply with Mitigation Measure GHG-10 as set forth in the EIR Addendum:

All residential units constructed as part of the project and that include the following fixtures or appliances shall

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10. GENERAL CONDITIONS

10.PLANNING. 47 MAP - MM GHG-10 (cont.) DRAFT

meet minimum standards of efficiency as defined below:

- Showerheads with a maximum flow rate of 2.0 gallons per minutes (gpm)
- Toilets with a maximum single flush of 1.5 gpm
- Faucets with a maximum flow rate of 1.28 gpm
- Dishwashers with a maximum use of 6 gallons per cycle.
- Washing machines with a water factor of less than 5.5

10.PLANNING. 48 MAP - MM GHG-11 DRAFT

The project applicant shall comply with Mitigation Measure GHG-11 as set forth in the EIR Addendum:

All residential units with garages shall provide an electrical circuit and capacity in the garages for the installation of electric vehicle charging stations.

10.PLANNING. 49 MAP - MM GHG-12 DRAFT

The project applicant shall comply with Mitigation Measure GHG-12 as set forth in the EIR Addendum:

All single-family residential units shall provide electrical outlets on the exterior of all building walls that allows for the use of electric landscaping equipment.

10.PLANNING. 50 MAP - MM GHG-13 DRAFT

The project applicant shall comply with Mitigation Measure GHG-13 as set forth in the EIR Addendum:

All multi-family buildings will provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance of recycling.

10.PLANNING. 51 MAP - MM GHG-14 DRAFT

The project applicant shall comply with Mitigation Measure GHG-14 as set forth in the EIR Addendum:

All construction associated with the project shall recycle 60 percent of construction and demolition (C&D) debris.

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10.PLANNING. 52 MAP - MM NOISE-1 DRAFT

The project applicant shall comply with Mitigation Measure NOISE-1 as set forth in the EIR Addendum:

Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

10.PLANNING. 53 MAP - MM NOISE-2 DRAFT

The project applicant shall comply with Mitigation Measure NOISE-2 as set forth in the EIR Addendum:

Construction activities associated with the project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

10.PLANNING. 54 MAP - MM NOISE-3 DRAFT

The project applicant shall comply with Mitigation Measure NOISE-3 as set forth in the EIR Addendum:

The applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.

10.PLANNING. 55 MAP - MM NOISE-4 DRAFT

The project applicant shall comply with Mitigation Measure NOISE-4 as set forth in the EIR Addendum:

The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to

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10. GENERAL CONDITIONS

10.PLANNING. 55 MAP - MM NOISE-4 (cont.) DRAFT

any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

10.PLANNING. 56 MAP - MM NOISE-5 DRAFT

The project applicant shall comply with Mitigation Measure NOISE-5 as set forth in the EIR Addendum:

The applicant shall ensure that all new HVAC or mechanical equipment associated with the proposed Project be designed with adequate shielding (e.g., enclosure) or noise muffling devices and be located in either the rear or side of the new buildings where they would be maximally shielded from neighboring uses to the extent practicable.

10.PLANNING. 57 MAP - MM NOISE-6 DRAFT

The project applicant shall comply with Mitigation Measure NOISE-6 as set forth in the EIR Addendum:

To ensure traffic noise levels at the new residences within the project boundary would be below 65 dBA CNEL, the Applicant shall:

- Construct seven-foot high masonry walls, as measured from the ground floor of the residential property, in front of the residences facing Holland Road and La Piedra Road.

- Construct six-foot high masonry walls, as measured from the ground floor of the residential property, in front of the residences facing Leon Road and Eucalyptus Road.

10.PLANNING. 58 MAP - UNANTICIPATED RESOURCES RECOMMND

"The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 58 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

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

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

I-215 Southbound Ramps (NS) at:
Newport Road (EW)

I-215 Northbound Ramps (NS) at:
Newport Road (EW)

Antelope Road (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - TS/CONDITIONS (cont.)

RECOMMND

Newport Road (EW)

Menifee Road (NS) at:
Newport Road (EW)

Leon Road (NS) at:
Domenigoni Parkway (EW)

Rice Road (NS) at:
Domenigoni Parkway (EW)

SR-79 (Winchester Road) (NS) at:
Domenigoni Parkway (EW)

Leon Road (NS) at:
Holland Road (EW)
Scott Road (EW)

SR-79 (Winchester Road) at:
Simpson Road (EW)
Olive Street (EW)

Leon Road (NS) at:
Project Street "A" (EW)
La Piedra Road (EW)

Project Street "B" (NS) at:
Holland Road (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

10.TRANS. 4 MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from
damages caused by alteration of the drainage patterns,
i.e., concentration or diversion of flow. Protection shall
be provided by constructing adequate drainage facilities
including enlarging existing facilities and/or by securing
a drainage easement. All drainage easements shall be shown
on the final map and noted as follows: "Drainage Easement

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 (cont.) RECOMMND

- no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 7 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 8 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

10.TRANS. 9 MAP-SBMT FNL WQMP=PRLMNR Y SMR RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional

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10. GENERAL CONDITIONS

10.TRANS. 9 MAP-SBMT FNL WQMP=PRLMNRV SMR (cont.) RECOMMND

water quality impact mitigation measures.

10.TRANS. 10 MAP-WQMP ESTABLISH MAINT ENTTY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 11 MAP-BMP MAINTENANCE & INSPECTN RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

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10. GENERAL CONDITIONS

10.TRANS. 12 MAP - 100 YEAR SUMP OUTLET RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 13 MAP - PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 14 MAP - OWNER MAINTENANCE NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.TRANS. 15 MAP - INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

The two storm drain facilities which outlet near the southeast boundary of the tract appear to divert approximately 18 acres of drainage. These outlets don't currently directly connect to the "future" Holland Channel and are therefore subject to increased runoff criteria. In

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10. GENERAL CONDITIONS

10.TRANS. 15 MAP - INCREASED RUNOFF (cont.) RECOMMND

Final Drainage Study, the Final Hydrology and Hydraulics Report must show that the timeline of Holland Channel Construction is going to align with accepting the diversions from the project site. Otherwise, an undeveloped condition analysis will be required for these diversions.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER
CONSERVATION AGENCY.

50.FIRE. 2 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 4 MAP- ECS MITIGATING NOTES RECOMMND

The following notes shall be placed on the ECS Map per the mitigation for the development of the tract:

All single family residence for this tract development shall not exceed a building height of 29 feet

Cul-de-sac's or barricades shall be installed at La Piedra and A-A Street and Street E and F per the approved Amended #1 exhibit dated 7-14-15

Homes 41-45, 51-57, 129-138, 186-190, 288-292 shall provide for a minimum 5' walkway to the structure from a public street (opposite of the alley side of the home)

HOA/CC&R shall mark, identify and maintain all designated fire lane areas designated and approved by the fire department

The HOA/CCR's shall enter into and maintain a contract with a licensed and legal towing company to ensure that all interested parties be provided the ability to contact said towing service to have any vehicles removed.

All areas shall be marked appropriately for the towing

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP- ECS MITIGATING NOTES (cont.) RECOMMND

company to ensure they are above to enforce the compliance

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP FLOOD CLEARANCE AND ACCPT RECOMMND

If the acceptance and maintenance of any flood control facilities is required to be performed by the District, then the applicant/engineer must submit a written request to the District addressed to the General Manager-Chief Engineer, Attn: Chief of Planning Division. The request shall note the case number, location, brief description of the system (size and lengths) and include an exhibit that shows the proposed alignment.

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations must be submitted to the District for review. The plans must receive District approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Once the plans have been approved and the District is willing to maintain the proposed facility, then five (5) items must be accomplished prior to recordation of the final map or starting construction of the drainage facility:

1. The developer shall submit to the District the preliminary title reports, plats and legal descriptions for all rights-of-way to be conveyed to the District and secure those rights-of-way to the satisfaction of the District; and
2. An agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and
3. Plans for the facility must be approved and signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and
4. All regulatory permits to be secured by the developer

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 1 MAP FLOOD CLEARANCE AND ACCPT (cont.) RECOMMND

shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety; and

5. The Developer shall construct a channel to convey tributary offsite and onsite flows at the intersection of Leon Road and Holland. The channel outlet would be located at Menifee Road if Tract 36467 development precedes tracts 31008 and 31229. The channel shall be designed to District standards. Prior to map recordation, plans for the facility must be approved, bonds posted, right to way acquired and agreements executed. Prior to the release of occupancy permits, the facility must be deemed substantially complete.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 2 MAP - TRAIL MAINTENANCE REGION RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on

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50. PRIOR TO MAP RECORDATION

50.PARKS. 2 MAP - TRAIL MAINTENANCE REGION (cont.) RECOMMND

the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

50.PARKS. 3 MAP - LEON ROAD TRAIL RECOMMND

Prior to the recordation of the project map, the applicant shall provide a trail on Leon Road from Ano Crest Road to Holland Road per County of Riverside Regional Park and Open Space District Parks-4001 along the west side of Leon Road. Provide painted equestrian crossings on the west side of Leon Road at the Street "D" and La Piedra Road. Also provide painted equestrian crossings including signage and raised crossing walk signal button.

50.PARKS. 4 MAP - ANO CREST ROAD TRAIL RECOMMND

Prior to the recordation of the project map, the applicant shall provide a trail on Ano Crest Road from Eucalyptus Road to Leon Road per County of Riverside Regional Park and Open Space District Parks-4001 along the south side of Ano Crest Road. Provide painted equestrian crossings on the south side of Ano Crest Road at the Leon Road and Eucalyptus Road. Also provide painted equestrian crossings including signage and raised crossing walk signal button.

50.PARKS. 5 MAP - EUCALYPTUS ROAD TRAIL RECOMMND

Prior to the recordation of the project map, the applicant shall provide a trail on Eucalyptus Road from Ano Crest Road to Holland Road per County of Riverside Regional Park and Open Space District Parks-3002 along the west side of Eucalyptus Road. Provide painted equestrian crossings on the west side of Street "A", Street "B", and Street "S." Also provide painted equestrian crossings including signage and raised crossing walk signal button.

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 4,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Specific Plan No. 293S7 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 7 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 146.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 357-366, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 35 MAP - PARK AGENCY REQUIRED RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

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

50.PLANNING. 36 MAP - COMMON AREA MAINTENANCE RECOMMND

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

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

b. Unless otherwise provided for in these conditions of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - COMMON AREA MAINTENANCE (cont.) RECOMMND

approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

50.PLANNING. 37 MAP - INFRASTR. PARTICIPATION RECOMMND

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP - INFRASTR. PARTICIPATION (cont.) RECOMMND

Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein.

50.PLANNING. 38 MAP - PA 28B PARK AGREEMENT RECOMMND

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- I-215 Southbound Off-Ramp (NS) at Newport Road (EW)
(signal timing optimization)
- Antelope Road (NS) at Newport Road (EW) (signal timing optimization and modification)
- Menifee Road at Newport Road (signal modification)
- Domenigoni Parkway (NS) at SR-79 (Winchester Road)
(signal timing optimization)
- Leon Road (NS) at Project Street "B" (EW)

Signals eligible for fee credit if installed in the ultimate location:

- Leon Road (NS) at Scott Road (EW)
- Leon Road (NS) at Holland Road (EW)
- Leon Road (NS) at La Piedra Road (EW)

or as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - TS/DESIGN (cont.) RECOMMND

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 2 MAP - TS/GEOMETRICS RECOMMND

The intersection of Antelope Road (NS) at Newport Road (EW) is signalized and shall be improved to provide the following geometrics:

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

Southbound: two left-turn lanes, one through lane, one right-turn lane with overlap

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

Westbound: one left-turn lane, three through lanes

NOTE: The eastbound left-turn lane shall be prohibited from U-turn movements.

The intersection of Menifee Road (NS) at Newport Road (EW) is signalized and shall be improved to provide the following geometrics:

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

Southbound: one left-turn lane, two through lanes, one right-turn lane with overlap

Eastbound: one left-turn lane, three through lanes

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

NOTE: The eastbound left-turn lane shall be prohibited from U-turn movements.

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2

MAP - TS/GEOMETRICS (cont.)

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

The intersection of Leon Road (NS) at Holland Road (EW)
shall be signalized and improved to provide the following
geometrics:

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

The intersection of Leon Road (NS) at Project Street "A"
(EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one left-turn lane, one shared
through/right-turn lane - stop controlled
Westbound: one left-turn lane, one shared
through/right-turn lane - stop controlled

The intersection of Leon Road (NS) at La Piedra Road (EW)
shall be signalized and improved to provide the following
geometrics:

Northbound: one left-turn, two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one left-turn lane, one shared
through/right-turn lane
Westbound: one left-turn lane, one shared
through/right-turn lane

The intersection of Project Street "C" (NS) at Holland Road
(EW) shall be signalized and improved to provide the
following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, one shared
through/right-turn lane
Westbound: one through lane, one right-turn lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - TS/GEOMETRICS (cont.) (cont.) RECOMMND

The intersection of Project Street "C" (NS) at Project Street "B" (EW) shall be improved with a modern roundabout design in accordance with federal and state design standards. As an alternative, a traditional intersection may be used in-lieu of a modern roundabout.

The intersections of Project Street "F" and Project Street "G", Project Street "P" and Project Street "S", and Street "L" shall be improved with a traffic circle design. As an alternative, a traditional intersection may be used in-lieu of a traffic circle.

or as approved by the Transportation Department.

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

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 3 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Leon Road, Holland Road, La Piedra Road and Eucalyptus Road and so noted on the final map.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 5 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 6 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - ASSESSMENT DIST 1 (cont.) RECOMMND

assessments or pay the unit fees in the benefit district.

50.TRANS. 7 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 8 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 9 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located on Leon Road at project street B, Leon Road at La Piedra Road, and Leon Road at Holland Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

For street lighting, the project proponent shall contact

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 10 MAP - SOUTHWEST R&BBD/TUMF RECOMMND

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E4 of the Southwest Road and Bridge Benefit District and shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of recordation, pursuant to Board Policy (dated May 25, 2004) and Ordinance 824.

50.TRANS. 11 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP-DEDICATIONS/ACCEPTANCE/SUR RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 13 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 14 MAP - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreeet" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 16 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 17 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 18 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 19 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

50.TRANS. 20 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for one paved access road to a paved and maintained road. Said access

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

road shall be constructed with a minimum 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60'), at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Leon Road to Domenigoni Parkway.

50.TRANS. 21 MAP - DEDICATION SL1 RECOMMND

Leon Road is designated Arterial Highway and shall be improved with 86 foot full-width AC pavement and 8" concrete curb and gutter within a 130.5' full-width dedicated right-of-way in accordance with County Standard No. 92. Sheet 1 of 2. (86'/130.5') (Modified to accommodate a regional trail.)

- NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.
2. A raised landscaped median shall be constructed at the centerline of the street.
3. As Leon Road approaches La Piedra Road, County Standard No. 92, Sheet 2 of 2 shall apply to accommodate the right-turn lane.
4. A 12' regional DG trail shall be provided within a 23.5' parkway (east side).

Holland Road is designated Major Highway and shall be improved with 44 foot half-width AC pavement and 8" concrete curb and gutter within a 66' full-width dedicated right-of-way in accordance with County Standard No. 93. (44'/66')

- NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.
2. As Holland Road approaches Leon Road, County

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21

MAP - DEDICATION SL1 (cont.)

RECOMMND

Standard No. 93, Sheet 2 of 2 shall apply to accommodate the right-turn lane.

La Piedra Road is designated Secondary Highway and shall be improved with 64 foot full-width AC pavement and 6" concrete curb and gutter within a 100' full-width dedicated right-of-way in accordance with County Standard No. 94. (64'/100')

NOTE: A 5' sidewalk shall be constructed 9' from curb face within the 18' parkway.

Street "A" shall be improved with 44 foot full-width AC pavement and 6" concrete curb and gutter within a 66' full-width dedicated right-of-way in accordance with County Standard No. 104. (44'/66')

NOTE: A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 11' parkway.

Street "B" shall be improved with a minimum 50 foot full-width AC pavement and 6" concrete curb and gutter within a minimum 72' full-width dedicated right-of-way. The outside edge of sidewalk defines the right-of-way line.

NOTE: 1. A 5' meandering sidewalk shall be constructed adjacent to the right-of-way line within a minimum 10' parkway.

2. A raised landscaped median with width ranging from 12' to 40' shall be constructed at the street centerline.

3. Refer to the approved tentative map for pop-out street design.

Street "C" shall be improved with a minimum 50 foot full-width AC pavement and 8" concrete curb and gutter within a minimum 74' full-width dedicated right-of-way. The outside edge of sidewalk defines the right-of-way line.

NOTE: 1. A 5' meandering sidewalk shall be constructed adjacent to the right-of-way line within a minimum 10' parkway.

2. A raised landscaped median with width ranging from

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - DEDICATION SL1 (cont.) (cont.) RECOMMND

14' to 300' shall be constructed at the street centerline.

3. Refer to the approved tentative map for pop-out street design.

Streets "G, H, M, P, R, S, U, X, and A-A" shall be improved with a minimum 36 foot full-width AC pavement and 6" concrete curb and gutter within a minimum 56' full-width dedicated right-of-way.

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within a 10' parkway.

2. A raised landscaped median with width ranging from 20' to 40' shall be constructed at the street centerline.

3. Refer to the approved tentative map for pop-out street design.

All interior streets shall be improved with a minimum 36 foot full-width AC pavement and 6" concrete curb and gutter within a 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56')

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. Refer to the approved tentative map for pop-out street design.

Alleys (private easement and privately maintained) shall be improved with 24 foot AC pavement within a 24' full-width easement. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

50.TRANS. 22 MAP - PART-WIDTH SL1 RECOMMND

Eucalyptus Street is designated Collector Street and shall be improved with 34 foot part-width AC pavement and 6" concrete curb and gutter within a 52' part-width dedicated right-of-way in accordance with County Standard No. 103. (34'/52')

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50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - PART-WIDTH SL1 (cont.) RECOMMND

NOTE: A 5' sidewalk shall be constructed adjacent to the curb.

50.TRANS. 23 MAP - ENTRY STREETS RECOMMND

Entry streets that include a raised median and connect to General Plan Highways shall provide a minimum of 20' of AC pavement between the curbs and provide 15' parkways consistent with County Draft Standard No. 806. The raised median shall be a minimum of 10' in width.

50.TRANS. 24 MAP - WQMP RQMT ON FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 25 MAP - SUBMIT PLANS RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

50.TRANS. 26 MAP - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project

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50. PRIOR TO MAP RECORDATION

50.TRANS. 26 MAP - WQMP MAINT DETERMINATION (cont.) RECOMMND
specific WQMP.

In first submittal of the Final WQMP, Applicant shall specific LID BMP design details, x-sections, and BMP design worksheets showing that sufficient volume is provided in each LID BMP for all tributary areas including the proposed and improved roadways. Additionally, storm drain information shall be included and underdrain layout shall be in compliance with Appendix B of the County's LID BMP Design Handbook.

In first submittal of the Final WQMP, Applicant shall submit a project-specific document that is in general conformance with the approved Preliminary WQMP.

In first submittal of the Final WQMP, Applicant shall submit a landscape plan detailing all fencing and plant species and/or grasses proposed within the UD BMPs. The proposed species shall be consistent for use with any slopes proposed within the facilities.

In first submittal of the Final WQMP, Applicant shall submit a copy of the site's utility plan to verify that no proposed utilities or light structures, if applicable, will be located within the proposed LID BMPs.

50.TRANS. 27 MAP-ONSITE EASEMENT FINAL MAP RECOMMND
Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.TRANS. 28 MAP - OFFSITE EASEMENT RECOMMND
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 29 MAP - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.)

RECOMMND

from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 16 MAP - AG GRADING TO CODE

RECOMMND

Prior to issuance of a grading permit the previously agriculturally graded portions of the site shall be brought to code including but not limited to all access roads, pads and existing drainage system. All portions of the site included as part of this development shall be evaluated and designed to meet current requirements. This may require the need for additional permits, department or agency clearances, reports and studies.

E HEALTH DEPARTMENT

60.E HEALTH. 1 ESA PHASE I REPORT REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, an Environmental Site Assessment (ESA) Phase I report shall be submitted to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8982.

EPD DEPARTMENT

60.EPD. 1 EPD - BUOW 30-DAY PRECON

RECOMMND

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

- and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
 - d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
 - e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP FLOOD CLEARANCE AND ACCEPT RECOMMND

If the acceptance and maintenance of any flood control facilities is required to be performed by the District, then the applicant/engineer must submit a written request to the District addressed to the General Manager-Chief Engineer, Attn: Chief of Planning Division. The request shall note the case number, location, brief description of the system (size and lengths) and include an exhibit that shows the proposed alignment.

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations must be submitted to the District for review. The plans must receive District approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Once the plans have been approved and the District is willing to maintain the proposed facility, then five (5) items must be accomplished prior to recordation of the final map or starting construction of the drainage facility:

1. The developer shall submit to the District the preliminary title reports, plats and legal descriptions for all rights-of-way to be conveyed to the District and secure

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 MAP FLOOD CLEARANCE AND ACCEPT (cont.) RECOMMND

those rights-of-way to the satisfaction of the District;
and

2. An agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and

3. Plans for the facility must be approved and signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and

4. All regulatory permits to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety; and

5. The Developer shall construct a channel to convey tributary offsite and onsite flows at the intersection of Leon Road and Holland. The channel outlet would be located at Menifee Road if Tract 36467 development precedes tracts 31008 and 31229. The channel shall be designed to District standards. Prior to map recordation, plans for the facility must be approved, bonds posted, right to way acquired and agreements executed. Prior to the release of occupancy permits, the facility must be deemed substantially complete.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVED REGI RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage,

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60.PARKS. 1 MAP - TRAIL PLAN APPROVED REGI (cont.) RECOMMND
pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

60.PARKS. 2 MAP - TRAIL PLAN APPROVED COMM RECOMMND
Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 3 MAP - PALEONTOLOGIST REQUIRED RECOMMND
The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 5 MAP - BUILDING PAD GRADING RECOMMND
All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 8 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 15 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 158.87 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 MAP - SKR FEE CONDITION (cont.) RECOMMND

No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Specific Plan No. SP00293S7 has been approved and adopted by the Board of Supervisors and been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 23 MAP - CULTURAL RESOURCE PROF. RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.
The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.
The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
The Project Archaeologist shall manage and oversee

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - CULTURAL RESOURCE PROF. (cont.) RECOMMND

monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 24 MAP - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga and/or Soboba Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the Tribes and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt

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60.PLANNING. 24 MAP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 25 MAP - PALEO M/M PROGRAM RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

60.PLANNING. 31 MAP - MM BIO-1 JURISD WATERS RECOMMND

The applicant shall comply with Mitigation Measure BIO-1 as set forth in the EIR Addendum:

The applicant shall obtain any necessary agency permits for impacts to jurisdictional waters/wetlands from the California Department of Fish and Wildlife and Santa Ana Regional Water Quality Control Board. Impacts to jurisdictional wetlands shall be mitigated at no less than a 1:1 ratio. Mitigation for both temporary and permanent impacts shall be accomplished by one or more of following options: offsite habitat restoration; purchase of credits from an In-lieu fee program; and/or purchase of credits from a mitigation bank.

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60.PLANNING. 32 MAP - MM BIO-2 MSHCP CONST BMP RECOMMND

The applicant shall comply with Mitigation Measure BIO-1 as set forth in the EIR Addendum:

Construction activities shall comply with the Standard Best Management Practices in Appendix C of the MSHCP. Specifically, exclusionary fencing shall be placed around designated Open Space in Planning Area 59.

TRANS DEPARTMENT

60.TRANS. 1 MAP - CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

60.TRANS. 2 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the

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60.TRANS. 2 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

Transportation Department, Plan Check Section, 8th Floor,
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

60.TRANS. 4 MAP - PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - CURATION OF COLLECTIONS

RECOMMND

PRIOR TO GRADING FINAL

Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

70.PLANNING. 3 MAP - PHASE IV REPORT

RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

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BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

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EPD DEPARTMENT

80.EPD. 1 MAP - BUOW 30-DAY PRECON

RECOMMND

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

80.EPD. 2 MAP - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out

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80.EPD. 2 MAP - MBTA SURVEY (cont.) RECOMMND

the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 2 MAP - BUILDING PLAN HEIGHT RECOMMND

Provide a copy of building plans showing the building elevations to ensure the building height does not exceed 29'

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

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FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP FLOOD CLEARANCE AND ACCEPT

RECOMMND

If the acceptance and maintenance of any flood control facilities is required to be performed by the District, then the applicant/engineer must submit a written request to the District addressed to the General Manager-Chief Engineer, Attn: Chief of Planning Division. The request shall note the case number, location, brief description of the system (size and lengths) and include an exhibit that shows the proposed alignment.

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations must be submitted to the District for review. The plans must receive District approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Once the plans have been approved and the District is willing to maintain the proposed facility, then five (5) items must be accomplished prior to recordation of the final map or starting construction of the drainage facility:

1. The developer shall submit to the District the preliminary title reports, plats and legal descriptions for all rights-of-way to be conveyed to the District and secure those rights-of-way to the satisfaction of the District; and
2. An agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and
3. Plans for the facility must be approved and signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and
4. All regulatory permits to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to

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80.FLOOD RI. 1 MAP FLOOD CLEARANCE AND ACCEPT (cont.) RECOMMND

operate and maintain the flood control facility to protect public health and safety; and

5. The Developer shall construct a channel to convey tributary offsite and onsite flows at the intersection of Leon Road and Holland. The channel outlet would be located at Menifee Road if Tract 36467 development precedes tracts 31008 and 31229. The channel shall be designed to District standards. Prior to map recordation, plans for the facility must be approved, bonds posted, right to way acquired and agreements executed. Prior to the release of occupancy permits, the facility must be deemed substantially complete.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Menifee Union and Perris Union High School District shall be mitigated in accordance with California State law.

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80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

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80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 17 MAP - FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to

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80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines in the Specific Plan.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

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80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 18 MAP - Walls/Fencing Plans RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

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80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. Side yard gates are required on one side of the front yard and shall be constructed of wrought iron, vinyl, or tubular steel. Side and rear yard faencing shall be vinyl, masonry, slump stone, or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All consturction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. Applicants shall provide specifications that shal lbe approved by the Planning Department.

G. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

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80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) (cont.) RECOMMND

K. Residential lots bordering Leon Road shall construct a seven (7) foot high block wall for noise attenuation purposes from traffic noise on Leon Road.

80.PLANNING. 19 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 20 MAP - MMS GHG RECOMMND

The applicant shall comply with Mitigation Measures GHG-1, 2, 3, 4, 5, 6, 7, 11, 12, 13, and 14 as set forth in the EIR Addendum:

GHG-1 - For all residential units, ceilings and rafter roofs shall be insulated between wood-framing members with insulation resulting in an installed thermal resistance of R-30 or greater for the insulation alone. Walls shall be insulated between framing members with insulation having an installed thermal resistance of not less than R-13 in 2x4 inch framing.

GHG-2 - For all residential units, installed windows shall have an area weighted average U-factor no greater than 0.32 and a solar heat gain coefficient (SHGC) no greater than 0.25.

GHG-3 - All residential units shall have an enhanced cool roof with a minimum Cool Roof Rating Council (CRRC) product ratings of 0.20 for aged solar reflectance of 0.20 and 0.75 for thermal emittance.

GHG-4 - For all residential units, the supply-air and return-air ducts and plenums of a space heating and cooling systems within each residential unit shall either be insulated to a minimum installed level of R-6.0 or be enclosed entirely in directly conditioned space as confirmed through field verification and diagnostic testing.

GHG-5 - All residential units shall have an Energy Factor of installed water heaters (other than booster water heaters, hot water dispensers, and mini-tank electric water heaters) of not less than 0.675.

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80.PLANNING. 20 MAP - MMS GHG (cont.)

RECOMMND

GHG-6 - All rooms within the living space of each residential unit shall have daylight (through use of windows, solar tubes, skylights, etc.)

GHG-8 - The developer shall eliminate conventional turf from all landscaping. Warm season turf and/or low water plants are allowed provided it covers less than 50 percent of the required landscape area.

GHG-11 - All residential units with garages shall provide an electrical circuit and capacity in the garages for the installation of electric vehicle charging stations.

GHG-12 - All single-family residential units shall provide electrical outlets on the exterior of all building walls that allows for the use of electric landscaping equipment.

GHG-13 - All multi-family buildings will provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance of recycling.

GHG-14 - All construction associated with the project shall recycle 60 percent of construction and demolition (C&D) debris.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.

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80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Traffic signals located on Leon Road at project street B, Leon Road at La Piedra Road, and Leon Road at Holland Road.

(5) Graffiti abatement of walls and other permanent structures.

(6) Street sweeping.

80.TRANS. 2 MAP - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

80.TRANS. 3 MAP - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 . MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFY MITIGATING CONDIT RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION

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14:15

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 MAP - VERIFY MITIGATING CONDIT (cont.) RECOMMND

FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT
ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL
MODIFICATION.

INSPECTION LINE 951-955-5282

*SHALL ALSO INSPECT THE BARRICADE/CUL-DE-SAC REQUIREMENTS
AND ALL OTHER SPECIAL CONDITIONS LISTED AS MITIGATED
MEASURES

90.FIRE. 2 MAP - HOA/CC&R'S RECOMMND

Submit two copies of the HOA/CC&R'S to the Fire
Department for review and approval of the required signage
for the enforcement of the designated fire lane areas and
the contact with a licensed/authorized towing company to
enforce the designated fire lane areas

90.FIRE. 3 MAP - BUILDING FINAL INSPECTIO RECOMMND

Schedule a fire department final inspection to verify fire
lane exhibit and signage for towing areas

90.FIRE. 4 MAP - 5' WALKWAYS RECOMMND

Schedule a fire department final inspection to verify the
following lots have a 5' walkway to the front of the
properties for fire department access:

lots 41 through 45, 51 through 57, 129 through 138, 186
through 190, and 288 through 292.

90.FIRE. 5 PC-#45-FIRE LANES RECOMMND

Applicant/developer shall submit 2 sets of the overall site
plan to the Fire Department for review and approval of the
designated fire lanes.

The exhibit shall also include the special marking/signage
for the contracted tow company to enforce the
designated areas

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. .1

MAP FLOOD CLEARANCE AND ACCEPT

RECOMMND

If the acceptance and maintenance of any flood control facilities is required to be performed by the District, then the applicant/engineer must submit a written request to the District addressed to the General Manager-Chief Engineer, Attn: Chief of Planning Division. The request shall note the case number, location, brief description of the system (size and lengths) and include an exhibit that shows the proposed alignment.

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations must be submitted to the District for review. The plans must receive District approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Once the plans have been approved and the District is willing to maintain the proposed facility, then five (5) items must be accomplished prior to recordation of the final map or starting construction of the drainage facility:

1. The developer shall submit to the District the preliminary title reports, plats and legal descriptions for all rights-of-way to be conveyed to the District and secure those rights-of-way to the satisfaction of the District; and
2. An agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and
3. Plans for the facility must be approved and signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and
4. All regulatory permits to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 MAP FLOOD CLEARANCE AND ACCEPT (cont.) RECOMMND

operate and maintain the flood control facility to protect public health and safety; and

5. The Developer shall construct a channel to convey tributary offsite and onsite flows at the intersection of Leon Road and Holland. The channel outlet would be located at Menifee Road if Tract 36467 development precedes tracts 31008 and 31229. The channel shall be designed to District standards. Prior to map recordation, plans for the facility must be approved, bonds posted, right to way acquired and agreements executed. Prior to the release of occupancy permits, the facility must be deemed substantially complete.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

90.FLOOD RI. 2 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 3 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP BMP - EDUCATION (cont.) RECOMMND

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 210 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 210 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct decorative block walls with antigraffiti coating. The walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 158.87 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and EIR No. 380.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - MMS GHG

RECOMMND

The applicant shall comply with Mitigation Measures GHG-7, 9, and 10 as set forth in the EIR Addendum:

GHG-7 - For all residential units, at least 50 percent of in-unit fixtures shall be classified as high efficacy lighting defined as 40 lumens per watt for 15 watt or less fixtures; 50 lumens per watt for 15-40 watt fixtures, and 60 lumens per watt for fixtures greater than 40watt.

GHG-9 - Landscape irrigation installed on any residential lot shall use low precipitation spray heads (less than 0.75 inches/hr) or drip irrigation, and weather based irrigation control systems or moisture sensors that can reduce water use by 20 percent.

GHG-10 - All residential units constructed as part of the project and that include the following fixtures or appliances shall meet minimum standards of efficiency as defined below:

- Showerheads with a maximum flow rate of 2.0 gallons per minutes (gpm)
- Toilets with a maximum single flush of 1.5 gpm
- Faucets with a maximum flow rate of 1.28 gpm
- Dishwashers with a maximum use of 6 gallons per cycle

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- I-215 Southbound Off-Ramp (NS) at Newport Road (EW)
(signal timing optimization)
- Antelope Road (NS) at Newport Road (EW) (signal timing optimization and modification)
- Menifee Road at Newport Road (signal modification)
- Domenigoni Parkway (NS) at SR-79 (Winchester Road)
(signal timing optimization)
- Leon Road (NS) at Project Street "B" (EW)

Signals eligible for fee credit if installed in the ultimate location:

- Leon Road (NS) at Scott Road (EW)
- Leon Road (NS) at Holland Road (EW)

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - TS/INSTALLATION (cont.) RECOMMND

Leon Road (NS) at La Piedra Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 2 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to interconnect the traffic signals on Leon Road (NS) at La Piedra Road (EW) and at Holland Road (EW).

or as approved by the Transportation Department.

90.TRANS. 3 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 4 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6 MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - 80% COMPLETION (cont.) RECOMMND

confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 7 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

90.TRANS. 8 MAP - BMP - EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - BMP MAINT & INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 10 MAP - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 17 SP - PARK DISTRICT APPROVAL RECOMMND

To Whom it May Concern,

The purpose of this letter is to confirm that the County defers to the Valley-Wide Recreation and Park District with respect to the park-related conditions in the Winchester Hills specific plan (SP293).

SP293 has been revised a number of times; the area that it covers has had a number of property owners; and several tentative tract maps have been approved under SP293 with different, sometimes conflicting, park conditions.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 17

SP - PARK DISTRICT APPROVAL (cont.)

RECOMMND

Ultimately, implementation of the park conditions is overseen by Valley-Wide. Valley-Wide is the responsible agency for parks in the SP293 area and has expertise in the design and maintenance of parks and recreational facilities.

For these reasons, to clear any park condition on any of the tentative tract maps approved under SP293, the County requires a clearance letter from Valley-Wide indicating that the intent of the condition has been met. Valley-Wide determines how the park conditions for SP293 and the implementing maps are best carried out and if those conditions have been satisfied.

To be accepted by the County, a clearance letter from Valley-Wide should indicate how the specific-plan and implementing-map conditions have been addressed and state clearly that the conditions have been satisfied to the satisfaction of Valley Wide.

Clarifying Valley-Wide's authority in this matter should help avoid confusion and miscommunication regarding park conditions on SP293 projects going forward.

Thank you for your effort to help SP293 be a success for county residents.

Sincerely,

Matt Straite, Principal Planner

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: May 8, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Surveyor – Bob Robinson
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomas
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner

Temecula Valley Unified School Dist.
Valley Wide Recreation & Parks Dist.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS District #8
Santa Ana Regional Water Quality Ctrl. Brd.
South Coast Air Quality Management Dist.

SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO 7 (to SP293A5), TENTATIVE TRACT MAP NO. 36467– Applicant: San Pedro Farms- Rancon LLC – Third/Third Supervisorial District - Location: Easterly of Leon Road, northerly of Holland Rd, westerly of Eucalyptus Road. - **REQUEST:** The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the effected Planning Areas. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 421 residential lots, one school site, 1 commercial lot, 4 park lots, 12 basin/swale lots and 19 private open space lots.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 5, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 23, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health

Riv. Co. Fire Dept.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO 7 (to SP293A5) – Applicant: San Pedro Farms- Rancon LLC – Third Supervisorial District - Location: Easterly of Leon Road, northerly of Holland Rd, westerly of Eucalyptus Road. - **REQUEST:** The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 58, 60, and 61. This proposal is in order to provide an improved mix of residential products, create more amenities and provide a pedestrian-oriented community by including homes with garages accessed via alleys and providing more active and passive open space dispersed throughout the community.

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on March 12, 2015.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, Environmental Health, Public Health, Fire, EPD, Geology, Landscape, Archaeology

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite, Contract Planner**, at (951) 955-8631 or email at mstraite@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 17, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5) SCREEN CHECK NO.2, TENTATIVE TRACT MAP NO. 36467 AMENDED NO. 1– EA42674 - Applicant: San Pedro Farms- Rancon LLC – Third/Third Supervisorial District - Location: Easterly of Leon Road, northerly of Holland Rd, westerly of Eucalyptus Road. - **REQUEST: The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the effected Planning Areas. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots: 381 multi-family residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots. APN: 466-350-018**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on May 7, 2015.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@rctlma.org / MAILSTOP# 1070.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Flex your power!
Be energy efficient!*

June 3, 2014

Riverside County
Planning Department
Matt Straite
Contract Planner
P.O. Box 1409
Riverside, CA 92502-1409

Specific Plan No. 293 Substantial Conformance No. 7 (to SP293A5), Tentative Tract Map No. 36467 (Riv 79 PM R14.13)

Mr. Straite,

We have completed our initial review for the above mentioned proposal to Change of Zone proposes to modify the existing Specific Plan zoning ordinance. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 421 residential lots, one school site, one commercial lot, 4 park lots, 12 basin/swale lots and 19 private open space lots.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

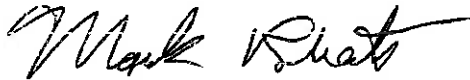
- A Traffic Analysis further away from the project is typically not required because a project's potential impacts to the SHS dissipate to less than significant levels as traffic disperses throughout the transportation system.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

Mr. Straite
June 3, 2014
Page 3

- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- **Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.**
- Intersection study of:
 - Newport Road @ Interstate 215
 - Scott Road @ Interstate 215
 - Scott Road at State Route 79
 - Domenigoni Parkway @ State Route 79

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-7017 for assistance.

Sincerely,



MARK ROBERTS
Acting Chief
Community and Regional Planning



June 4, 2014

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Legal Counsel
Lemieux & O'Neill

Matt Straite, Contract Planner
Land Development Committee
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SUBJECT: Initial Case Transmittal. Specific Plan No. 293, Substantial Conformance No. 7, Tentative Tract Map No. 36467

Dear Mr. Matt Straite:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to review the Notice of Public Hearing for the above referenced project. The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 52, 54 a, 56, and 59. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the effected Planning Areas. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 421 residential lots, one school site, 1 commercial lot, 4 park lots, 12 basin/swale lots, and 19 private open space lots). EMWD offers the following comments.

EMWD would like to point out that completed Water, Wastewater and Recycled Water Master Plans have identified backbone facilities based on current land use. As Development within this proposed Specific Plan occurs over time, the proponents of implementing development projects shall consult EMWD's New Business Development Department to compare water demands and sewer flows from the proposed land use with the existing demands/flows, and, if necessary, to serve such implementing development projects, prepare a Plan Of Service (POS) to detail all pertinent water, sewer and recycled water facilities, resulting in an approved POS, prior to final design of such facilities.

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet : www.emwd.org

Mr. Matt Straite
June 4, 2014
Page 2 of 2

Following the Due Diligence meeting, to proceed with this project, a POS will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

1. Technical evaluation of the projects preliminary design
2. Defined facility requirements, i.e. approved POS
3. Exception: feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

Again, EMWD appreciates the opportunity to comment on this project. If you have any questions concerning these comments, please feel free to contact me at (951) 928-3777, Ext. 4468.

Sincerely,



Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org



VALLEY-WIDE RECREATION & PARK DISTRICT
P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

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June 2, 2014

Matt Strait
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: SPECIFIC PLAN NO. 293 AND TTM NO. 36467 – SAN PEDRO FARMS

Dear Matt:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced projects and has the following comments:

1. The project is required to annex into the Winchester Park LMD.
2. The Planning Areas denoted on the plans as parks will be required to meet the five (5) acres of active parkland for every 1,000 population. It is Valley-Wide's preference that the parks be centrally located within the project.
3. All noted open space areas that are not providing active park amenities will not be counted towards park land credit.
4. In lieu of paying park fees, the developer must build the parks to Valley-Wide District standards.

Please note that Valley-Wide has met with the developer and we feel confident in the plan as submitted and look forward to our continued efforts with them.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
Valley-Wide Recreation and Park District

District Office • 901 West Esplanade Avenue • San Jacinto, CA 92582 • (951) 654-1505 • Fax (951) 654-5279
Menifee Office • 30627 Menifee Road • Menifee, CA 92584 • (951) 672-6744 • Fax (951) 672-6740
Valle Vista Community Center • 43935 Acacia Avenue • Hemet, CA 92544 • (951) 927-6673 • Fax (951) 927-0793
Winchester Community Center • 32665 Haddock Street • Winchester, CA 92596 • (951) 926-5917 • Fax (951) 926-5918
Rancho Bella Vista Community Center • 31757 Browning Street • Murrieta, CA 92563 • (951) 894-1468 • Fax (951) 894-1470
Marion V. Ashley Community Center • 25625 Briggs Road • Menifee, CA 92585 • (951) 928-2700 • Fax (951) 928-2727



January 08, 2014

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Randy A. Record

**Board Secretary and
Assistant to the
General Manager**
Rosemarie V. Howard

Legal Counsel
Lemieux & O'Neill

RIVERSIDE COUNTY PLANNING DEPT
P.O BOX 1409
RIVERSIDE, CA 92502

Dear RIVERSIDE COUNTY PLANNING DEPT:

Re: SAN53 – Will Serve APN 466-350-018 RESIDENTIAL TRACT

Eastern Municipal Water District (EMWD) is willing to provide **water and sewer** service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for the service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Development Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4467.

Sincerely,

Brian A. Raines, P.E.
Civil Engineer
New Business Development

rainesb@emwd.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: San Pedro Farms-Rancon LLC Contact: Frank Igo
E-Mail: figo@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

Engineer/Representative's Name: Pangaea Land Consultants E-Mail: chuck.glass@pangaealandconsultants.com

Mailing Address: 2834 La Mirada Drive, Suite H
Vista CA 92081
City State ZIP

Daytime Phone No: (760) 936-3311 Fax No: (760) 727-1405

Property Owner's Name: San Pedro Farms-Rancon LLC E-Mail: figo@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 934-9801

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

The Project is comprised of the southerly 158.89 acres of Specific Plan 293. The Project is covered by the existing Tentative Tract Map 32318 (submitted, but never approved) and is superseded by Tentative Tract Map 36467. Please see the attached Summary for the Description of the Substantial Conformance Request.

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Related cases filed in advance of, or concurrently with, this request:
Tract 36467, SP 293

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-350-018

Section: 5 Township: 6S Range: 2W

Approximate Gross Acreage: 158.89

General location (nearby or cross streets): North of Holland Road, South of Ano Crest Road, East of Leon Road, West of Eucalyptus Road

Thomas Brothers map, edition year, page number, and coordinates: (2005) P-869, B-4

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature? _____

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5), CHANGE OF ZONE NO. 7825, TENTATIVE TRACT MAP NO. 36467 – Applicant: San Pedro Farms – Rancon LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 Du/Ac) (MDR), High Density Residential (8-14 Du/Ac) (HDR), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan - Location: Easterly of Leon Road, northerly of Holland Rd, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – The proposed map is 158.87 acres. **REQUEST:** The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the effected Planning Areas. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **July 20, 2016**
PLACE OF HEARING: County Administrative Center
First Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project Planner, Russell Brady at (951) 955-3025 or e-mail rbrady@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations,

development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Russell Brady

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/2/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers SP0029357 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

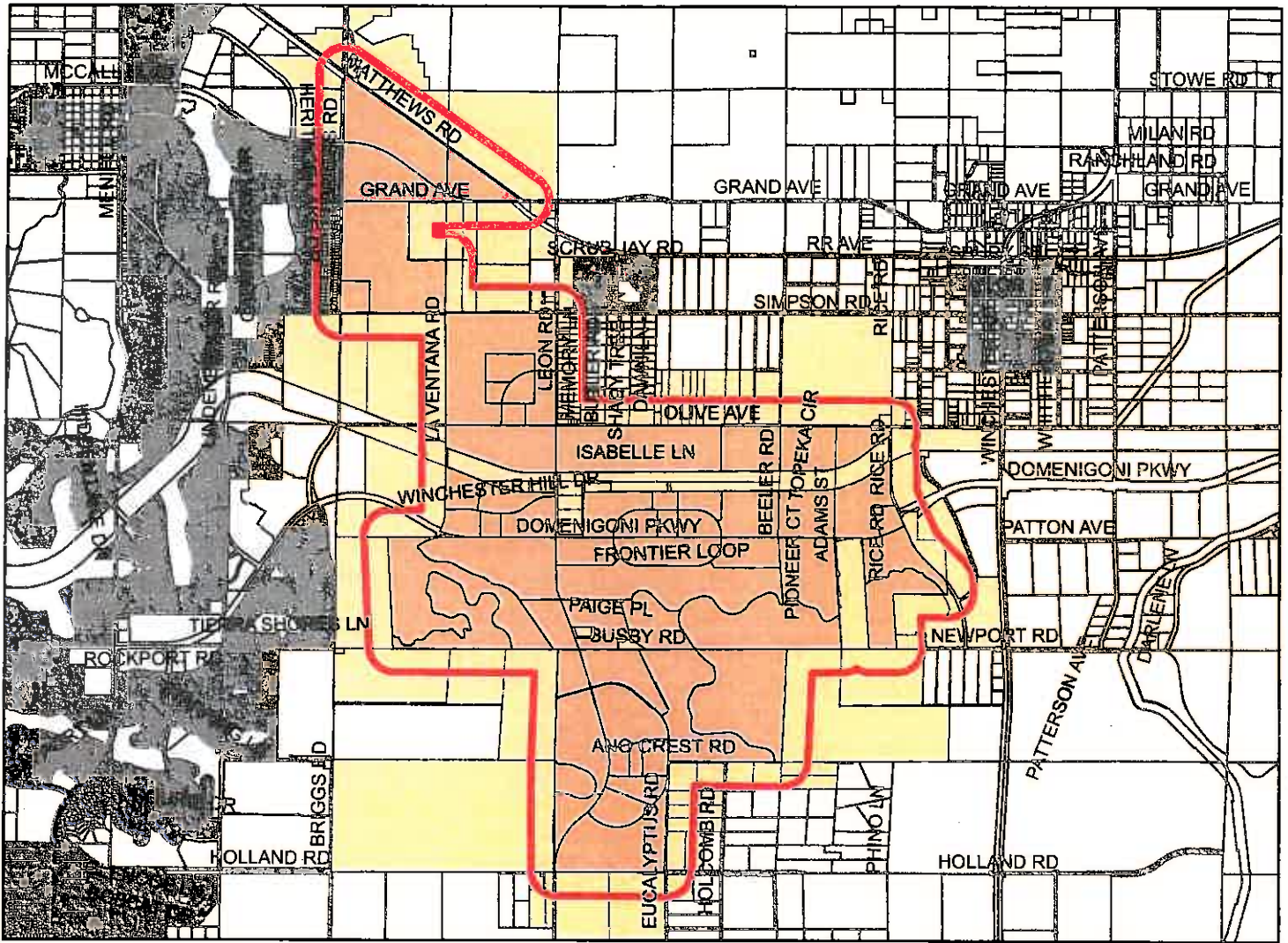
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
Matt Straite
epp 2/8/16*

SP00293S7 (600 feet buffer)



Selected Parcels

461-030-014	461-030-013	333-600-023	333-600-031	461-190-015	333-581-021	462-030-065	462-030-066	466-350-016	333-582-011
333-730-024	462-030-047	461-140-049	461-190-016	466-350-005	462-030-069	461-280-024	333-600-044	462-030-019	333-600-022
462-030-022	461-190-020	333-582-003	461-190-084	333-581-033	333-581-035	462-030-062	461-190-051	333-591-015	462-030-024
333-582-015	461-190-072	461-190-076	333-592-004	333-600-040	333-600-042	333-590-006	461-030-004	461-030-006	333-612-019
333-581-022	462-030-013	333-592-003	333-582-013	461-190-021	462-030-044	333-731-013	462-030-049	466-350-006	461-190-052
333-600-028	462-030-045	333-591-011	461-170-001	466-310-002	466-310-026	461-140-004	461-140-052	461-140-053	461-150-016
461-140-003	461-140-042	461-140-005	461-140-039	461-140-006	461-140-038	461-140-040	461-140-041	461-140-051	333-600-032
333-581-023	466-050-002	333-600-036	462-030-046	333-741-029	333-612-023	333-600-033	333-581-020	462-040-007	333-582-007
333-731-027	333-741-031	462-030-028	462-030-027	462-040-011	333-612-020	333-581-032	333-581-028	462-050-006	462-050-015
462-020-051	333-581-027	333-600-041	333-592-006	462-030-007	462-030-076	462-030-077	462-030-078	462-030-075	466-360-040
333-581-030	333-731-014	333-581-031	333-582-005	333-581-038	333-581-018	333-581-029	333-582-012	466-030-002	333-582-014
333-582-009	333-591-006	461-280-026	333-582-002	333-600-043	333-581-017	333-731-012	333-591-007	333-581-036	333-591-010

First 120 parcels shown



4,100 2,050 0 4,100 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 333170011, APN: 333170011
MINOR RANCH
C/O BROOKFIELD CALIF LAND HOLDINGS
1522 BROOKHOLLOW DR STE 1
SANTA ANA CA 92705

ASMT: 333581023, APN: 333581023
ANNA ORTIZ, ETAL
28396 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581017, APN: 333581017
COLLEEN MOORE, ETAL
28455 BEACON BAY CIR
ROMOLAND, CA. 92585

ASMT: 333581024, APN: 333581024
ESTELA WYKE, ETAL
28410 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581018, APN: 333581018
LEANNA SIMS, ETAL
28441 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581025, APN: 333581025
HOLLY ELLEFSON, ETAL
28424 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581019, APN: 333581019
TINA BUTLER, ETAL
28427 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581026, APN: 333581026
MARILEE CLARKE, ETAL
28438 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581020, APN: 333581020
JO LEEBERT, ETAL
28413 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581027, APN: 333581027
JENNIFER ADDISON, ETAL
28452 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581021, APN: 333581021
AMANDA HAGEN
28399 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581028, APN: 333581028
DEBORA HUFFMAN, ETAL
28449 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581022, APN: 333581022
DANIEL MASSIE
28382 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581029, APN: 333581029
MICHAEL BUCHANAN, ETAL
28435 SPRING CREEK WAY
MENIFEE CA 92585



ASMT: 333581030, APN: 333581030
WENDY STULL, ETAL
28421 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581037, APN: 333581037
DELISA NOACK, ETAL
29919 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333581031, APN: 333581031
SABRINA RUTKOFF, ETAL
28407 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581038, APN: 333581038
BARBARA NOWELL, ETAL
29905 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333581032, APN: 333581032
HP CALIFORNIA I
180 N STETSON STE 3650
CHICAGO IL 60601

ASMT: 333582001, APN: 333582001
TARA MAGNER, ETAL
28348 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333581033, APN: 333581033
VANESSA CLARK, ETAL
28379 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582002, APN: 333582002
RACHEL SPARKS, ETAL
28362 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581034, APN: 333581034
NABIL SALAMA, ETAL
29961 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333582003, APN: 333582003
DEANN AKROUSH, ETAL
28376 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581035, APN: 333581035
SHELLEY HOUSEN, ETAL
29947 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333582004, APN: 333582004
TOMMY CHOE
28390 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581036, APN: 333581036
LORIE TRONTI, ETAL
29933 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333582005, APN: 333582005
AMANDA CROOK, ETAL
28404 SPRING CREEK WAY
MENIFEE CA 92585



ASMT: 333582006, APN: 333582006
KIMBERLY SKAURUD, ETAL
28418 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582007, APN: 333582007
JULIE VANDYK, ETAL
28432 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582008, APN: 333582008
SHAMEKA SMITH
28446 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582009, APN: 333582009
THERESA FERRARA, ETAL
28460 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582010, APN: 333582010
ZELDA DUNN, ETAL
29971 MARITIME WAY
MENIFEE CA 92585

ASMT: 333582011, APN: 333582011
ANTHONY GOODMAN
29957 MARITIME WAY
MENIFEE CA 92585

ASMT: 333582012, APN: 333582012
MARILYN LAREZ, ETAL
29943 MARITIME WAY
MENIFEE CA 92585

ASMT: 333582013, APN: 333582013
XIUYUAN LEIDENFROST, ETAL
29929 MARITIME WAY
ROMOLAND, CA. 92585

ASMT: 333582014, APN: 333582014
GARY OLSON, ETAL
29915 MARITIME WAY
MENIFEE CA 92585

ASMT: 333582015, APN: 333582015
MICHELLE WENNER, ETAL
29901 MARITIME WAY
MENIFEE CA 92585

ASMT: 333582016, APN: 333582016
RANDY RADFORD
5560 INDIANA ST
CAMP LEJEUNE NC 28547

ASMT: 333590001, APN: 333590001
LAURI FISHER GOMEZ, ETAL
29956 TWIN LAKES RD
MENIFEE CA 92585

ASMT: 333590002, APN: 333590002
ROBYN ARREOLA, ETAL
29942 TWIN LAKES RD
ROMOLAND, CA. 92585

ASMT: 333590003, APN: 333590003
LISA MOQUIN
29928 TWIN LAKES RD
ROMOLAND, CA. 92585



ASMT: 333590004, APN: 333590004
LORNE SALLIS
29914 TWIN LAKES RD
MENIFEE CA 92585

ASMT: 333591010, APN: 333591010
RANDI LAURER, ETAL
28323 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333590005, APN: 333590005
NORBERTO ACEVES
29900 TWIN LAKES RD
MENIFEE CA 92585

ASMT: 333591011, APN: 333591011
DONALD RUTLEDGE
28309 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333590006, APN: 333590006
JERI BENNETT, ETAL
29886 TWIN LAKES RD
SUN CITY CA 92585

ASMT: 333591012, APN: 333591012
RICHARD WHITLOCK
28295 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333591006, APN: 333591006
JOHN FORSTER
29902 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333591013, APN: 333591013
MICHAEL JAMES
29931 TWIN LAKES RD
MENIFEE CA 92585

ASMT: 333591007, APN: 333591007
HEATHER KNOX, ETAL
29916 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333591014, APN: 333591014
JENNIFER DUREGGER, ETAL
29917 TWIN LAKES RD
ROMOLAND, CA. 92585

ASMT: 333591008, APN: 333591008
TATIANA CHOZA, ETAL
29930 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333591015, APN: 333591015
LORELYN RUIZ, ETAL
29903 TWIN LAKES RD
ROMOLAND, CA. 92585

ASMT: 333591009, APN: 333591009
ROSS VAGELATOS
29944 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333591016, APN: 333591016
GINGER BEARDEN, ETAL
29889 TWIN LAKES RD
ROMOLAND, CA. 92585



ASMT: 333592001, APN: 333592001
LAODECIA WALKER
28264 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333600015, APN: 333600015
TIFFANY LYNCH
29899 LOY DR
MENIFEE, CA. 92584

ASMT: 333592002, APN: 333592002
SHERI LEONARD
28278 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333600016, APN: 333600016
STEPHANIE DRABEK, ETAL
29927 LOY DR
MENIFEE, CA. 92584

ASMT: 333592003, APN: 333592003
SAMANTHA GOLDASICH, ETAL
28292 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333600017, APN: 333600017
SHUIXIN BAI
29941 LOY DR
MENIFEE, CA. 92584

ASMT: 333592004, APN: 333592004
SHANNON HILL, ETAL
28306 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333600020, APN: 333600020
STANDARD PACIFIC CORP
255 E RINCON ST NO 200
CORONA CA 92879

ASMT: 333592005, APN: 333592005
SHELLEY CLARK, ETAL
28320 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333600021, APN: 333600021
ROSE MATURINO, ETAL
29980 LOY DR
ROMOLAND, CA. 92585

ASMT: 333592006, APN: 333592006
PHYLIS BUSHONG, ETAL
28334 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333600022, APN: 333600022
MARISTY WHITE, ETAL
29983 LOY DR
ROMOLAND CA 92585

ASMT: 333600014, APN: 333600014
SHANNON WILSON
29885 LOY DR
MENIFEE, CA. 92584

ASMT: 333600023, APN: 333600023
CHARLOTTE BENNETT, ETAL
29952 LOY DR
ROMOLAND, CA. 92585



ASMT: 333600025, APN: 333600025
TONI LINAKE
29924 LOY DR
MENIFEE CA 92585

ASMT: 333600032, APN: 333600032
STEPHANIE MASZCZAK, ETAL
29915 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333600026, APN: 333600026
BRENDALEE ONG, ETAL
29910 LOY DR
ROMOLAND, CA. 92585

ASMT: 333600033, APN: 333600033
HELEN YELIAN, ETAL
20 RUTHERFORD
IRVINE CA 92602

ASMT: 333600027, APN: 333600027
MONIQUE WILKERSON, ETAL
29896 LOY DR
ROMOLAND, CA. 92585

ASMT: 333600034, APN: 333600034
ASHLEY KIRSCHMAN, ETAL
29943 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333600028, APN: 333600028
DIANE WEIDEMANN
29882 LOY DR
MENIFEE CA 92585

ASMT: 333600035, APN: 333600035
LYDIA CONTRERAS, ETAL
29957 BOATHOUSE COVE
MENIFEE CA 92585

ASMT: 333600029, APN: 333600029
JACQUELINE SCHULTE, ETAL
29873 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333600036, APN: 333600036
MARIA GINOZA, ETAL
29971 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333600030, APN: 333600030
JENNETTE ESPARZA, ETAL
29887 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333600037, APN: 333600037
DEDRA CLARK, ETAL
29982 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333600031, APN: 333600031
ROBYN TORNAY, ETAL
29901 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333600038, APN: 333600038
JERI COLE, ETAL
29960 BOATHOUSE COVE
ROMOLAND, CA. 92585



ASMT: 333600039, APN: 333600039
LISA WIGGINS, ETAL
29940 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333612020, APN: 333612020
MELANIE BORJA, ETAL
28117 RUSTLING WIND CIR
MENIFEE CA 92585

ASMT: 333600040, APN: 333600040
SYLVIA WEATHERS, ETAL
29926 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333612021, APN: 333612021
MONICA DOBBINS, ETAL
28131 RUSTLING WIND CIR
ROMOLAND, CA. 92585

ASMT: 333600041, APN: 333600041
NADIA SOTO DAUGHTERS, ETAL
29912 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333612023, APN: 333612023
LORNA HARRISON, ETAL
28159 RUSTLING WIND CIR
ROMOLAND, CA. 92585

ASMT: 333600042, APN: 333600042
MICHELE DOUGHTY, ETAL
29898 BOATHOUSE COVE
MENIFEE CA 92585

ASMT: 333612024, APN: 333612024
ERIKA LAING, ETAL
28173 RUSTLING WIND CIR
ROMOLAND, CA. 92585

ASMT: 333600043, APN: 333600043
FIDELMA STANDISH, ETAL
29884 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333612029, APN: 333612029
STANDARD PACIFIC CORP
15360 BARRANCA PARKWAY
IRVINE CA 92618

ASMT: 333600044, APN: 333600044
RICARDO BERRY, ETAL
29870 BOATHOUSE COVE
ROMOLAND, CA. 92585

ASMT: 333730024, APN: 333730024
ELEISE LEWIS, ETAL
29976 LOMOND DR
MENIFEE, CA. 92584

ASMT: 333612019, APN: 333612019
DANIEL DURAN
28103 RUSTLING WIND CIR
ROMOLAND, CA. 92585

ASMT: 333730025, APN: 333730025
SHANENA DAWKINS, ETAL
29964 LOMOND DR
MENIFEE, CA. 92584



ASMT: 333730026, APN: 333730026
ROY WEST
29952 LOMOND DR
MENIFEE, CA. 92584

ASMT: 333731017, APN: 333731017
STANDARD PACIFIC CORP
27894 SENECA CT
ROMOLAND, CA. 92585

ASMT: 333730027, APN: 333730027
TRACY LANIER, ETAL
29940 LOMOND DR
MENIFEE CA 92585

ASMT: 333731018, APN: 333731018
STANDARD PACIFIC CORP
C/O MARTY LANGPAP
27906 SENECA CT
ROMOLAND, CA. 92585

ASMT: 333730028, APN: 333730028
JENNIFER MERLAN, ETAL
29928 LOMOND DR
MENIFEE, CA. 92584

ASMT: 333731019, APN: 333731019
STANDARD PACIFIC CORP
C/O MARTY LANGPAP
27918 SENECA CT
ROMOLAND, CA. 92585

ASMT: 333731012, APN: 333731012
MICHELLE HARTMAN, ETAL
27834 SENECA CT
MENIFEE, CA. 92584

ASMT: 333731020, APN: 333731020
STANDARD PACIFIC CORP
C/O MARTY LANGPAP
27930 SENECA CT
ROMOLAND, CA. 92585

ASMT: 333731013, APN: 333731013
JENNIFER GRANT, ETAL
27846 SENECA CT
MENIFEE, CA. 92584

ASMT: 333731021, APN: 333731021
STANDARD PACIFIC CORP
C/O MARTY LANGPAP
27929 SENECA CT
ROMOLAND, CA. 92585

ASMT: 333731014, APN: 333731014
CHRISTOPHER ALFTER, ETAL
27858 SENECA CT
MENIFEE, CA. 92584

ASMT: 333731022, APN: 333731022
STANDARD PACIFIC CORP
C/O MARTY LANGPAP
27917 SENECA CT
ROMOLAND, CA. 92585

ASMT: 333731016, APN: 333731016
ABBIE PATTERSON, ETAL
27882 SENECA CT
MENIFEE, CA. 92584

ASMT: 333731023, APN: 333731023
STANDARD PACIFIC CORP
C/O MARTY LANGPAP
27905 SENECA CT
ROMOLAND, CA. 92585



ASMT: 333731024, APN: 333731024
STANDARD PACIFIC CORP
C/O MARTY LANGPAP
27893 SENECA CT
ROMOLAND, CA. 92585

ASMT: 333731026, APN: 333731026
YOUNG BUCKNER, ETAL
27869 SENECA CT
MENIFEE, CA. 92584

ASMT: 333731027, APN: 333731027
GEOFFREY BONTA
27857 SENECA CT
MENIFEE, CA. 92584

ASMT: 333731028, APN: 333731028
GENA SNIDER, ETAL
27845 SENECA CT
MENIFEE, CA. 92584

ASMT: 333731029, APN: 333731029
RONALD KING
27833 SENECA CT
MENIFEE CA 92585

ASMT: 333741022, APN: 333741022
STANDARD PACIFIC CORP
355 E RINCON ST NO 300
CORONA CA 92879

ASMT: 333741029, APN: 333741029
ESTELLA CALDERON, ETAL
27904 HURON CT
ROMOLAND, CA. 92585

ASMT: 333741030, APN: 333741030
LEONARD BOUTTRY
27916 HURON CT
ROMOLAND, CA. 92585

ASMT: 333741031, APN: 333741031
PATRICIA MASSON, ETAL
27928 HURON CT
ROMOLAND, CA. 92585

ASMT: 333741050, APN: 333741050
MENIFEE DEV
255 E RINCON ST STE 200
CORONA CA 92879

ASMT: 461020006, APN: 461020006
STRATA MOUNTAIN GATE
C/O STRATA EQUITY FUND
4370 LA JOLLA DR STE 960
SAN DIEGO CA 92122

ASMT: 461030002, APN: 461030002
STEPHANIE PARR, ETAL
27490 BRIGGS RD
ROMOLAND, CA. 92585

ASMT: 461030006, APN: 461030006
CHERYL BRIMLOW, ETAL
1502 NW CARTY RD
RIDGEFIELD WA 98642

ASMT: 461030008, APN: 461030008
MATTHEWS RANCH
1110 E CHAPMAN STE 206
ORANGE CA 92866



ASMT: 461030010, APN: 461030010
RIVERSIDE COUNTY TRANSPORTATION COM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 461140049, APN: 461140049
BECKMAN INSTRUMENTS INC
C/O DBA FACILITY NO 105
4300 N HARBOR BLV
FULLERTON CA 92834

ASMT: 461030014, APN: 461030014
3 M PROPERTY INV CO
1515 LOWER PASEO LA CREST
PLS VRDS EST CA 90274

ASMT: 461140050, APN: 461140050
SCI RESIDENTIAL
43414 BUSINESS PARK DR
TEMECULA CA 92590

ASMT: 461140009, APN: 461140009
MITRA NADERI, ETAL
P O BOX 7041
LAGUNA NIGUEL CA 92607

ASMT: 461150006, APN: 461150006
RANCON REAL ESTATE CORP, ETAL
C/O NANCY MURAKAMI
3660 WILSHIRE BLV NO 108
LOS ANGELES CA 90010

ASMT: 461140027, APN: 461140027
RIVERSIDE COUNTY TRANSPORTATION COM
P O BOX 12008
RIVERSIDE CA 92502

ASMT: 461150016, APN: 461150016
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 461140031, APN: 461140031
ROY HILL, ETAL
30300 GARBANI RD
MENIFEE CA 92584

ASMT: 461160038, APN: 461160038
RANCHO DE LOS CAZADORES
1950 SKYCREST DR
FULLERTON CA 92831

ASMT: 461140035, APN: 461140035
SSR INV CO
1930 ALPHA AVE
SOUTH PASADENA CA 91030

ASMT: 461160040, APN: 461160040
SALT CREEK II
C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

ASMT: 461140048, APN: 461140048
KENNETH MENIFEE INC
3129 S HACIENDA BLVD 668
HACIENDA HEIGHTS CA 91745

ASMT: 461160044, APN: 461160044
MEADOW VISTA HOLDINGS
C/O PAUL G MARX
3951 SIERRA LINDA DR
ESCONDIDO CA 92025



ASMT: 461160049, APN: 461160049
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

ASMT: 461190020, APN: 461190020
PATTI GREEN, ETAL
31152 NORMA WAY
WINCHESTER, CA. 92596

ASMT: 461170001, APN: 461170001
DONALD W PETERSEN FAMILY LTD PARTNER
P O BOX 21207
BULLHEAD CITY AZ 86439

ASMT: 461190021, APN: 461190021
TAMMY AGUILAR, ETAL
30234 STEIN WAY
HEMET CA 92543

ASMT: 461170007, APN: 461170007
PIM BLUECAP WINCHESTER
C/O SCOTT GALE
17992 MITCHELL S STE 100
IRVINE CA 92614

ASMT: 461190022, APN: 461190022
JAMES HEFFLEY, ETAL
P O BOX 226
WINCHESTER CA 92596

ASMT: 461190015, APN: 461190015
ALWIN VENTURA
24739 MENIFEE RD
ROMOLAND CA 92585

ASMT: 461190051, APN: 461190051
CHRISTOPHER GINTER
31528 RAILROAD CYN NO 2
CANYON LAKE CA 92587

ASMT: 461190016, APN: 461190016
BETTY MCCONKEY
29905 LEON RD
WINCHESTER CA 92396

ASMT: 461190052, APN: 461190052
DIANA GRAJEDA
1522 SWEET BASIL
HEMET CA 92545

ASMT: 461190017, APN: 461190017
VILLA HAINES, ETAL
24148 TROYES LN
MURRIETA CA 92562

ASMT: 461190053, APN: 461190053
PETRA JOVERO, ETAL
527 N PARKWOOD ST
ANAHEIM CA 92801

ASMT: 461190019, APN: 461190019
SHERRIE LILLY, ETAL
31102 NORMA WAY
WINCHESTER, CA. 92596

ASMT: 461190076, APN: 461190076
COPPER SKYE
C/O MARC R PERLMAN
427 S CEDROS AVE NO 201
SOLANA BEACH CA 92075



ASMT: 461190084, APN: 461190084
CHARM LOGAN
17348 HIGHWAY 76
PAUMA VALLEY CA 92061

ASMT: 461241052, APN: 461241052
PARK DIST, ETAL
537 E FLORIDA AVE
HEMET CA 92543

ASMT: 461200028, APN: 461200028
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

ASMT: 461242017, APN: 461242017
STONE STAR RIVERSIDE
12671 HIGH BLUFF DR NO 150
SAN DIEGO CA 92130

ASMT: 461200036, APN: 461200036
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

ASMT: 461260046, APN: 461260046
WOODS VENTURE
C/O DAN STEPHENSON
41391 KALMIA STE 200
MURRIETA CA 92562

ASMT: 461210006, APN: 461210006
PAT DAYTON, ETAL
1456 E PHILADELPHIA ST
ONTARIO CA 91761

ASMT: 461273018, APN: 461273018
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

ASMT: 461210030, APN: 461210030
SR CONESTOGA
C/O STRATA CONESTOGA
4370 LA JOLLA VILLAGE 960
SAN DIEGO CA 92122

ASMT: 461280020, APN: 461280020
WILHELM KLEPPE
29370 LEON RD
WINCHESTER CA 92596

ASMT: 461210031, APN: 461210031
SUSAN STANALAND, ETAL
P O BOX 460
WINCHESTER CA 92596

ASMT: 461280021, APN: 461280021
WILHELM KLEPPE
HAYDNWEG 5 42781 HAAN
GERMANY

ASMT: 461220021, APN: 461220021
REGENT WINCHESTER
C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

ASMT: 461280022, APN: 461280022
HAZEL CLARK, ETAL
P O BOX 213
WINCHESTER CA 92596



ASMT: 461280023, APN: 461280023
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 462030009, APN: 462030009
TIMOTHY OBRIEN
31110 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 461280024, APN: 461280024
CADO INDIGO
1545 FARADAY AVE
CARLSBAD CA 92008

ASMT: 462030010, APN: 462030010
PROGRESSIVE LENDING INC
9700 CAMINO DEL CORONADO
MORENO VALLEY CA 92557

ASMT: 461280025, APN: 461280025
PELICAN LANDING
C/O NELSON CHUNG
1000 DOVE ST STE 300
NEWPORT BEACH CA 92660

ASMT: 462030011, APN: 462030011
RON AMATO, ETAL
P O BOX 998
WINCHESTER CA 92596

ASMT: 461280026, APN: 461280026
JOAN OOSTDAM, ETAL
1645 N RAMONA BLVD
SAN JACINTO CA 92582

ASMT: 462030012, APN: 462030012
NANCY LUCAS, ETAL
18400 CABLE LN
PERRIS CA 92570

ASMT: 461290010, APN: 461290010
NEWPORT ROAD 103
C/O PAUL G MARX
219 MEADOW VISTA WAY
ENCINITAS CA 92024

ASMT: 462030013, APN: 462030013
SONDRA WHITE, ETAL
1705 GOLD HILLS DR
REDDING CA 96003

ASMT: 462020051, APN: 462020051
MARIA BOLANOS, ETAL
16514 MURPHY RD
LA MIRADA CA 90638

ASMT: 462030019, APN: 462030019
CARMINIA BURGOS
7320 IRWIN GROVE DR
DOWNEY CA 90241

ASMT: 462030007, APN: 462030007
ELAINE NESVACIL, ETAL
27262 LEGEND LN
HEMET CA 92544

ASMT: 462030021, APN: 462030021
BACH VU, ETAL
29890 YORKTON RD
MURRIETA CA 92563



ASMT: 462030022, APN: 462030022
CHARLES BROWN
28680 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030033, APN: 462030033
CHONG SUH, ETAL
28362 N STAR LN
MENIFEE CA 92584

ASMT: 462030024, APN: 462030024
CINDY DAHLENE
28641 MEMORY LN
WINCHESTER, CA. 92596

ASMT: 462030037, APN: 462030037
LORINDA OSUNA
28875 MEMORY LN
WINCHESTER, CA. 92596

ASMT: 462030025, APN: 462030025
MONROE CHAVIS
P O BOX 406
WINCHESTER CA 92596

ASMT: 462030038, APN: 462030038
KATHRYN MADAS SAVAGE, ETAL
28870 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030026, APN: 462030026
DARLENE REYNOLDS, ETAL
28630 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030044, APN: 462030044
DEBRA HARRISON
28842 LEON RD
WINCHESTER CA 92596

ASMT: 462030027, APN: 462030027
MARIA PEREZ, ETAL
28620 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030045, APN: 462030045
DONNA MEREDITH, ETAL
P O BOX 247
WINCHESTER CA 92596

ASMT: 462030028, APN: 462030028
SALLY CABARUVIAS, ETAL
7329 EL TOMASO WAY
BUENA PARK CA 90620

ASMT: 462030046, APN: 462030046
FABIAN ESCOBAR
1119 S ALBANY ST NO 134
LOS ANGELES CA 90015

ASMT: 462030031, APN: 462030031
QUAIL INDUSTRIES
27762 ANTONIO PKWY L1 280
LADERA RANCH CA 92694

ASMT: 462030047, APN: 462030047
ANTONIUS CORNELIUS
P O BOX 837
WINCHESTER CA 92597



ASMT: 462030048, APN: 462030048
K ARMSTRONG, ETAL
C/O KELLY MILLER
28580 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030062, APN: 462030062
PATRICIA FISHER, ETAL
28920 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030049, APN: 462030049
DEVIN ARMSTRONG
28590 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030063, APN: 462030063
ASUCENA MORENO, ETAL
36310 BREITNER WAY
WINCHESTER CA 92596

ASMT: 462030051, APN: 462030051
LOUISE MORGAN, ETAL
C/O PATRICIA WOLLENZIER
PO BOX 607
WINCHESTER CA 92596

ASMT: 462030064, APN: 462030064
AMY DOTTA, ETAL
28660 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030055, APN: 462030055
SOPHIA OJEDA
31170 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 462030066, APN: 462030066
AMY BOGRAN
5 CENTERPOINTE STE 400A
LAKE OSWEGO OR 97035

ASMT: 462030059, APN: 462030059
KENNETH HARDING, ETAL
28561 MEMORY LN
WINCHESTER, CA. 92596

ASMT: 462030067, APN: 462030067
SHERRY WILKERSON, ETAL
P O BOX 890764
TEMECULA CA 92589

ASMT: 462030060, APN: 462030060
TAMARA COLLINS, ETAL
31093 SIMPSON RD
WINCHESTER, CA. 92596

ASMT: 462030068, APN: 462030068
KAREY PINGREE
PO BOX 548
SUN CITY CA 92586

ASMT: 462030061, APN: 462030061
LINDA TERRIERE, ETAL
28895 MEMORY LN
WINCHESTER, CA. 92596

ASMT: 462030069, APN: 462030069
CYNDY KLAUSNER, ETAL
33932 CALLE BORREGO
SAN JUAN CAPO CA 92675



ASMT: 462030070, APN: 462030070
SHELLEY PFEIFER
28925 MEMORY LN
WINCHESTER CA 92596

ASMT: 462040010, APN: 462040010
JUANA GARCIA, ETAL
31250 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 462030071, APN: 462030071
SHERYL MORGAN, ETAL
28915 MEMORY LN
WINCHESTER, CA. 92596

ASMT: 462040011, APN: 462040011
CINDY CARRILLO, ETAL
28945 SHADY TREE LN
WINCHESTER, CA. 92596

ASMT: 462030072, APN: 462030072
MARION SMITH
28940 LEON RD
WINCHESTER, CA. 92596

ASMT: 462040060, APN: 462040060
SHARON BUSTOS
P O BOX 522
WINCHESTER CA 92596

ASMT: 462030078, APN: 462030078
ANDREA ROMINES, ETAL
28720 LEON RD
WINCHESTER CA 92596

ASMT: 462040061, APN: 462040061
BETTY HEYNE, ETAL
P O BOX 363
WINCHESTER CA 92596

ASMT: 462040007, APN: 462040007
LEE WRIGHT, ETAL
P O BOX 13346
SAN LUIS OBISPO CA 93406

ASMT: 462040062, APN: 462040062
STEPHANIE CASTRONUOVO, ETAL
P O BOX 796
WINCHESTER CA 92596

ASMT: 462040008, APN: 462040008
OSCAR MONROY, ETAL
P O BOX 223
WINCHESTER CA 92596

ASMT: 462040063, APN: 462040063
MARIA GUTIERREZ, ETAL
28891 SHADY LN
WINCHESTER CA 92596

ASMT: 462040009, APN: 462040009
ILKA SABHA, ETAL
C/O EBRAHIM TALEBI
27551 ALMENDRA
MISSION VIEJO CA 92691

ASMT: 462050003, APN: 462050003
MARY BOCK, ETAL
SUITE C 152
36068 HIDDEN SPRINGS RD
WILDOMAR CA 92595



ASMT: 462050010, APN: 462050010
OLIVE AVENUE INV
15801 ROCKFIELD BLV STE D
IRVINE CA 92618

ASMT: 466020002, APN: 466020002
WOODCREST PARTNERSHIP
C/O WILLIAM CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 462050012, APN: 462050012
MICHAEL TOFT
309 REGAL OAK CT
NEWBURY PARK CA 91320

ASMT: 466020004, APN: 466020004
WOODCREST PARTNERSHIP
ATTN WILLIAM R CRAMER JR
425 W RIDER ST STE B1
PERRIS CA 92571

ASMT: 462050015, APN: 462050015
HUSHMAND TAGHDIRI
3112 BOSTONIAN
LOS ALAMITOS CA 90720

ASMT: 466030002, APN: 466030002
JMB LEGACY PROP
30490 BRIGGS RD
MENIFEE CA 92584

ASMT: 462060017, APN: 462060017
MIGHTY DEV
3296 E GUASTI RD STE 120
ONTARIO CA 91761

ASMT: 466050002, APN: 466050002
EDWARD PIERCE
P O BOX 798
SUN CITY CA 92586

ASMT: 462090002, APN: 462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

ASMT: 466120017, APN: 466120017
JEFFREY NIGHTSWONGER, ETAL
5242 DEL NORTE CIR
LA PALMA CA 90623

ASMT: 462120006, APN: 462120006
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

ASMT: 466120018, APN: 466120018
JUAN RUAN, ETAL
828 E BONDS ST
CARSON CA 90745

ASMT: 462190011, APN: 462190011
WATERMARKE HOMES
C/O LIFESTYLE HOMES
1505 S D ST STE 200
SAN BERNARDINO CA 92408

ASMT: 466120023, APN: 466120023
LEON PARK
12526 HIGHBLUFF DR 355
SAN DIEGO CA 92130



ASMT: 466310017, APN: 466310017
JAMES HARRIS, ETAL
31509 HOLLAND RD
WINCHESTER, CA. 92596

ASMT: 466350009, APN: 466350009
BETTY ALLEN, ETAL
30590 HOLCOMB RD
WINCHESTER, CA. 92596

ASMT: 466310026, APN: 466310026
EASTERN FINANCIAL
1352 LA LOMA DR
SANTA ANA CA 92705

ASMT: 466350010, APN: 466350010
THOAI DOAN, ETAL
13775 CALLE SECO
POWAY CA 92064

ASMT: 466340017, APN: 466340017
ALAN CLARK, ETAL
C/O ALAN CLARK
P O BOX 11238
NEWPORT BEACH CA 92658

ASMT: 466350013, APN: 466350013
ROBERT MARKHAM, ETAL
P O BOX 476
WINCHESTER CA 92596

ASMT: 466340020, APN: 466340020
ALAN CLARK, ETAL
C/O KATHY L WARNER
21930 THE TRAILS CIR
MURRIETA CA 92562

ASMT: 466350014, APN: 466350014
SANDRA KELLOGG, ETAL
31625 ANO CREST RD
WINCHESTER, CA. 92596

ASMT: 466350005, APN: 466350005
LINDA AKERS, ETAL
30780 EUCALYPTUS
WINCHESTER, CA. 92596

ASMT: 466350015, APN: 466350015
ROKO ALAGA
1829 BOLKER PL
SAN PEDRO CA 90731

ASMT: 466350006, APN: 466350006
DIAMOND FIVE
C/O STEVE SCHEENSTRA
5311 AVENUE 272
VISALIA CA 93277

ASMT: 466350016, APN: 466350016
ANTHONY ALAGA
401 W 220TH ST NO 4
CARSON CA 90745

ASMT: 466350007, APN: 466350007
AMY HASEGAWA, ETAL
P O BOX 28511
SAN DIEGO CA 92198

ASMT: 466350018, APN: 466350018
SAN PEDRO FARM RANCON
41391 KALMIA ST STE 200
MURRIETA CA 92562



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PO BOX 8
LYTLE CREEK CA 92358

ASMT: 466360041, APN: 466360041
TODD ADAMS
32175 ANO CREST RD
WINCHESTER, CA. 92596

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Applicant:

**San Pedro Farms – Rancon LLC, Inc.
41391 Kalmia Street, Suite 200
Murrieta, CA 92562**

Applicant:

**San Pedro Farms – Rancon LLC, Inc.
41391 Kalmia Street, Suite 200
Murrieta, CA 92562**

Engineer:

**Pangaea Land Consultants, Inc.
2834 La Mirada Drive, Suite H
Vista, CA 92081**

Engineer:

**Pangaea Land Consultants, Inc.
2834 La Mirada Drive, Suite H
Vista, CA 92081**

**Hemet Unified School District
1791 W. Acacia Avenue
Hemet, CA 92545**

**Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570**

**Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593**

**Reg. Water Quality Control Board #8
Santa Ana
3737 Main Street, Suite 500
Riverside, CA 92501-3348**

**Southern California Edison
2244 Walnut Grove Ave., Rm. 312
P.O. Box 600
Rosemead, CA 91770**

**South Coast Air Quality Mngmt. Dist.,
Program Supervisor - CEQA IGR
ATTN: Jillian Baker, Ph. D
21865 E. Copley Dr.
Diamond Bar, CA 91765**

**Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581**

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1401805

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SAN PEDRO FARMS-RANCON LLC \$50.00
paid by: CK 1083
EA42674
paid towards: CFG06055 CALIF FISH & GAME: DOC FEE
at parcel: 30750 LEON RD HEM
appl type: CFG3

By _____ Feb 26, 2014 11:53
MGARDNER posting date Feb 26, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5), CHANGE OF ZONE NO. 7825, TENTATIVE TRACT MAP NO. 36467 – Applicant: San Pedro Farms – Rancon LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 Du/Ac) (MDR), High Density Residential (8-14 Du/Ac) (HDR), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan - Location: Easterly of Leon Road, northerly of Holland Rd, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – The proposed map is 158.87 acres. **REQUEST:** The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the effected Planning Areas. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 20, 2016
PLACE OF HEARING: County Administrative Center
First Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project Planner, Russell Brady at (951) 955-3025 or e-mail rbrady@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations,

development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Russell Brady

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

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467

*SEE SHEETS 9 & 10 FOR
FENCE & WALL PLANS

TYPICAL SINGLE FAMILY PRODUCT.
SEE ENLARGEMENT SHEET 6

NEIGHBORHOOD
ENTRY MONUMENT -
SEE SHEET 8

LOT C ENLARGEMENT
SEE SHEET 4

LOT O ENLARGEMENT
SEE SHEET 4

VALLEY WIDE PARK
ENLARGEMENT SEE SHEET 3

MAJOR COMMUNITY
ENTRY MONUMENT -
SEE SHEET 8

TYPICAL ALLEY LOADED PRODUCT.
SEE ENLARGEMENT SHEET 6

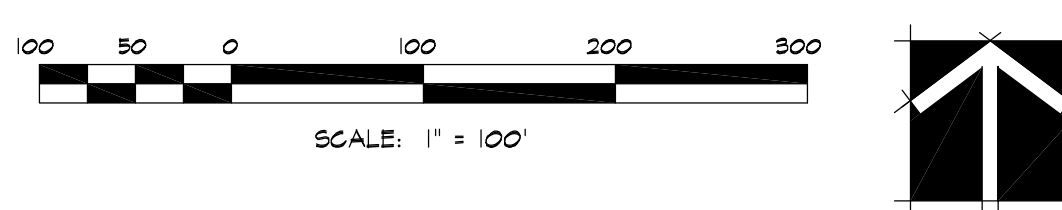
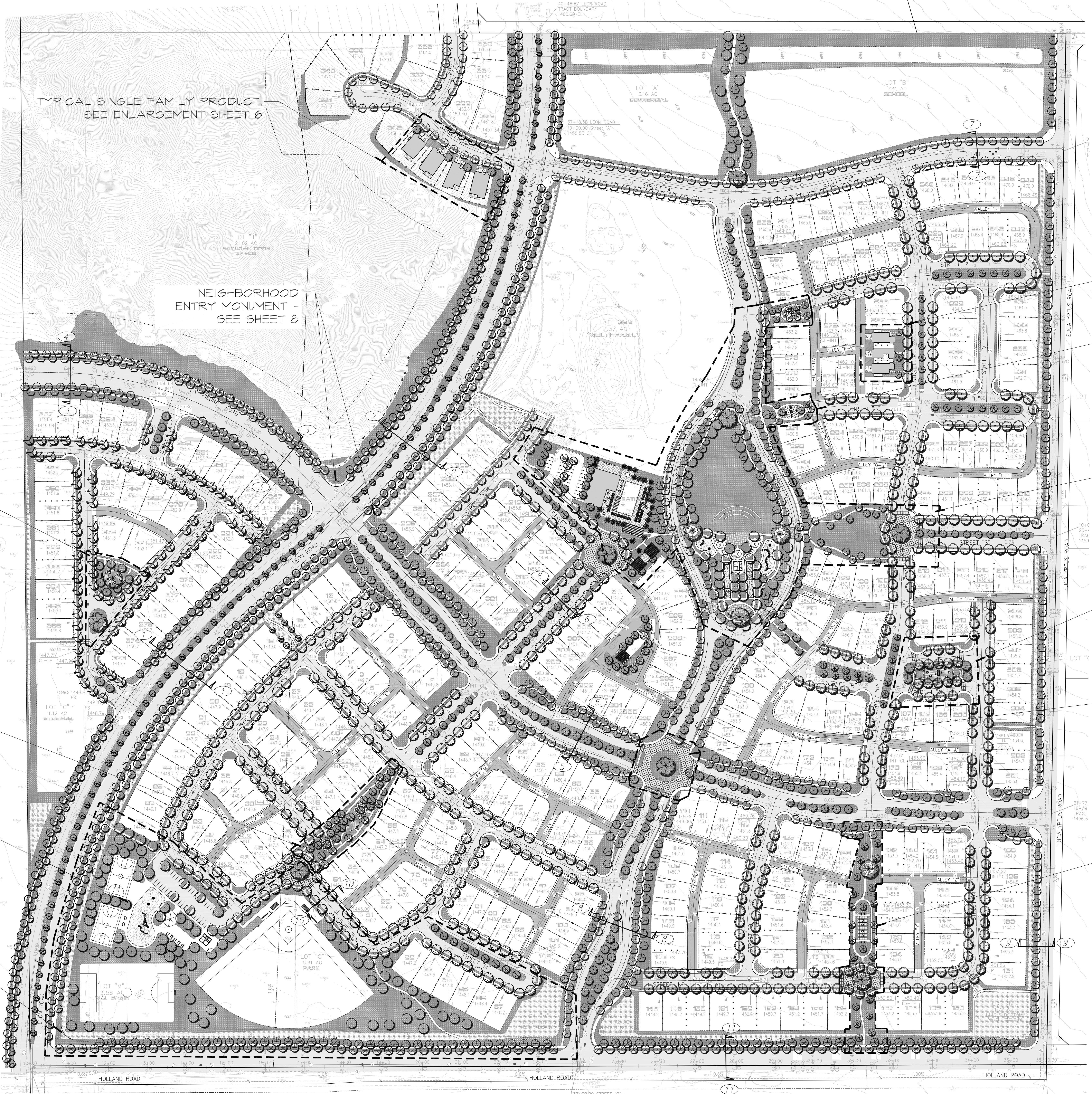
LOT C-C. SEE
ENLARGEMENT SHEET 4

COMMUNITY CLUBHOUSE & PARK.
SEE ENLARGEMENT SHEET 2

LOT N-N. SEE ENLARGEMENT
SHEET 4

TYPICAL ENHANCED INTERSECTION
ENLARGEMENT. SEE SHEET 4

LOT J-J & K-K ENLARGEMENT.
SEE SHEET 4



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Underground Service Alert
DIGALERT

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FOR PRECISE DATA REFER TO D15

LANDSCAPE ARCHITECT
John Patterson
STATE OF CALIFORNIA

By: _____ Date: 4/2/15
Name: John Patterson
R.L.A. 3503 exp: 02-2017

gmp

4010 Sorrento Valley Blvd
Suite 200
San Diego, CA 92101
gmplandscape.com
T 858 558 8977

**LANDSCAPE
ARCHITECTURE
& PLANNING**

DATE	BY	MARK	REVISIONS	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY		CHECKED BY

COUNTY OF RIVERSIDE

APPROVED _____ 20__

BY: _____

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**TENTATIVE TRACT MAP
No. 36467**

PREPARED FOR: _____

SHEET **1**
OF **10**

PREPARED: 4/2/15

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467



WATER QUALITY BASIN

BBQ AREA WITH SEATING

ENHANCED PEDESTRIAN CROSSING

BBQ AREA WITH SEATING

STREET PARKING FOR PARK USERS

BENCH SEATING AREA

JOGGING TRAIL (APPROXIMATELY 1/4 MILE)

RAISED AMPHITHEATER SEATING (LOW STONE WALL)

AMPHITHEATER STAGE WITH ENHANCED CONCRETE PAVING

FOCAL TREE

PEDESTRIAN CROSSING

PARKING LOT

OUTDOOR FIREPLACE

COMMUNITY CLUBHOUSE

SPA

POOL

BBQ COUNTER

CABANAS

GAME ROOM

BBQ COUNTERS & SEATING AREAS WITH OVERHEAD

TOT LOT (AGE 2-5)

SCULPTURAL FOCAL POINT

OVERHEAD STRUCTURE

BBQ COUNTER

SHRUB SCREEN

TOT LOT (5-12)

POLYGON SHADE STRUCTURES

PUBLIC RESTROOM

BOCCIE BALL COURTS

ENHANCED PEDESTRIAN CROSSING

BBQ COUNTERS WITH SEATING AREA

ENHANCED PAVING WITH SPECIMEN TREE

REC CENTER & PARK

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1-800-227-2600
THE PAVING DATE DEPENDS UPON DSD

LANDSCAPE ARCHITECT
John Patterson
R.L.A. 3503 exp. 02-2017
Date: 4/2/15

gmp
4010 Sorrento Valley Blvd
Suite 200
San Diego, CA 92121
gmplandscape.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

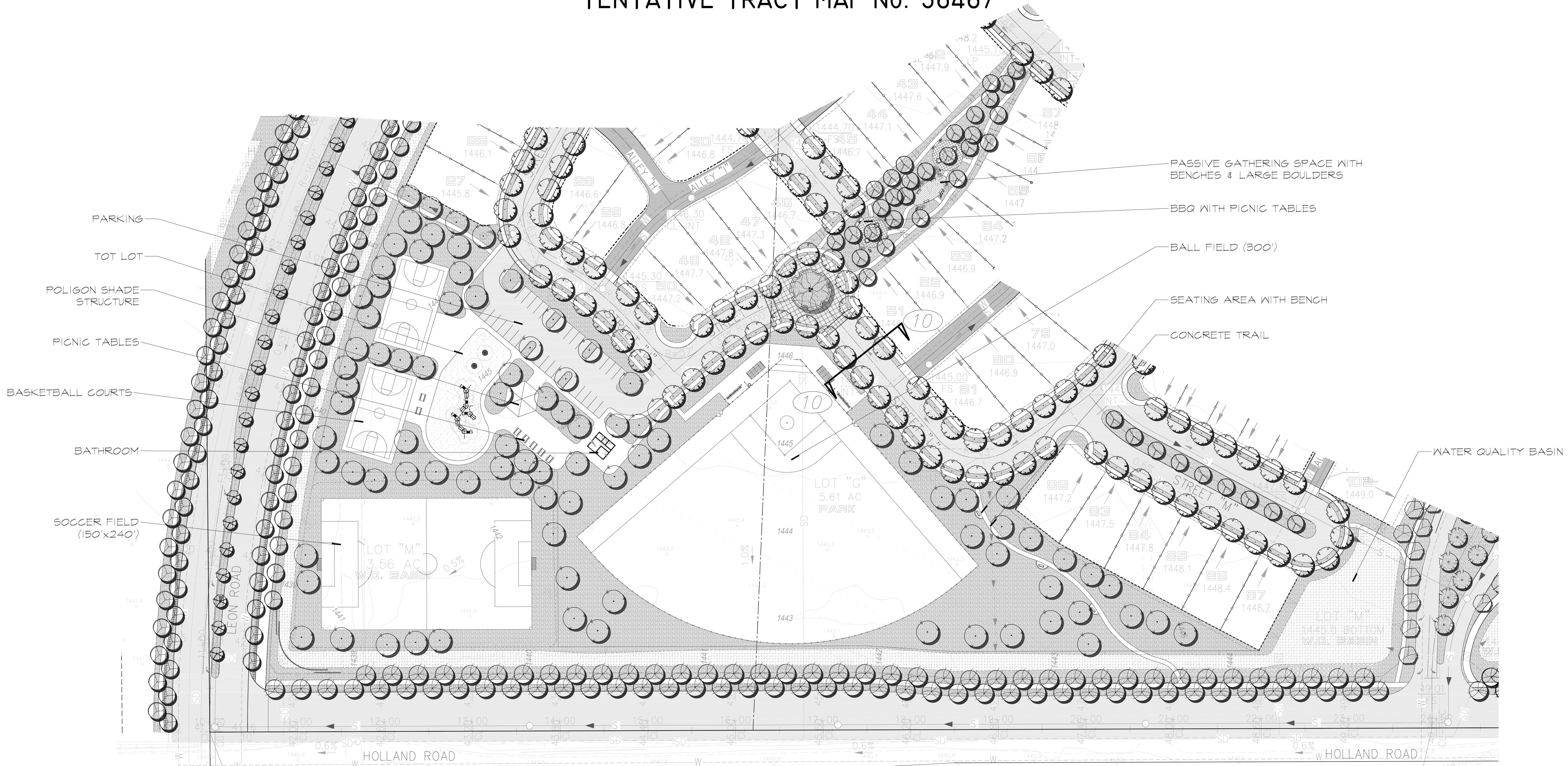
DATE	BY	MARK	REVISIONS	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY		

COUNTY OF RIVERSIDE
APPROVED _____ 20 ____
BY: _____

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
**TENTATIVE TRACT MAP
No. 36467**
PREPARED FOR:

SHEET
OF 10
PREPARED: 4/2/15

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467



- PARKING
- TOT LOT
- POLYGON SHADE STRUCTURE
- PICNIC TABLES
- BASKETBALL COURTS
- BATHROOM
- SOCCER FIELD (150'x240')

- PASSIVE GATHERING SPACE WITH BENCHES & LARGE BOULDERS
- BBQ WITH PICNIC TABLES
- BALL FIELD (300')
- SEATING AREA WITH BENCH
- CONCRETE TRAIL
- WATER QUALITY BASIN

VALLEY WIDE PARK

Underground Service Alert
DIGALERT
Call: TOLL FREE
1-800-227-2600
THE PAVING DAYS BEHIND YOU 215

By: John Patterson Date: 4/7/15
Name: John Patterson
R.L.A. 3503 exp: 02-2017

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Suite 200
San Diego, CA 92121
gmplandscape.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

DATE	BY	MARK	REVISIONS	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY		

COUNTY OF RIVERSIDE

APPROVED _____ 20__
BY: _____

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

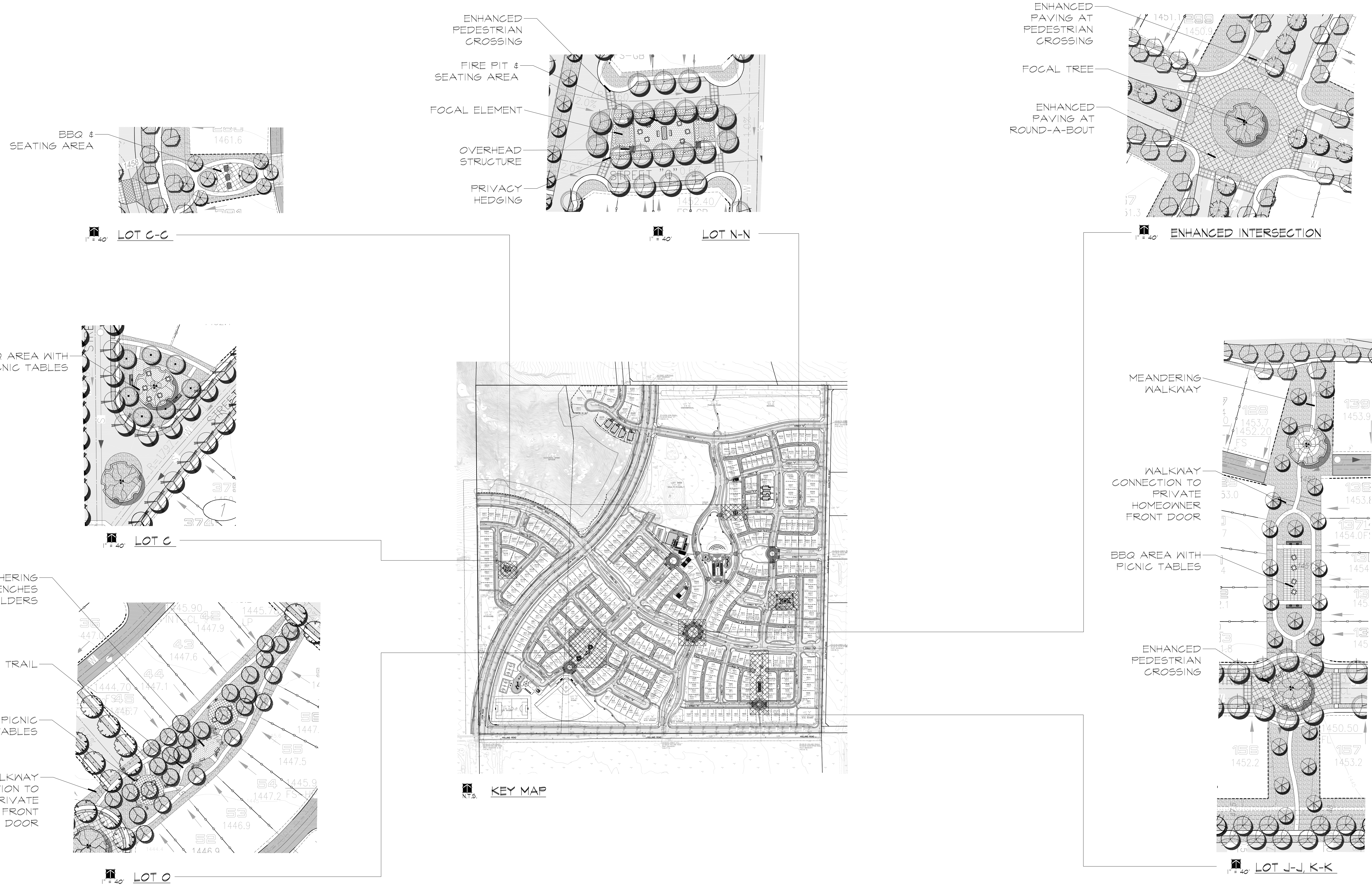
**TENTATIVE TRACT MAP
No. 36467**

PREPARED FOR: _____

SHEET 3
OF 10

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COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467



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<p>Underground Service Alert DIGALERT</p> <p>Call: TOLL FREE 1-800-227-2600</p> <p>THE TRADING DAYS BEHIND YOU 215</p>		<p>By: <u>John Patterson</u> Date: <u>4/2/15</u></p> <p>Name: <u>John Patterson</u></p> <p>R.L.A. <u>3503</u> exp: <u>02-2017</u></p>	<p>4010 Sorrento Valley Blvd Suite 200 San Diego, CA 92121</p> <p>gmplandscape.com T 858 558 8977</p> <p>LANDSCAPE ARCHITECTURE & PLANNING</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>MARK</th> <th>REVISIONS</th> <th>APPR. DATE</th> </tr> <tr> <th>DESIGNED BY</th> <th>DRAWN BY</th> <th>CHECKED BY</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	BY	MARK	REVISIONS	APPR. DATE	DESIGNED BY	DRAWN BY	CHECKED BY								<p>COUNTY OF RIVERSIDE</p> <p>APPROVED _____ 2D _____</p> <p>BY: _____</p>	<p>IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA</p> <p>TENTATIVE TRACT MAP No. 36467</p> <p>PREPARED FOR: _____</p>	<p>SHEET <u>4</u> OF <u>10</u></p> <p>PREPARED: 4/2/15</p>
DATE	BY	MARK	REVISIONS	APPR. DATE																		
DESIGNED BY	DRAWN BY	CHECKED BY																				

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467

COMMON AREA LANDSCAPE PLANT LEGEND

SYMBOL	BOTANICAL	COMMON NAME
PALMS		
	CHAMAECROPS HUMILIS	MEDITERRANEAN FAN PALM
	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM
	PHOENIX DACTYLIFERA	DATE PALM
	PHOENIX ROEBELENI	PYGMY DATE PALM
	WASHINGTONIA ROBUSTA	MEXICAN DATE PALM
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
	SYAGRUS ROMANZOFFIANA	QUEEN PALM
TREES		
	ALBIZIA JULIBRISIN	SILK TREE
	CERGIUM MICROPHYLLUM	LITTLELEAF PALO VERDE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CHITALPA TAGHENTENSIS	CHITALPA
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	ERIOBOTRYA DEFLEXA	BRONZE LOQUIAT
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH
	LAGERSTROEMIA INDICA	GRAPE MYRTLE
	LIRIODENDRON TULIPIFERA	TULIP TREE
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
	MAGNOLIA x SOULANGEANA	SAUCER MAGNOLIA
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
	PINUS ELDERICA	AFGHAN PINE
	PODOCARPUS MAKI'	AFGHAN PINE
	PRUNUS SPP.	FLOWERING PLUM
	PYRUS CALLERYANA 'BRADFORD'	ORNAMENTAL PEAR
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS DOUGLASII	BLUE OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC
	ULMUS PARVIFOLIA 'SEMPERVIRENS'	CHINESE EVERGREEN ELM
SHRUBS		
	ABELIA GRANDIFLORA	GLOSSY ABELIA
	AGAPANTHUS AFRICANUS	LILY OF THE NILE
	BACCHARIS PILULARIS CONSANGUINEA	COYOTE BRUSH
	BACCHARIS SALICIFOLIA	MULE FAT
	BERBERIS THUNBERGII	JAPANESE BARBERRY
	BUDDLEIA DAVIDII	BUTTERFLY BUSH
	BUXUS SPP.	BOXWOOD
	CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH
	CAREX PRAEGRACILIS	FIELD SEDGE
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN
	CONVOLVULUS CAEORUM	MORNING GLORY
	COTONEASTER HORIZONTALIS	COTONEASTER
	CUPHEA HYSSOPIFOLIA	FALSE HEATHER
	DIETES VEGETA	FORTNIGHT LILY
	DODONAEA VISCOSA	HOPSEED BRUSH
	ELAEAGNUS 'ANGUSTIFOLIA'	RUSSIAN OLIVE
	ESCALLONIA COMPACTA	DWARF ESCALLONIA
	ESCALLONIA FRADESII	ESCALLONIA
	EUONYMUS FORTUNEI	EVERGREEN EUONYMUS
	HEMEROCALLIS 'FULVA'	DAYLILLY
	HELICTOTRICHON SEMPERVIRENS	OAT GRASS
	HETEROMELES ARBUTIFLOIA	TOYON
	LEPTOSPERMUM 'LAEVIGATUM'	TEA TREE
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	LIGUSTRUM 'TEXANUM'	TEXAS PRIVET
	MIMULUS AURANTIACUS AURANTIACUS	STICKY MONKEY FLOWER
	MUHLENBERGIA RIGENS	MUHLY GRASS
	MYRTUS COMMUNIS 'COMPACTA'	MYRTLE
	NANDINA DOMESTICA	HEAVENLY BAMBOO
	NAPELLA LEPIDA	FOOTHILL NEEDLEGRASS
	NAPELLA PILCHRA	PURPLE NEEDLEGRASS
	OENOTHERA ELATA BOOKERI	EVENING PRIMROSE
	PHOTINIA FRASERI	RED TIP PHOTINIA
	PYRACANTHA	PYRACANTHA
	RHAMNUS CALIFORNICA	COFFEE BERRY
	RHAPHOLEPIS 'PINK'	INDIAN HAWTHORNE
	RHUS INTEGRIFOLIA	LEMONADE BERRY
	RHUS OVATA	SUGARBUSH
	ROSA CALIFORNICA	CALIFORNIA ROSE
	THEVETIA PERUVIANA	YELLOW OLEANDER
	VIURNUM JAPONICUM	JAPANESE SNOWBUSH
	XYLOSMA CONGESTUM	NCN
GROUNDCOVER		
	ACAGIA REDOLENS 'DESERT CARPET'	ACAGIA 'DESERT CARPET'
	BACCHARIS PILULARIS	COYOTE BRUSH
	JUNIPERUS CONFERTA	JUNIPER GROUNDCOVER
	MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM
	ROSMARINUS OFFICINALIS	ROSEMARY
VINES		
	BIGNONIA VIOLACEA	LAVENDER TRUMPET VINE
	DISTICTIS BUCGINATORIA	BLOOD-RED TRUMPET VINE
	FIGUS PUMILA	CREEPING FIG
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY

COLLECTOR ROADS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	M/COLS
RIGHT OF WAY AND SLOPE TREES				
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	M
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	M
	PINUS ELDERICA	AFGHAN PINE	24" BOX	L
	LIQUIDAMBAR STYRACIFLUA 'FESTIVA' -OR- 'BURGUNDY'	SWEET GUM	24" BOX	M
	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	M
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	M
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	M
MEDIAN TREES				
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	M
	PINUS ELDERICA	AFGHAN PINE	24" BOX	L
	PYRUS KAWAKAMI	EVERGREEN PEAR	24" BOX	M
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	M
LEON ROAD				
STREET TREES & SLOPE TREES				
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	M
	LIQUIDAMBAR STYRACIFLUA 'FESTIVA' -OR- 'BURGUNDY'	SWEET GUM	24" BOX	M
	PINUS ELDERICA	AFGHAN PINE	24" BOX	L
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	M
MEDIAN TREES				
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	M
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	M
	LIQUIDAMBAR STYRACIFLUA 'FESTIVA' -OR- 'BURGUNDY'	SWEET GUM	24" BOX	M
LARGE SHRUBS				
	ESCALLONIA FRADESII	PINK ESCALLONIA	5 GAL.	M
	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	L
	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	5 GAL.	M
	PHOTINIA FRASERI	FRASER'S PHOTINIA	5 GAL.	M
SMALL SHRUBS/GROUNDCOVERS				
	ABELIA GRANDIFLORA 'PROSTRATA'	ABELIA	1 GAL.	M
	CONVOLVULUS MAURITANICUS	GROUND MORNING GLORY	1 GAL.	L
	DIETES VEGETA	FORTNIGHT LILY	1 GAL.	M
	PHORMIUM TENAX	NEW ZEALAND FLAX	1 GAL.	M
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL.	L
	MYOPORUM PARVIFOLIUM 'PINK'	MYOPORUM	1 GAL.	M
	NERIUM OLEANDER 'PETITE PINK'	DWARF PINK OLEANDER	1 GAL.	L
ACCENTS				
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L
	MUHLENBERGIA RIGIDA	PURPLE MUHLY GRASS	5 GAL.	M
VINES (10' OC.)				
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL.	M

TYPICAL ROADS - STREET TREES

SYMBOL	BOTANICAL	COMMON NAME	SIZE	M/COLS
TYPICAL ROADS 1:				
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	M
	LIQUIDAMBAR S. 'BURGUNDY'	SWEET GUM	24" BOX	M
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	M
	FRAXINUS UHDEI	EVERGREEN ASH	24" BOX	M
TYPICAL ROADS 2:				
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	M
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	M
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M
	PINUS ELDERICA	AFGHAN PINE	24" BOX	L
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	L
TYPICAL ROADS 3:				
	FRUNUS CERASIFERA	CHERRY PLUM	24" BOX	M
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	M
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	M
TYPICAL ROADS 4:				
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	M
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	M
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	M

TYPICAL ROADS - MEDIAN TREES/ACCENT

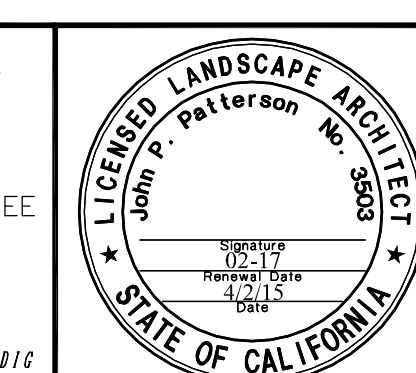
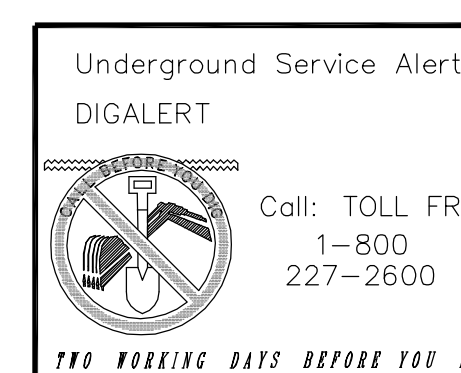
SYMBOL	BOTANICAL	COMMON NAME	SIZE	M/COLS
TYPICAL ROADS 1:				
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	M
	LIQUIDAMBAR S. 'BURGUNDY'	SWEET GUM	24" BOX	M
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	M
	FRAXINUS UHDEI	EVERGREEN ASH	24" BOX	M
TYPICAL ROADS 2:				
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	M
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	M
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M
	PINUS ELDERICA	AFGHAN PINE	24" BOX	L
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	L
TYPICAL ROADS 3:				
	FRUNUS CERASIFERA	CHERRY PLUM	24" BOX	M
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	M
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	M
TYPICAL ROADS 4:				
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	M
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	M
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	M

HOLLAND ROAD

SYMBOL	BOTANICAL	COMMON NAME	SIZE	M/COLS
STREET TREES & SLOPE TREES				
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	L
	PINUS ELDERICA	AFGHAN PINE	24" BOX	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	L
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	L

FOCAL, PARK, & REC CENTER TREES

SYMBOL	BOTANICAL	COMMON NAME	SIZE	M/COLS
	FRAXINUS UHDEI	EVERGREEN ASH	36" BOX	M
	GLEDITSIA TRIACANTHOS	HONEY LOCUST	36" BOX	L
	PHOENIX DACTYLIFERA	DATE PALM	36" BOX	M
	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	M
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	M
	ROBINIA x AMBIGUA	LOCUST	36" BOX	L



By: John Patterson Date: 4/2/15
Name: John Patterson
R.L.A. 3503 exp: 02-2017



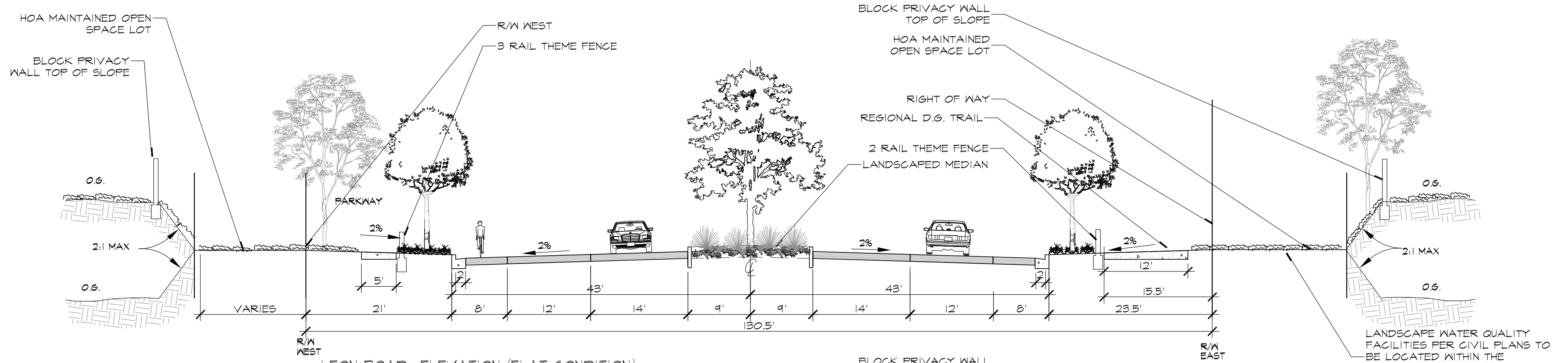
DATE	BY	MARK	REVISIONS	APPR. DATE

COUNTY OF RIVERSIDE
APPROVED _____ 20____
BY: _____

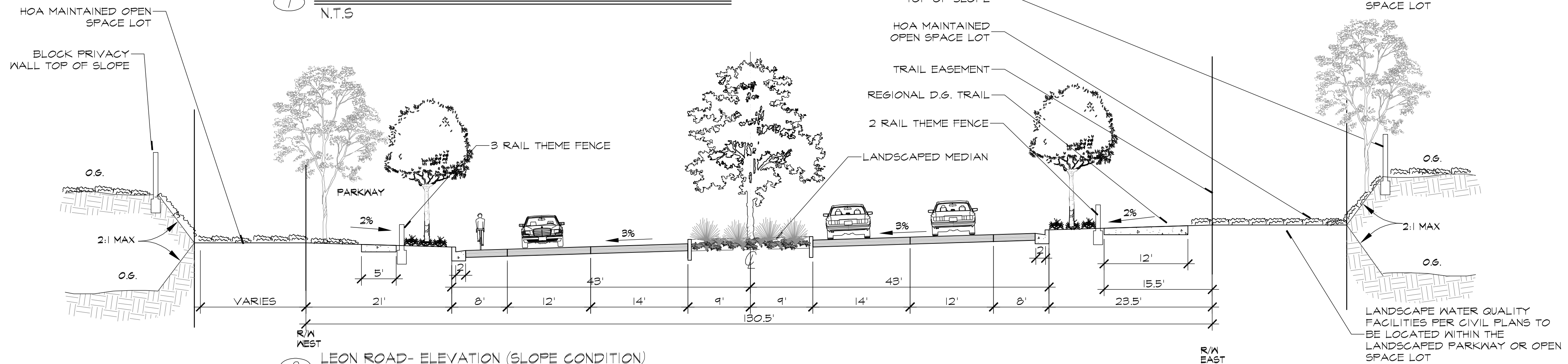
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TENTATIVE TRACT MAP No. 36467
PREPARED FOR: _____

SHEET 5
OF 10

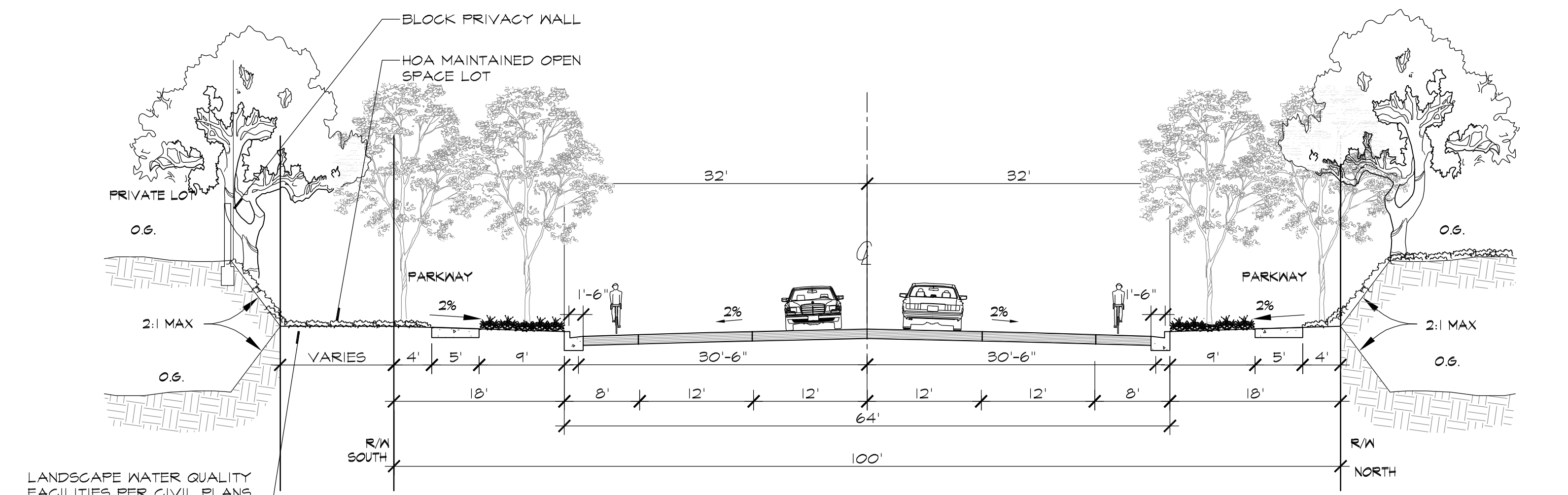
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467



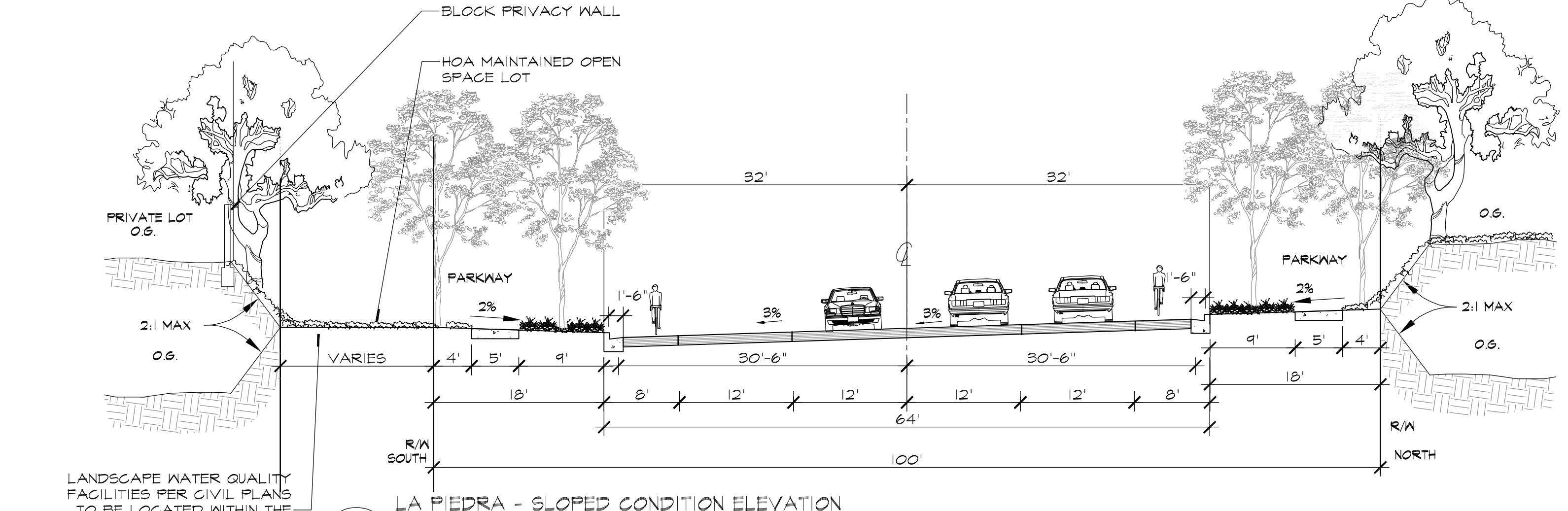
1 LEON ROAD- ELEVATION (FLAT CONDITION)
N.T.S.



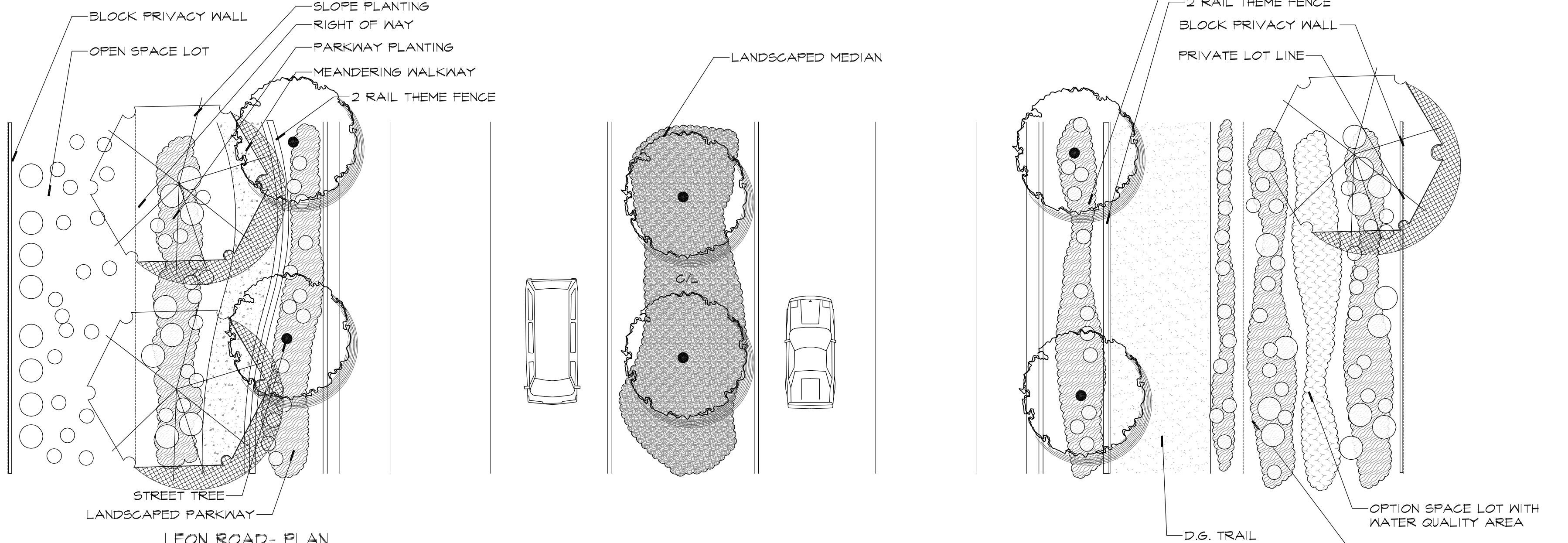
2 LEON ROAD- ELEVATION (SLOPE CONDITION)
N.T.S.



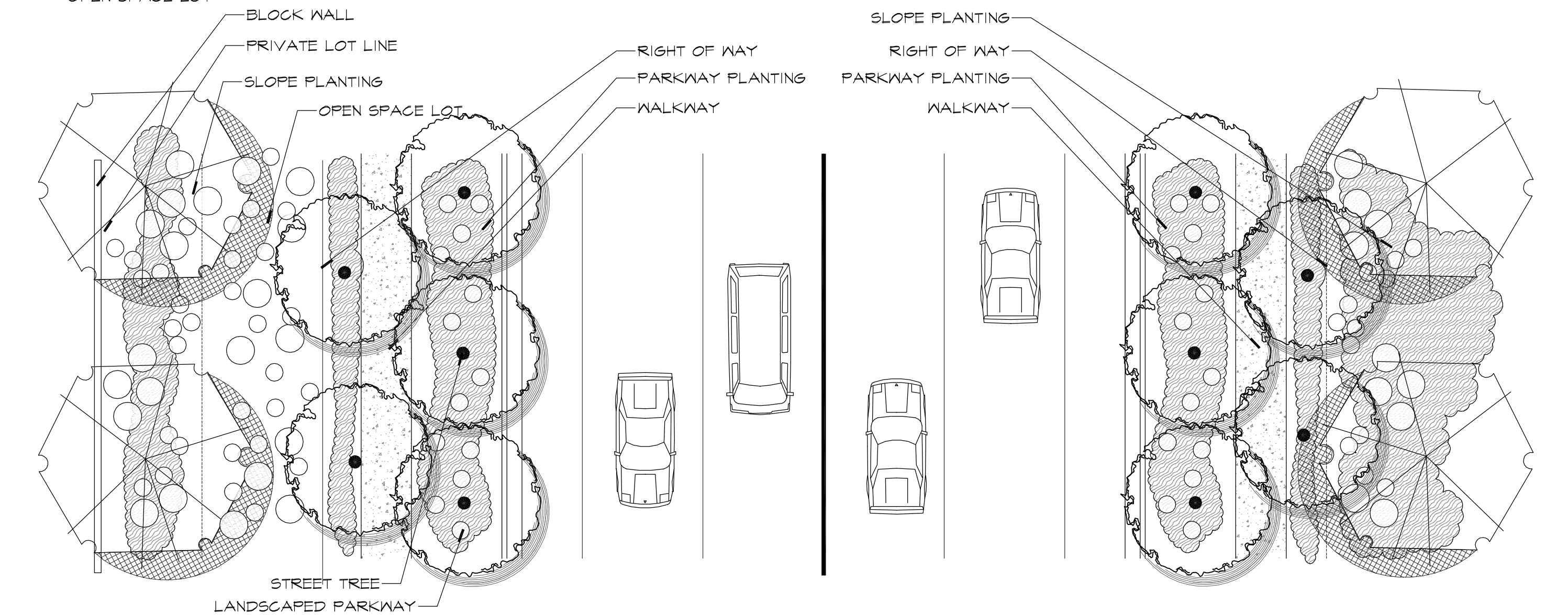
3 LA PIEDRA - FLAT CONDITION ELEVATION
N.T.S.



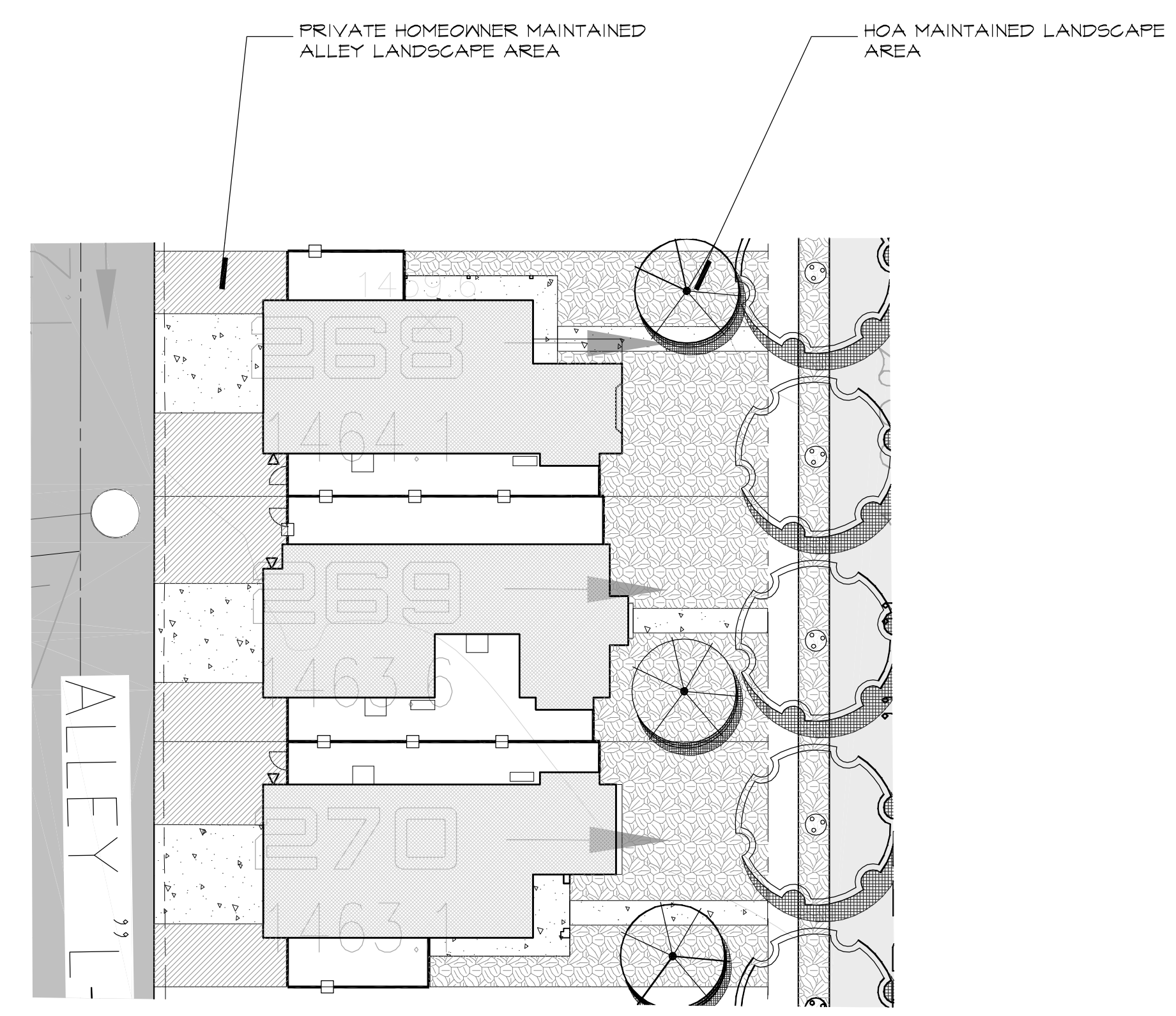
4 LA PIEDRA - SLOPED CONDITION ELEVATION
N.T.S.



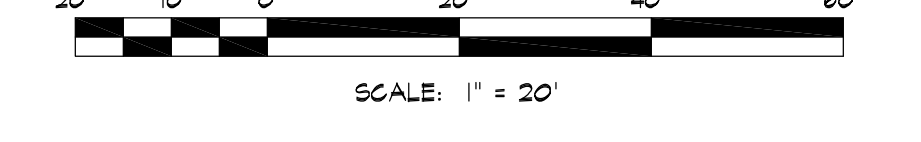
1 2 LEON ROAD- PLAN
SCALE 1"=10'



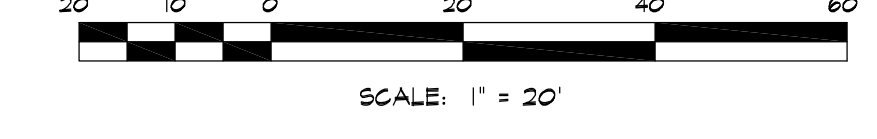
3 4 LA PIEDRA - PLAN
SCALE 1"=10'



TYPICAL- ALLEY LOADED PRODUCT



TYPICAL SINGLE FAMILY PRODUCT



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LANDSCAPE ARCHITECT
John Patterson
R.L.A. 3503 exp. 02-2017
By: _____ Date: 4/7/15
Name: John Patterson
R.L.A. 3503 exp. 02-2017

gmp
LANDSCAPE ARCHITECTURE & PLANNING
4010 Sorrento Valley Blvd
Suite 200
San Diego, CA 92101
gmp@landarch.com
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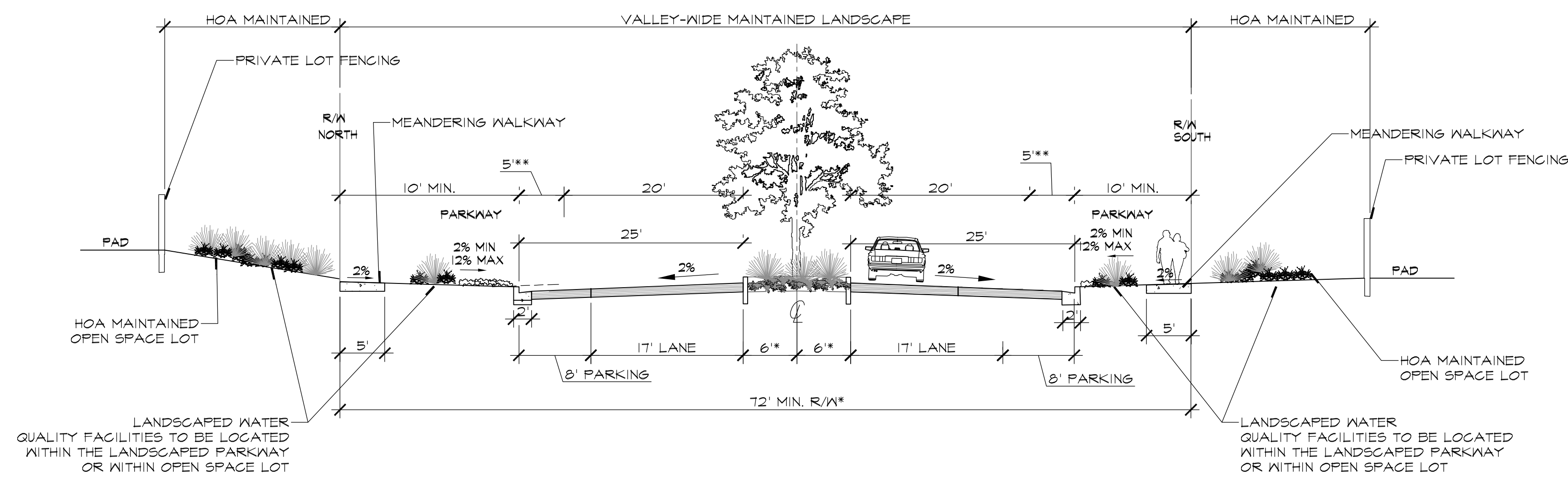
DATE	BY	MARK	REVISIONS	APPR. DATE

COUNTY OF RIVERSIDE
APPROVED _____ 20__
BY: _____
CHECKED BY: _____

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP
No. 36467
PREPARED FOR: _____

SHEET 5
OF 10
PREPARED: 4/2/15

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467



NOTE: STREET B' MEANDERING SIDEWALK AND LANDSCAPE MAINTENANCE DIVISION

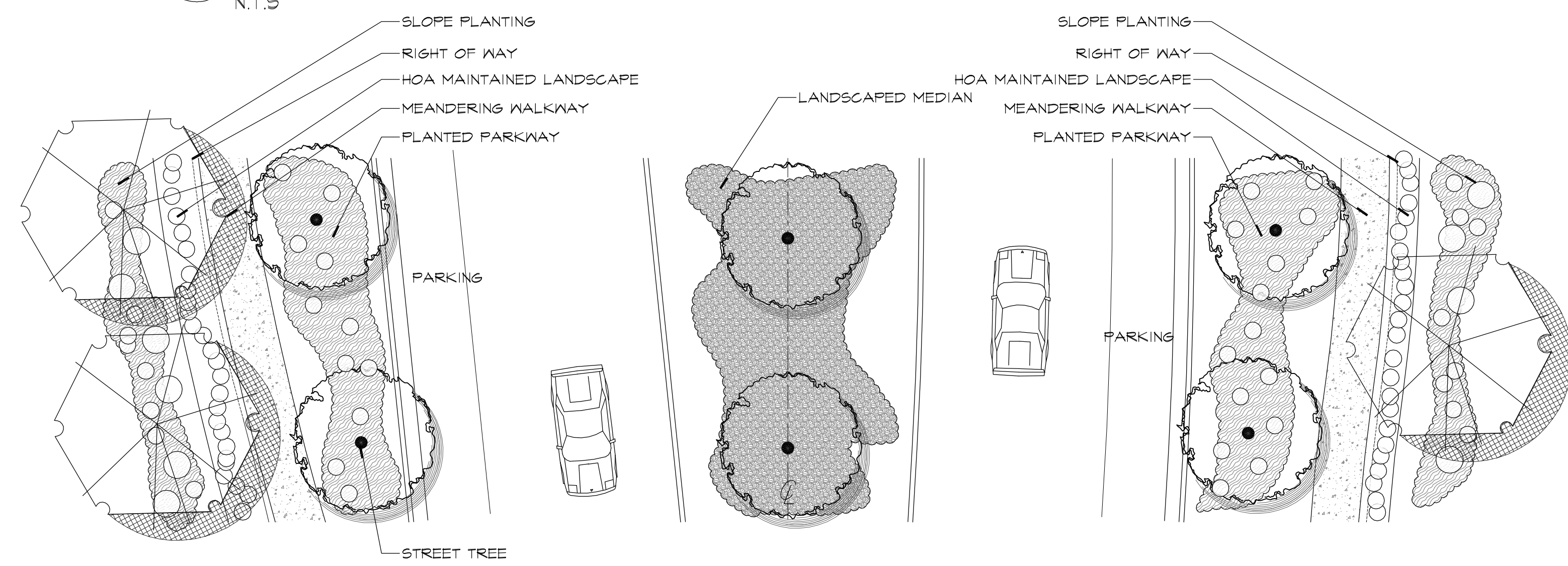
THE OUTSIDE EDGE OF THE SIDEWALKS DEFINE THE LIMITS OF LANDSCAPE MAINTENANCE BY VALLEY-WIDE. THE SIDEWALKS BACK EDGE SHALL BE ALONG THE RIGHT-OF-WAY LINE. A LANDSCAPE EASEMENT SHALL LIE BETWEEN THE RIGHT-OF-WAY AND THE FRONTS SIDES OF PRIVATE LOTS. LANDSCAPE MAINTENANCE BETWEEN THE OUTSIDE EDGES OF THE SIDEWALKS AND THE OUTSIDE EDGE OF THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOA.

* MEDIAN WIDTH VARIES FROM 12' TO 40' (PER PLAN). PARKWAY AND TRAVEL LANE WIDTHS ARE PER STANDARD 103.

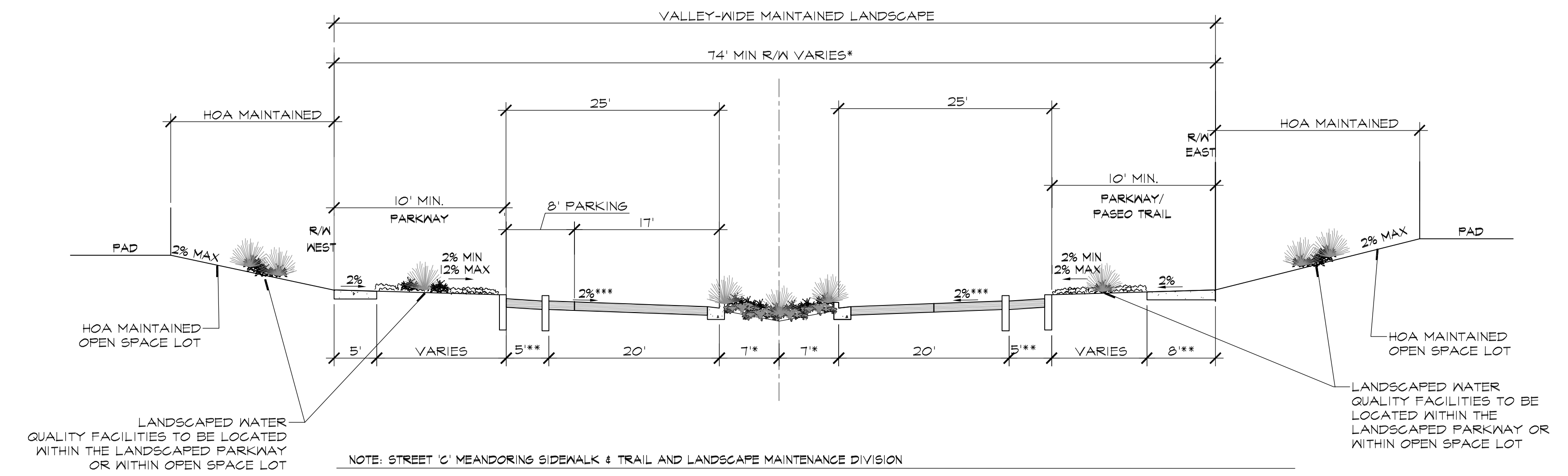
** INDICATES LANDSCAPED 3' POP-OUT AREA (SEE PLAN FOR LOCATIONS). SEE DETAIL BELOW FOR TYPICAL PARKING AREA LANDSCAPE POP-OUT.

*** STREET SECTION TO SLOPE TOWARD THE CENTERLINE / MEDIAN

5 STREET B' - ELEVATION
N.T.S.



5 STREET B' - PLAN
SCALE 1"=10'



NOTE: STREET C' MEANDERING SIDEWALK & TRAIL AND LANDSCAPE MAINTENANCE DIVISION

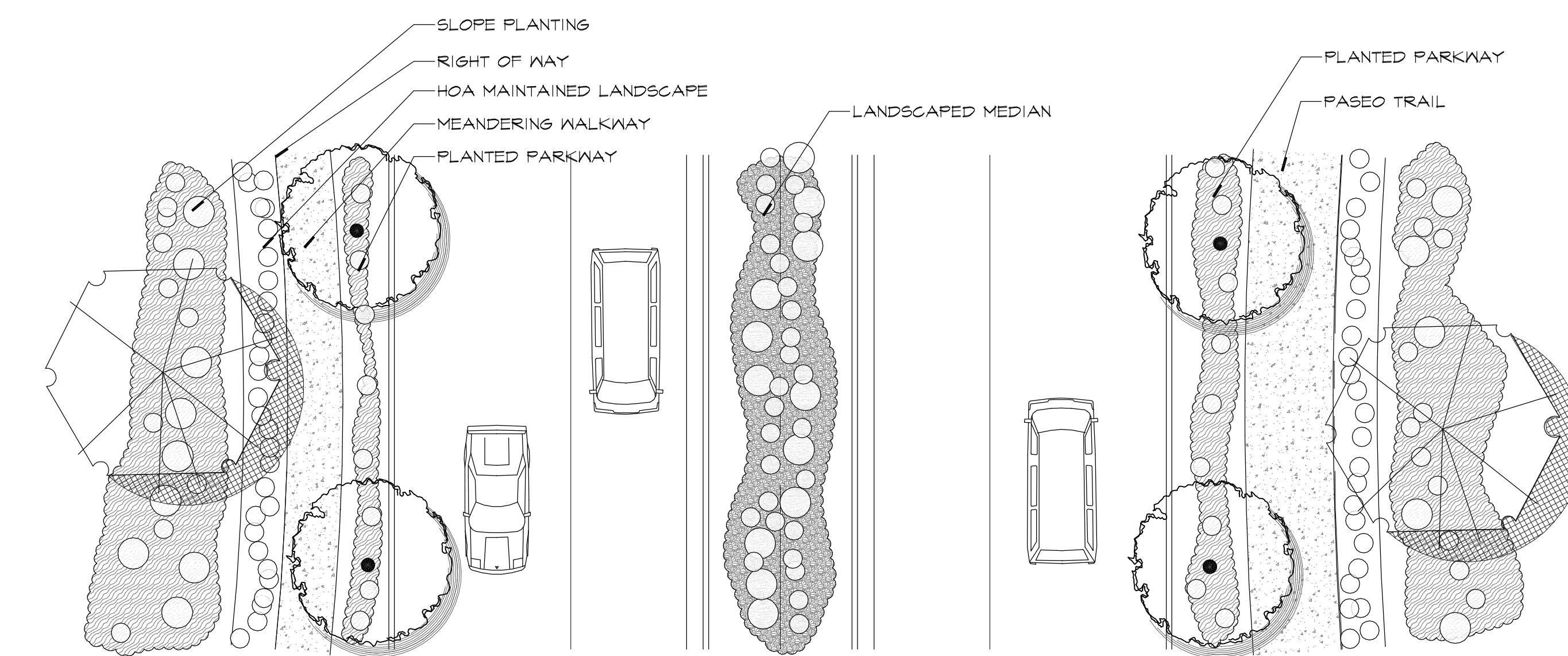
THE OUTSIDE EDGE OF THE SIDEWALKS DEFINE THE LIMITS OF LANDSCAPE MAINTENANCE BY VALLEY-WIDE. THE SIDEWALKS BACK EDGE SHALL BE ALONG THE RIGHT-OF-WAY LINE. A LANDSCAPE EASEMENT SHALL LIE BETWEEN THE RIGHT-OF-WAY AND THE FRONTS SIDES OF PRIVATE LOTS. LANDSCAPE MAINTENANCE BETWEEN THE OUTSIDE EDGES OF THE SIDEWALKS AND THE OUTSIDE EDGE OF THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOA.

8 STREET C' - ELEVATION
N.T.S.

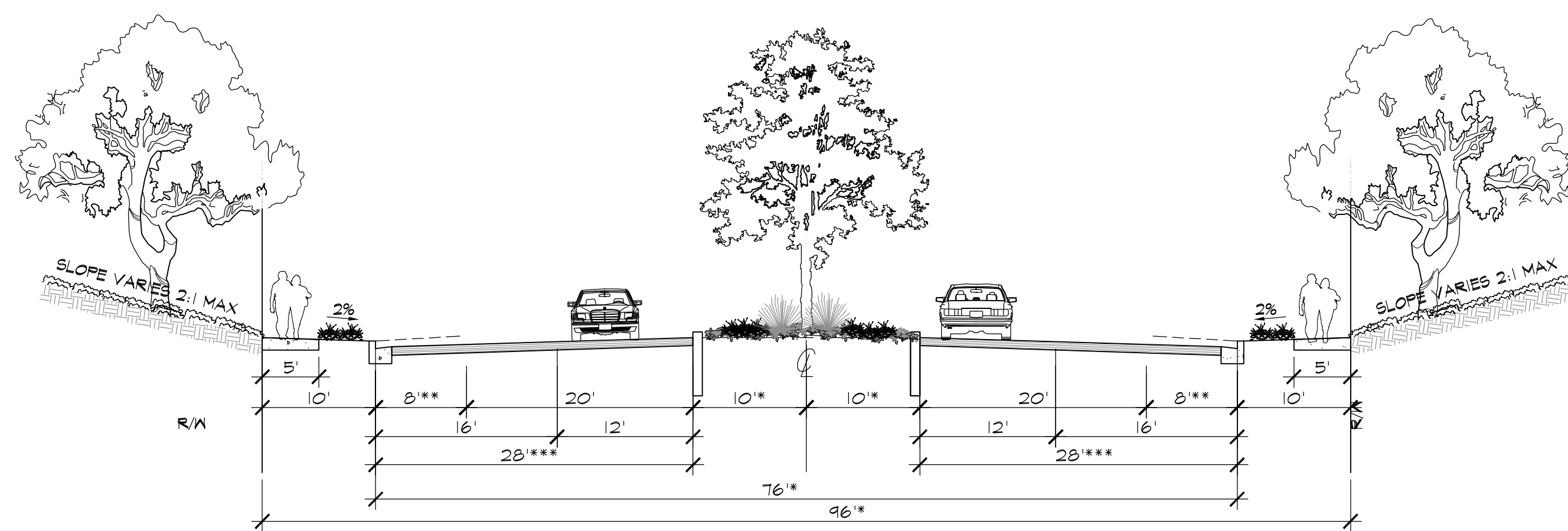
* MEDIAN WIDTH VARIES FROM 14' TO 300' (PER PLAN). PARKWAY AND TRAVEL LANE WIDTHS ARE PER STANDARD 103.

** INDICATES LANDSCAPED 3' POP-OUT AREA (SEE PLAN FOR LOCATIONS). SEE DETAIL BELOW FOR TYPICAL PARKING AREA LANDSCAPE POP-OUT.

*** STREET SECTION TO SLOPE TOWARD THE CENTERLINE/MEDIAN



8 STREET C' - PLAN
SCALE 1"=10'

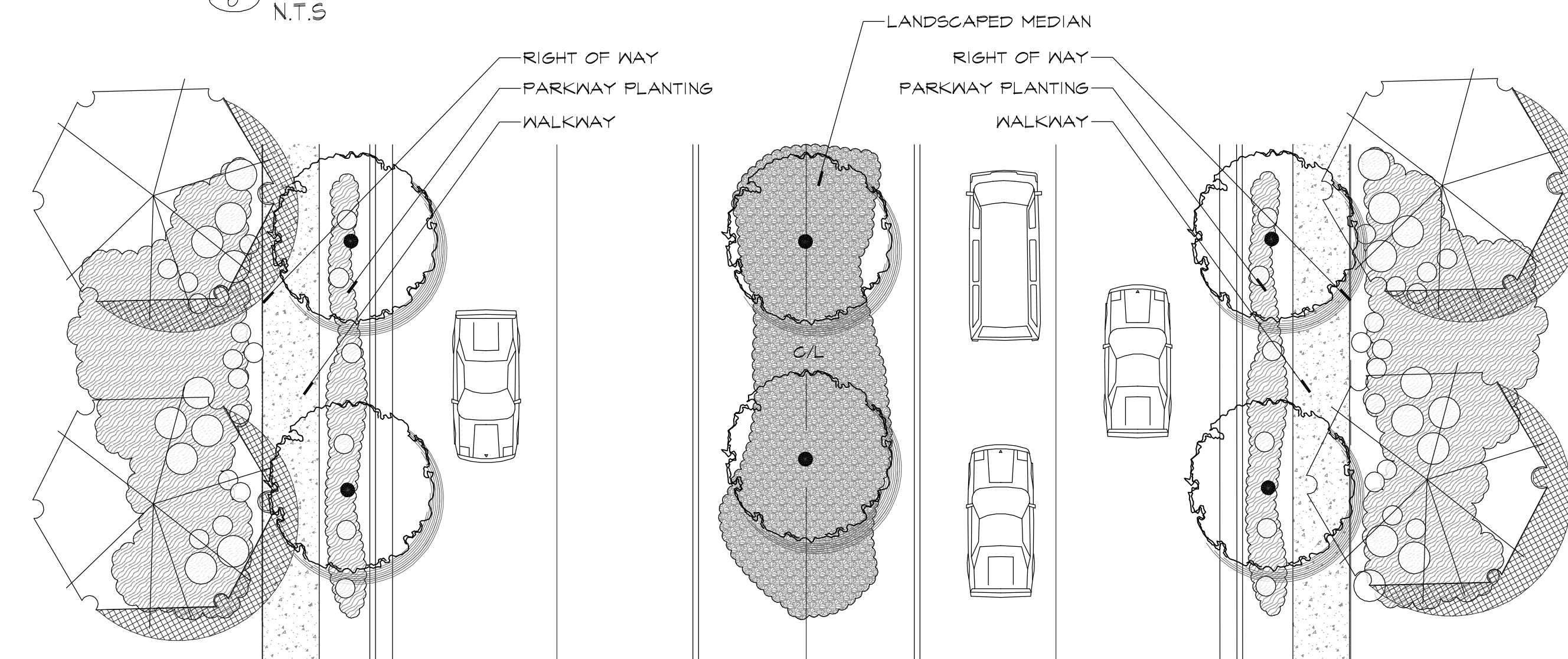


* MEDIAN WIDTH VARY FROM 20' WIDE MINIMUM UP TO 40' WIDE (SEE PLAN) PARKWAY AND TRAVEL LANE WIDTHS ARE PER STANDARD 103

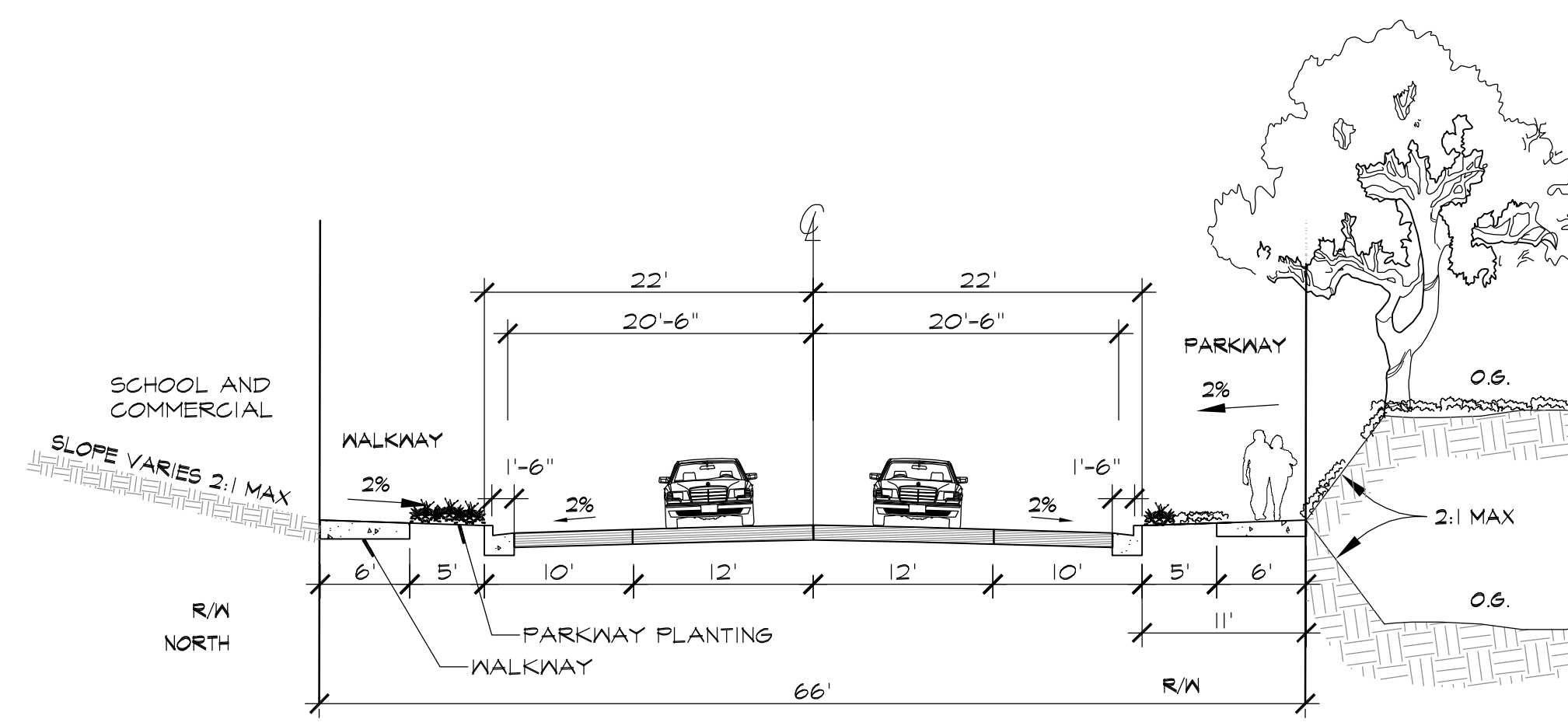
** INDICATES LANDSCAPED PARKING AREA 3' CURB POP OUT (SEE PLAN FOR LOCATIONS). SEE DETAIL THIS SHEET FOR LANDSCAPE AREA POP OUT TYPICAL SECTION

*** INCREASED PAVEMENT WIDTH FROM CURB TO MEDIAN TO 20' WIDE

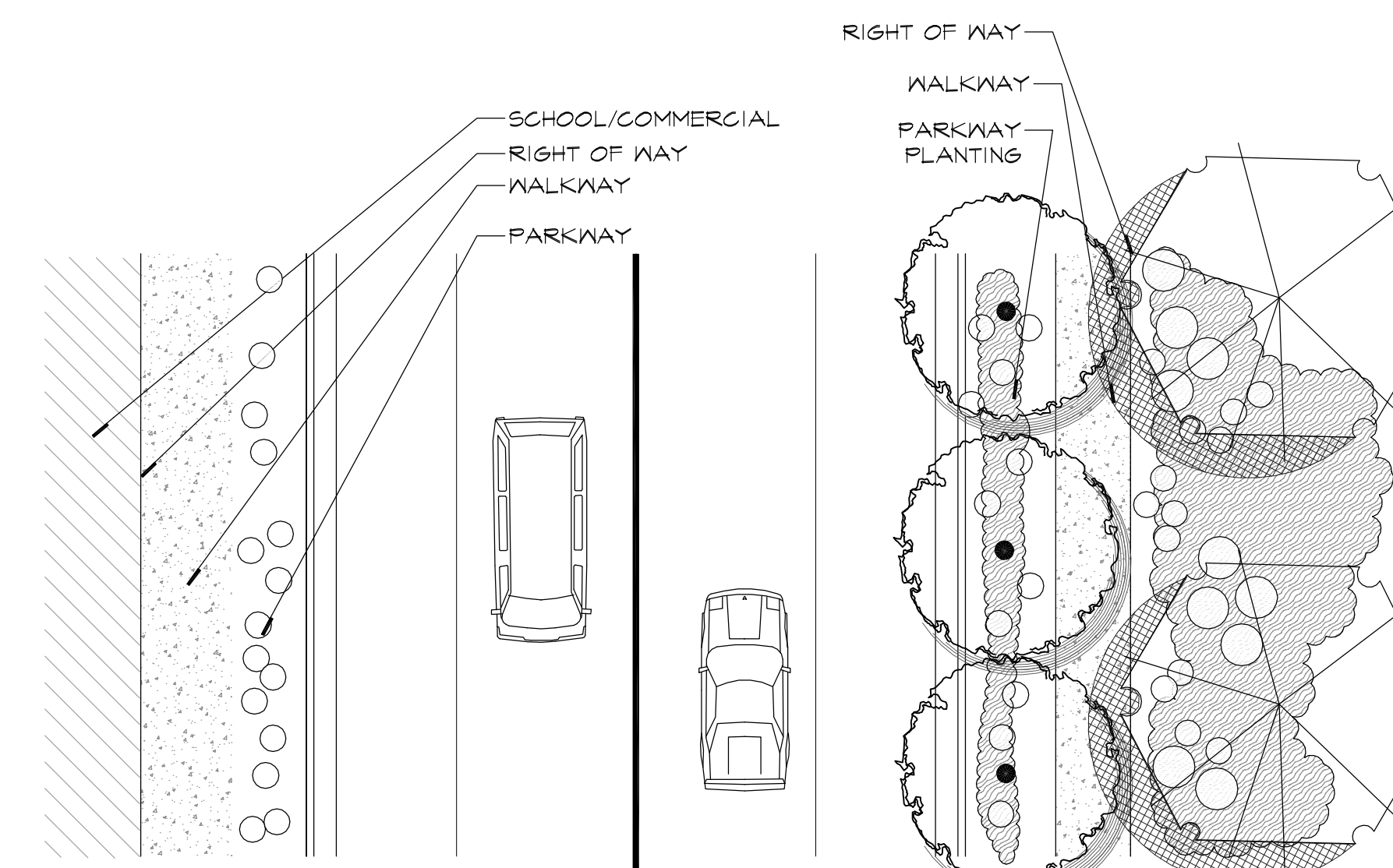
6 STREET D', E', AND F' - ELEVATION
N.T.S.



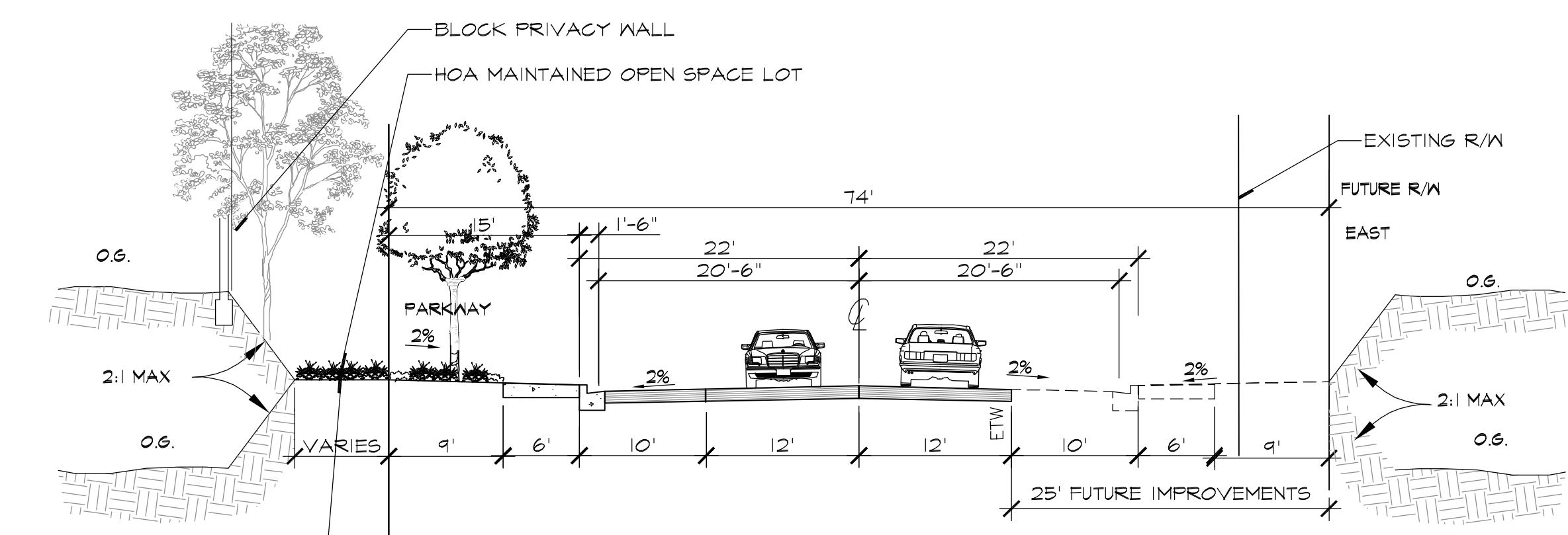
6 STREET D', E', AND F' - PLAN
SCALE 1"=10'



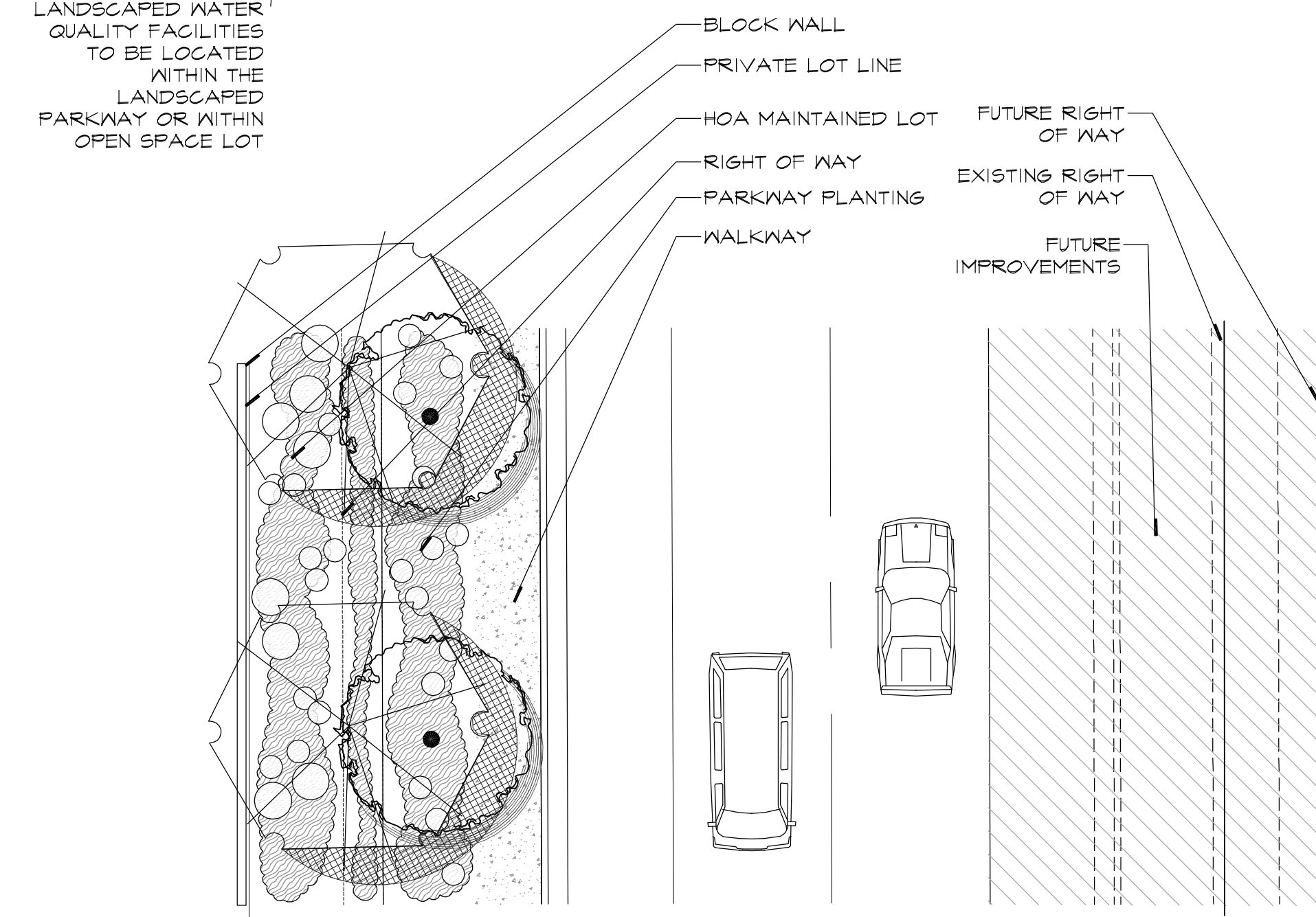
7 STREET A' - ELEVATION
N.T.S.



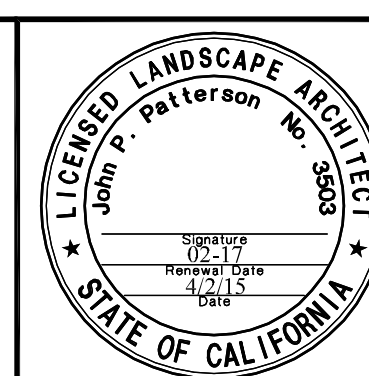
7 STREET A' - PLAN
SCALE 1"=10'



9 EUCALYPTUS STREET - ELEVATION
N.T.S.



9 EUCALYPTUS STREET - PLAN
SCALE 1"=10'



By: John Patterson Date: 4/7/15
R.L.A. 3503 exp: 02-2017



4010 Sorrento Valley Blvd
Suite 200
San Diego, CA 92121
gmp@landarch.com
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DATE	BY	MARK	REVISIONS	APPR. DATE

COUNTY OF RIVERSIDE

APPROVED _____ 20__

BY: _____

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

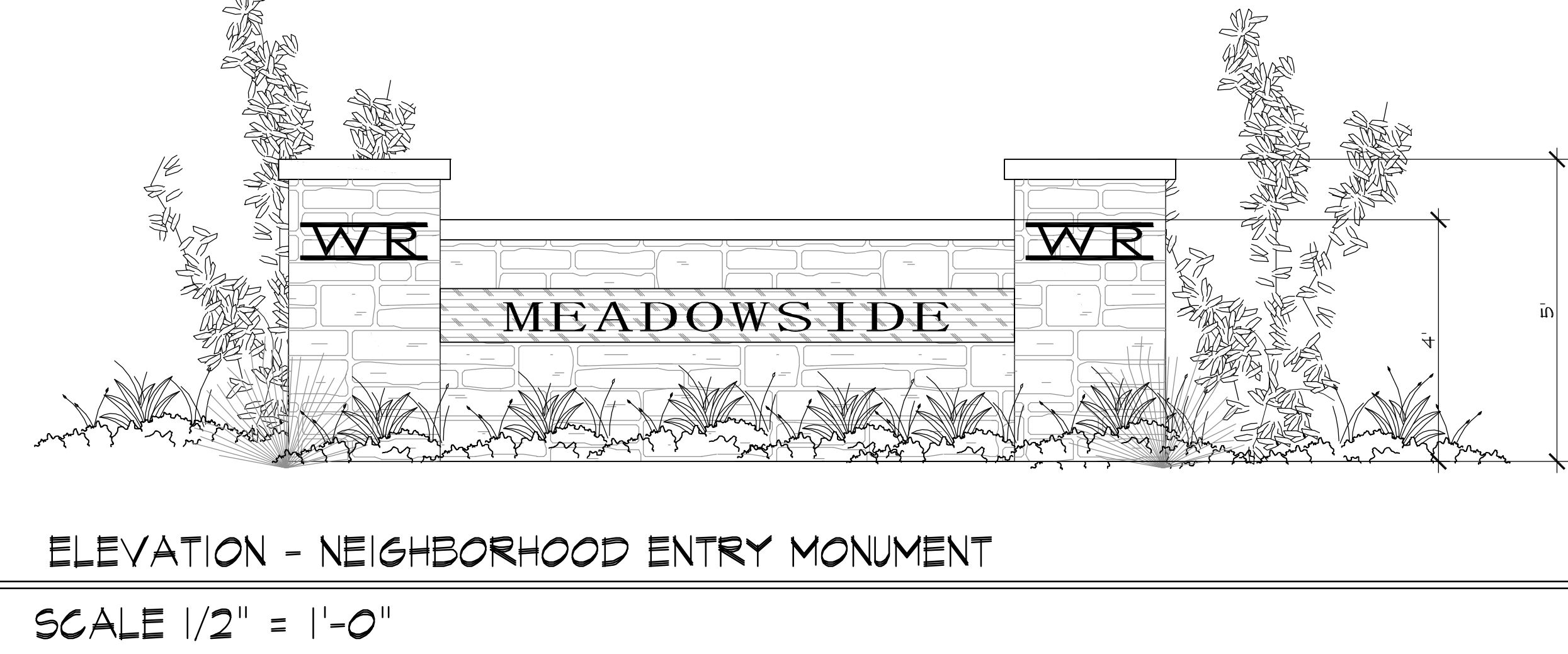
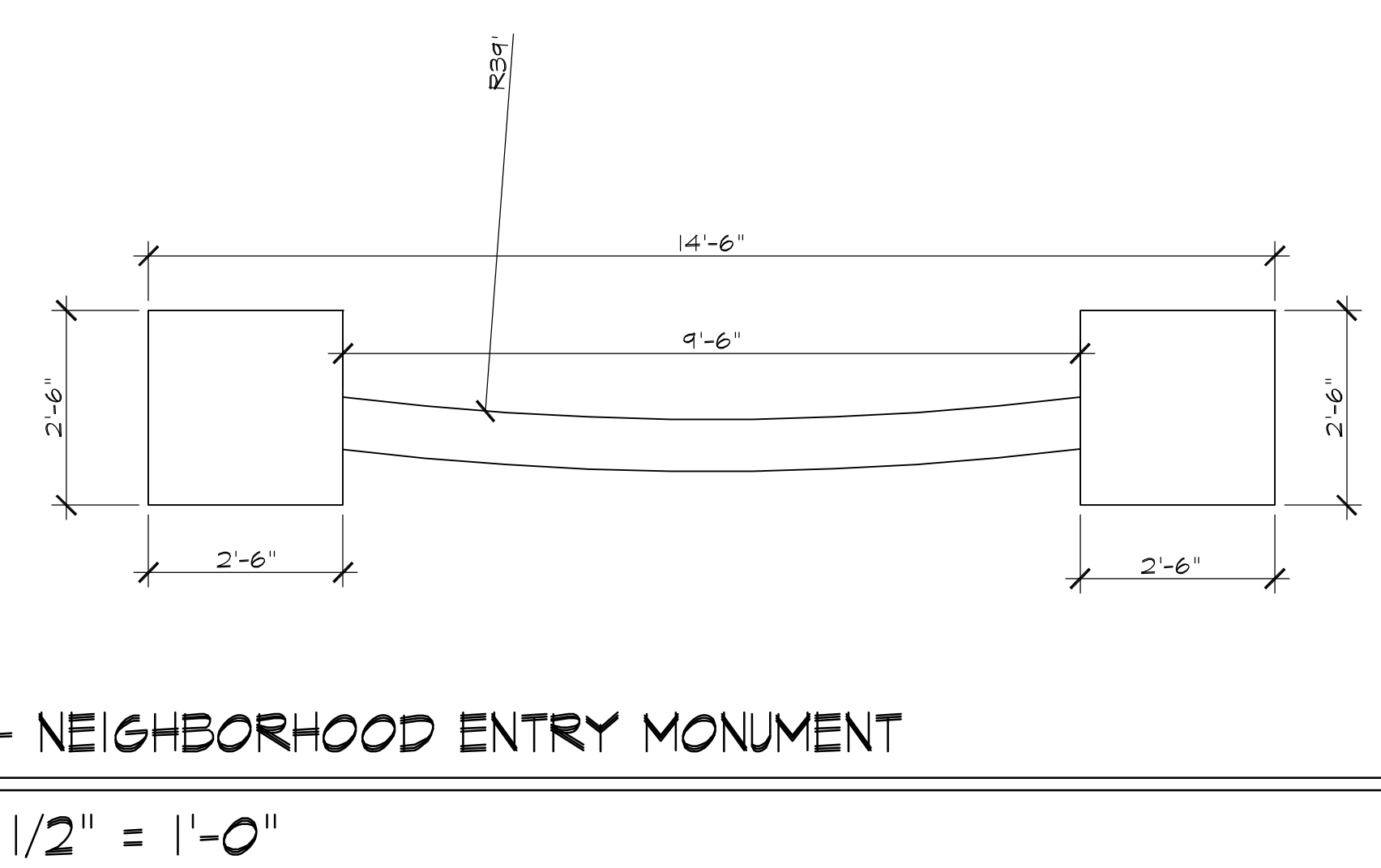
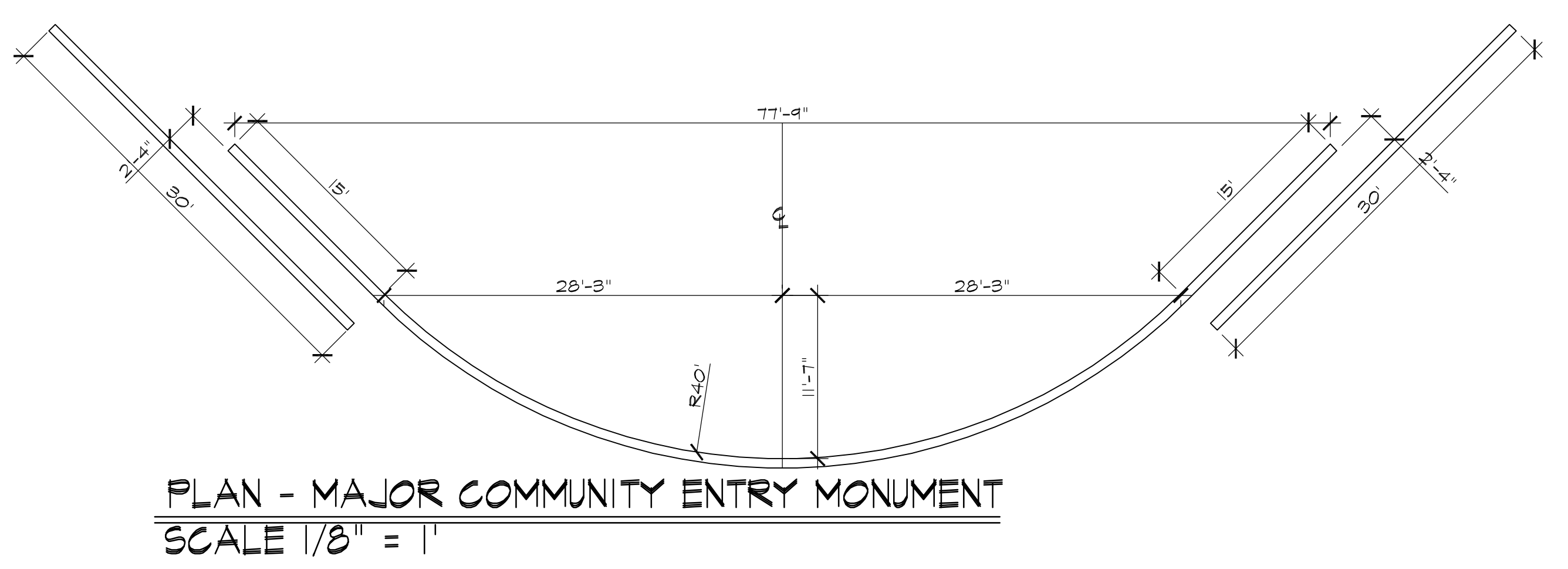
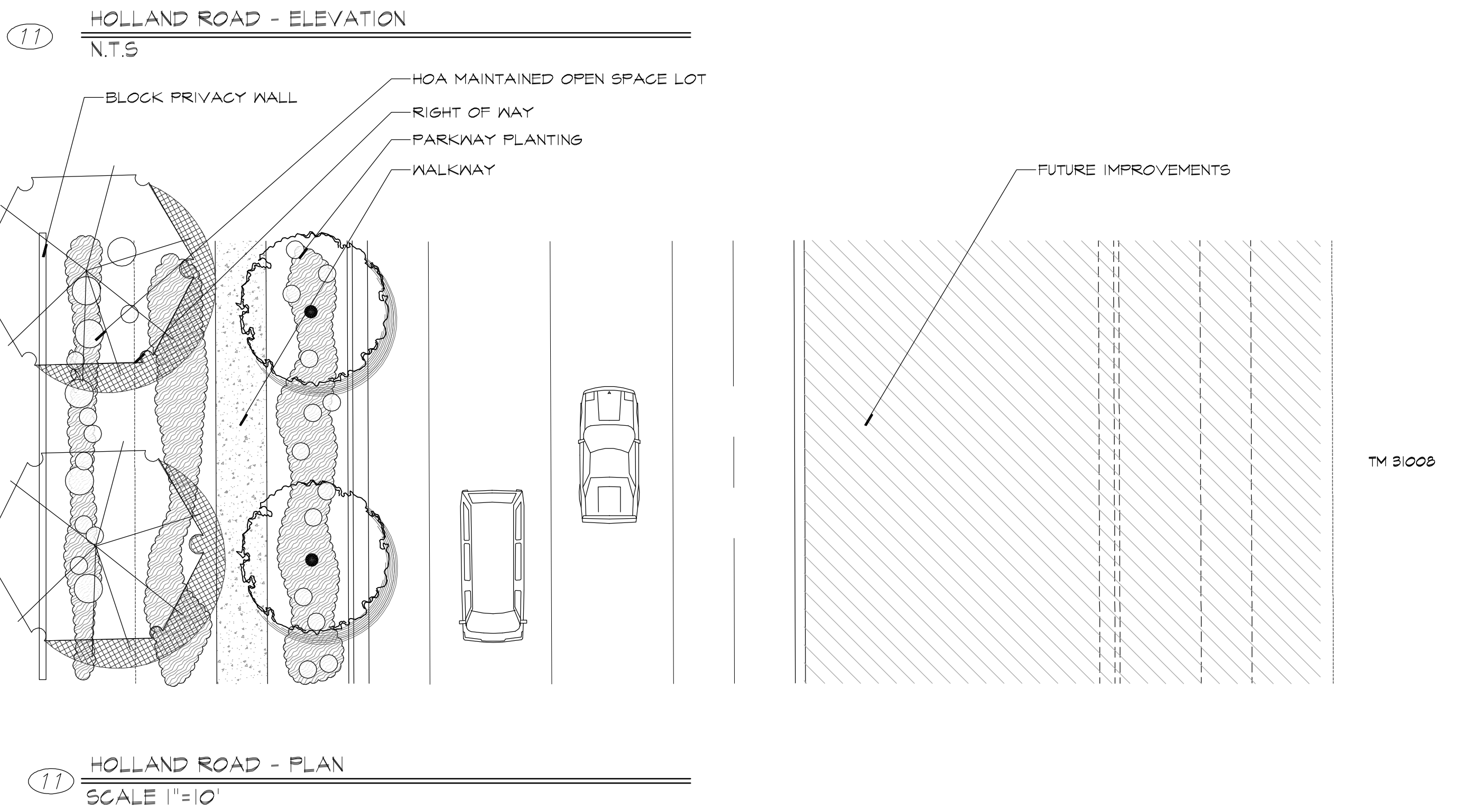
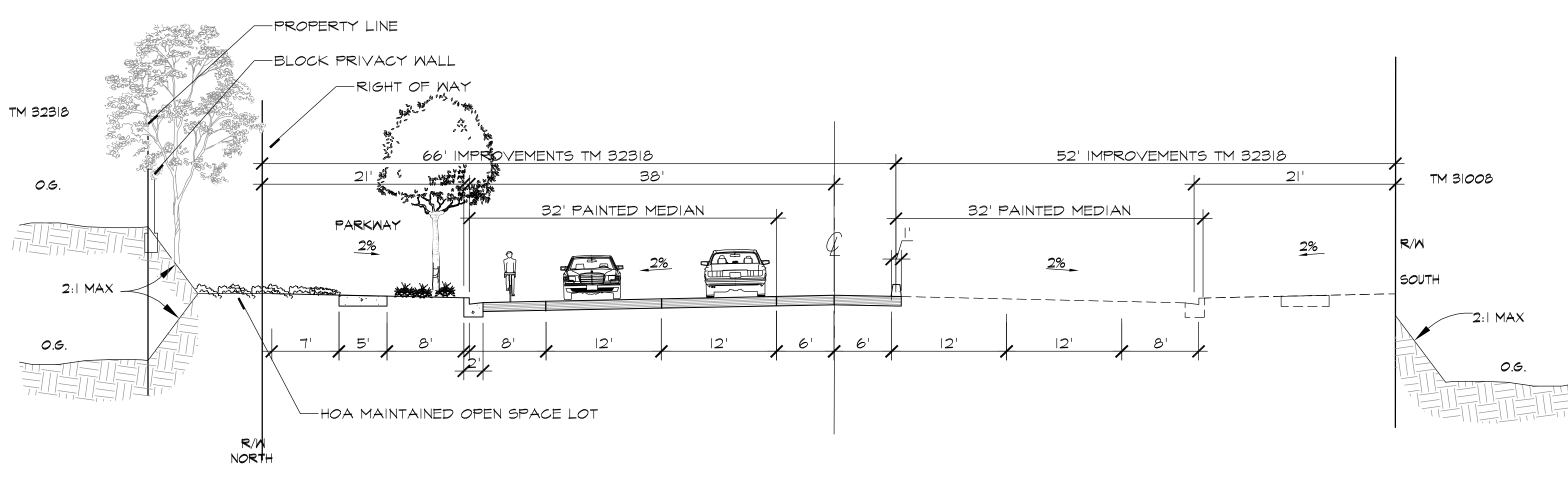
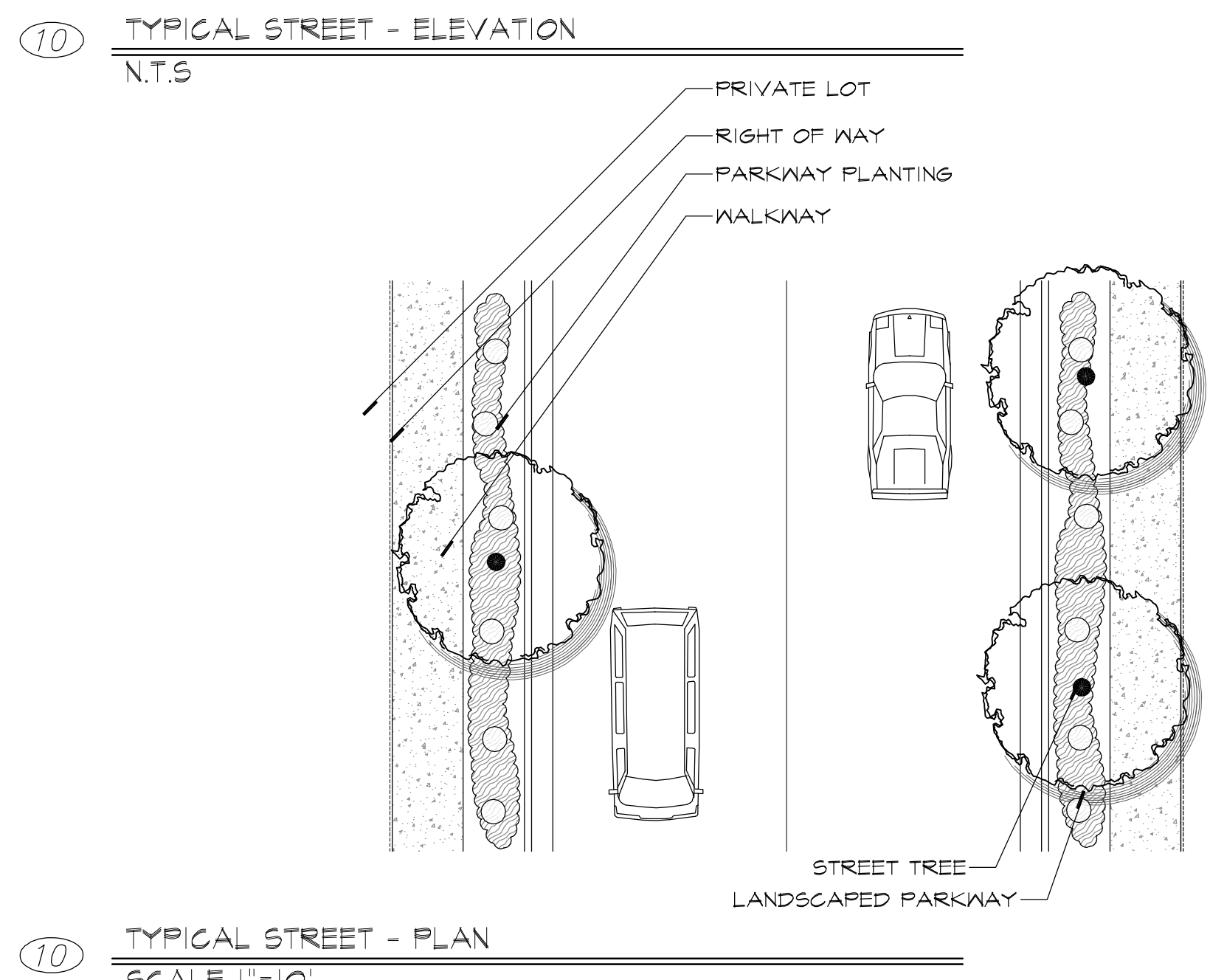
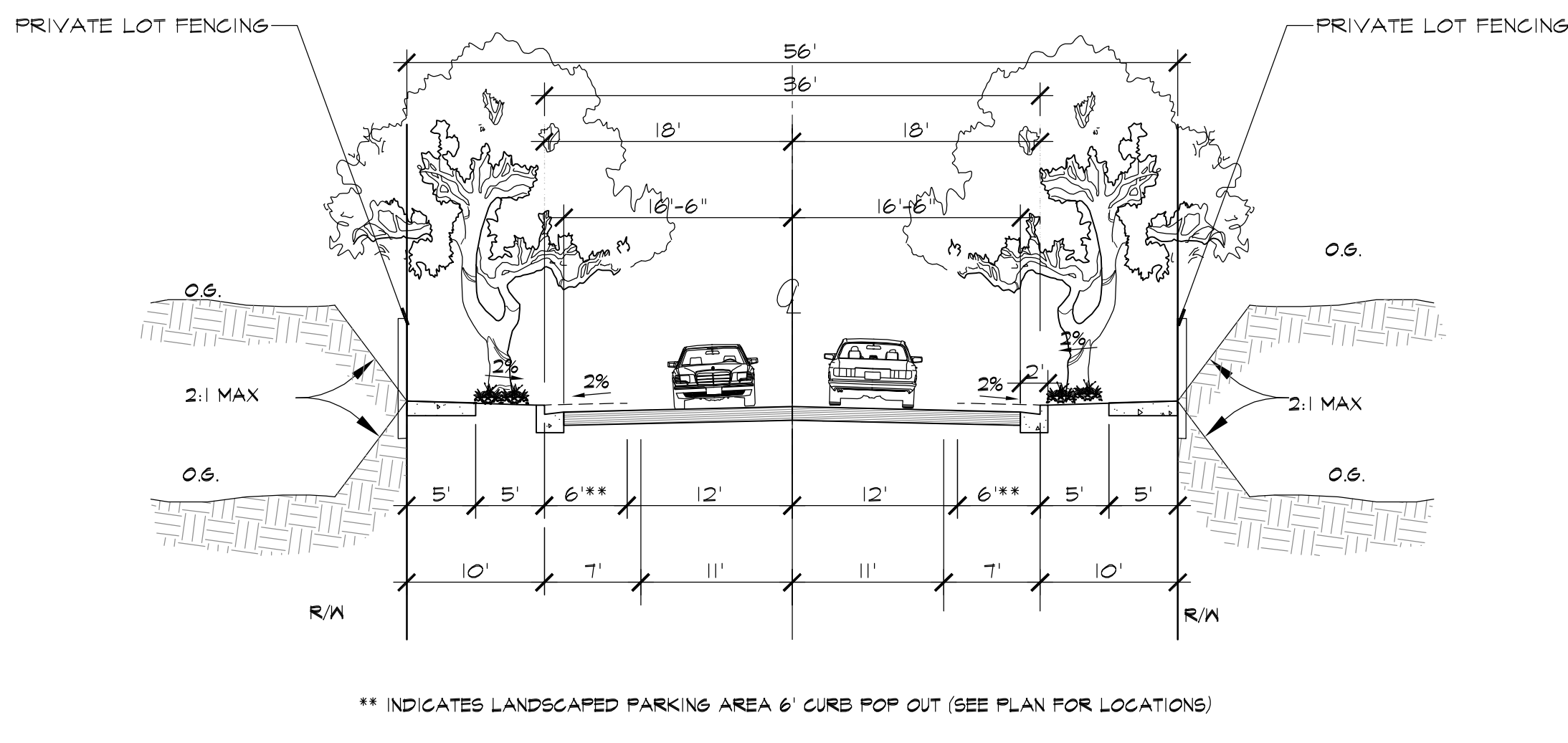
TENTATIVE TRACT MAP No. 36467

PREPARED FOR: _____

SHEET 7 OF 10

PREPARED: 4/2/15

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467



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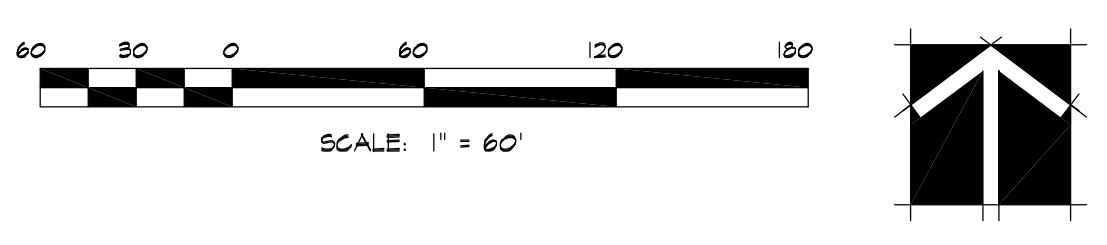
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467

FENCING LEGEND
 VINYL/WOOD FENCE
 MASONRY FENCE
 VIEW FENCE
 2 RAIL THEME FENCE

*SEE DETAILS ON SHEET 10



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 State of California
 License No. 10000
 Name: John Patterson
 R.L.A. 3503 exp. 02-2017
 Date: 4/7/15

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 LANDSCAPE ARCHITECTURE & PLANNING
 4010 Sorrento Valley Blvd
 Suite 200
 San Diego, CA 92121
 gmp@landarch.com
 T 858 558 8977

DATE	BY	MARK	REVISIONS	APPR. DATE
DESIGNED BY			DRAWN BY	CHECKED BY

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 APPROVED _____ 20__
 BY: _____

IN THE UNINCORPORATED TERRITORY OF THE
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
**TENTATIVE TRACT MAP
 No. 36467**
 PREPARED FOR: _____

SHEET 9
 OF 10
 PREPARED: 4/2/15

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467

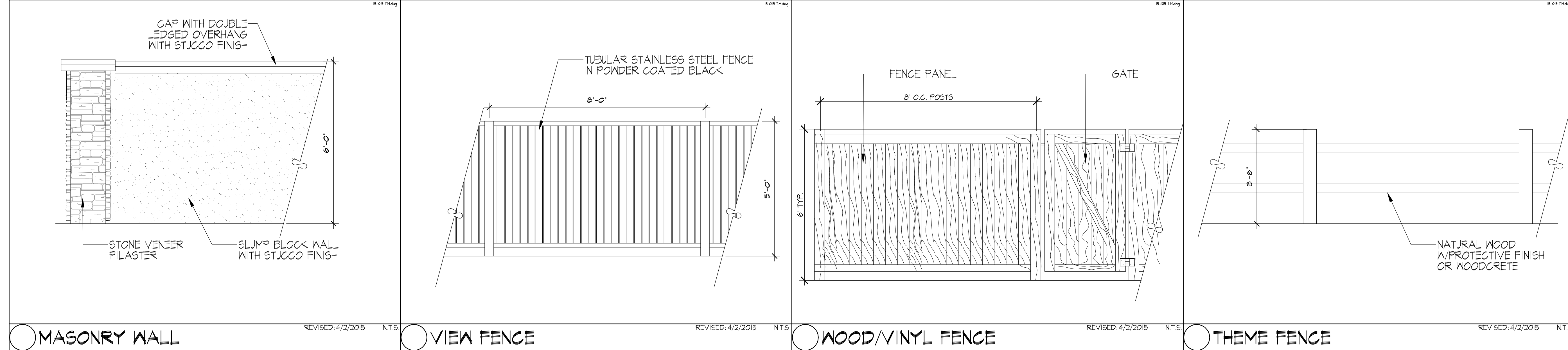


LEON ROAD HOLLAND ROAD HOLLAND ROAD EUCALYPTUS ROAD

FENCING LEGEND

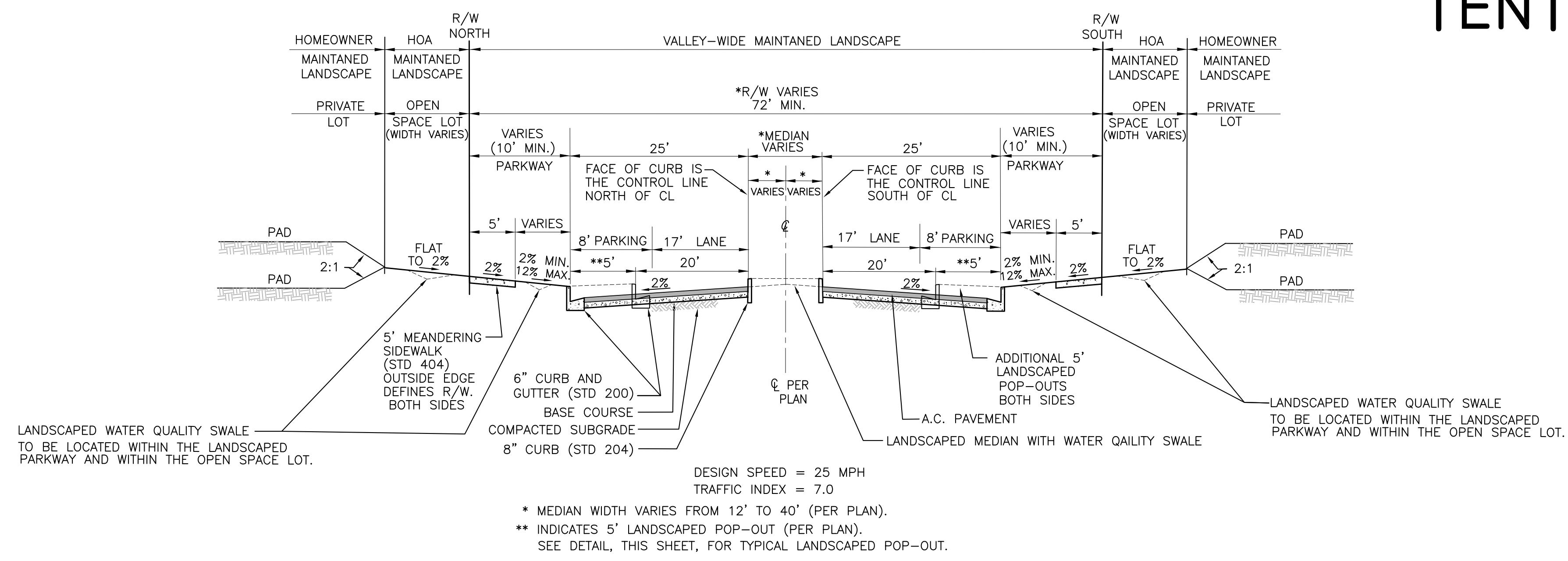
- VINYL/WOOD FENCE
- MASONRY FENCE
- VIEW FENCE
- 2 RAIL THEME FENCE

*SEE DETAILS ON SHEET 10



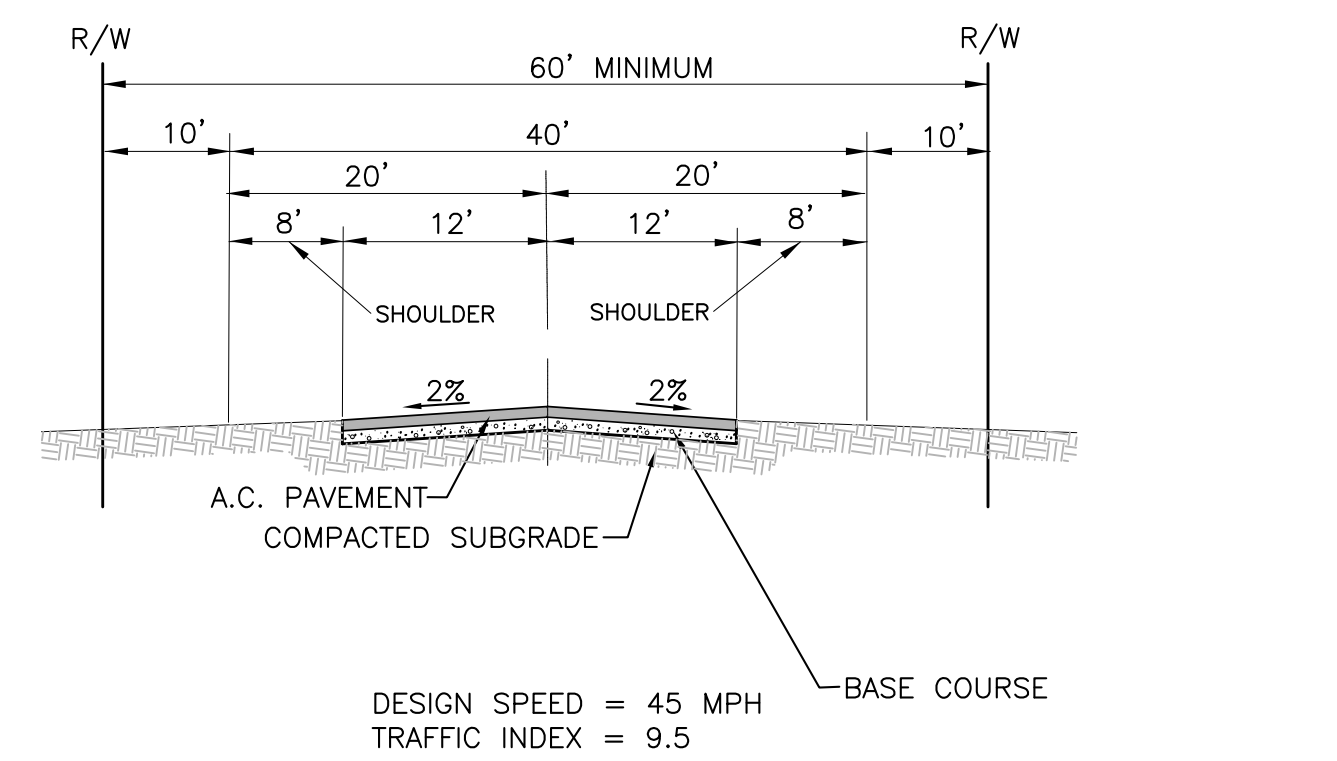
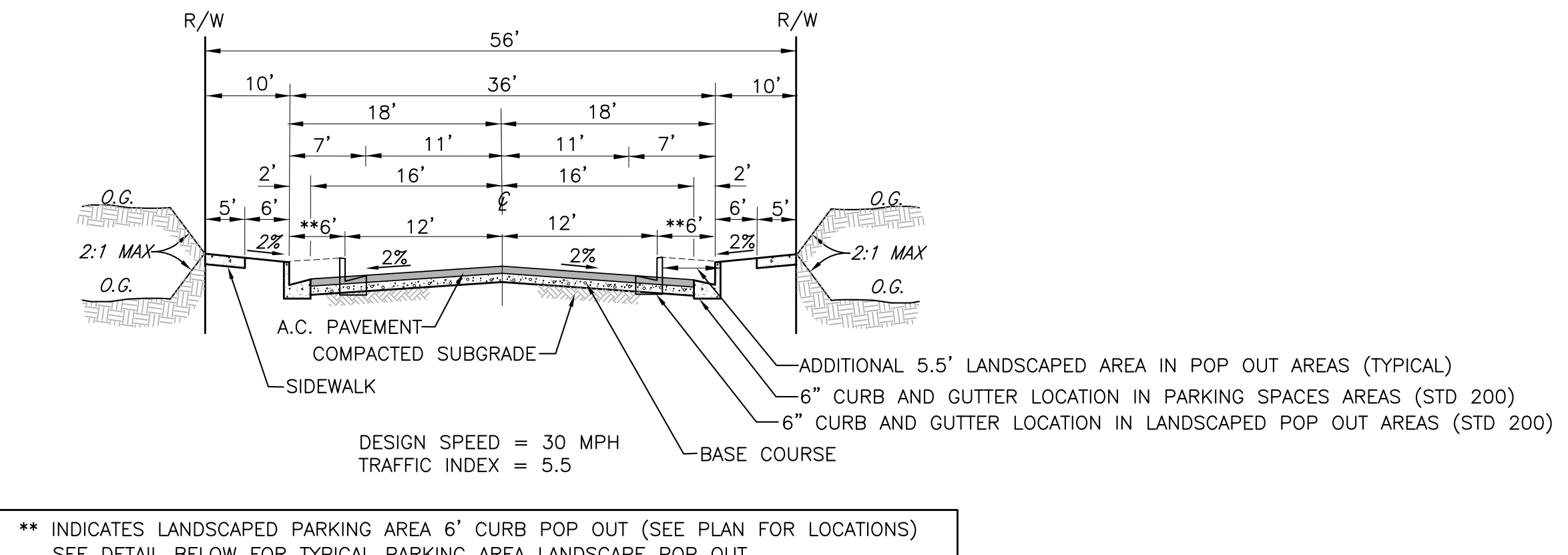
 SCALE: 1" = 60'		Underground Service Alert DIGALERT Call: TOLL FREE 1-800-227-2600 THE MARKING DAYS BEHIND YOU 215		Name: John Patterson Date: 4/2/15 R.L.A. 3503 exp. 02-2017		4010 Sorrento Valley Blvd Suite 200 San Diego, CA 92121 gmplandscape.com T 858 558 8977 LANDSCAPE ARCHITECTURE & PLANNING	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>BY</th> <th>MARK</th> <th>REVISIONS</th> <th>APPR. DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	MARK	REVISIONS	APPR. DATE																COUNTY OF RIVERSIDE APPROVED _____ 20__ BY: _____	IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT MAP No. 36467	SHEET 10 OF 10
DATE	BY	MARK	REVISIONS	APPR. DATE																										

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467

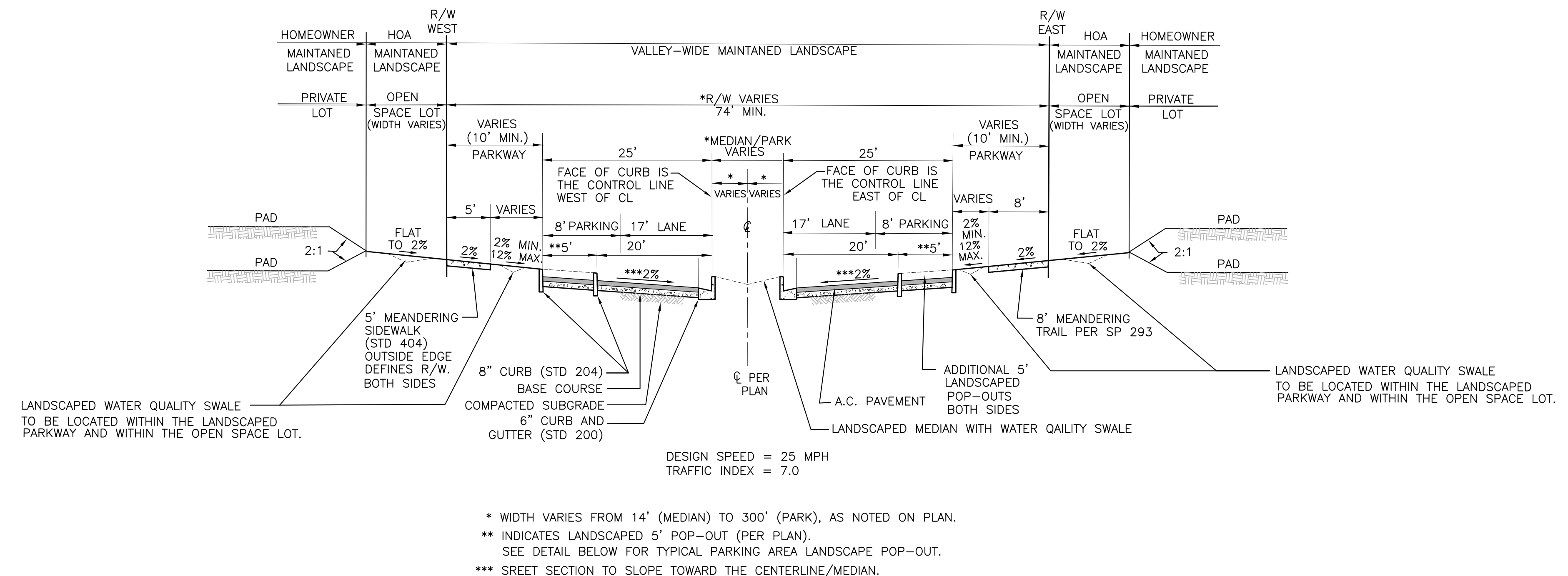
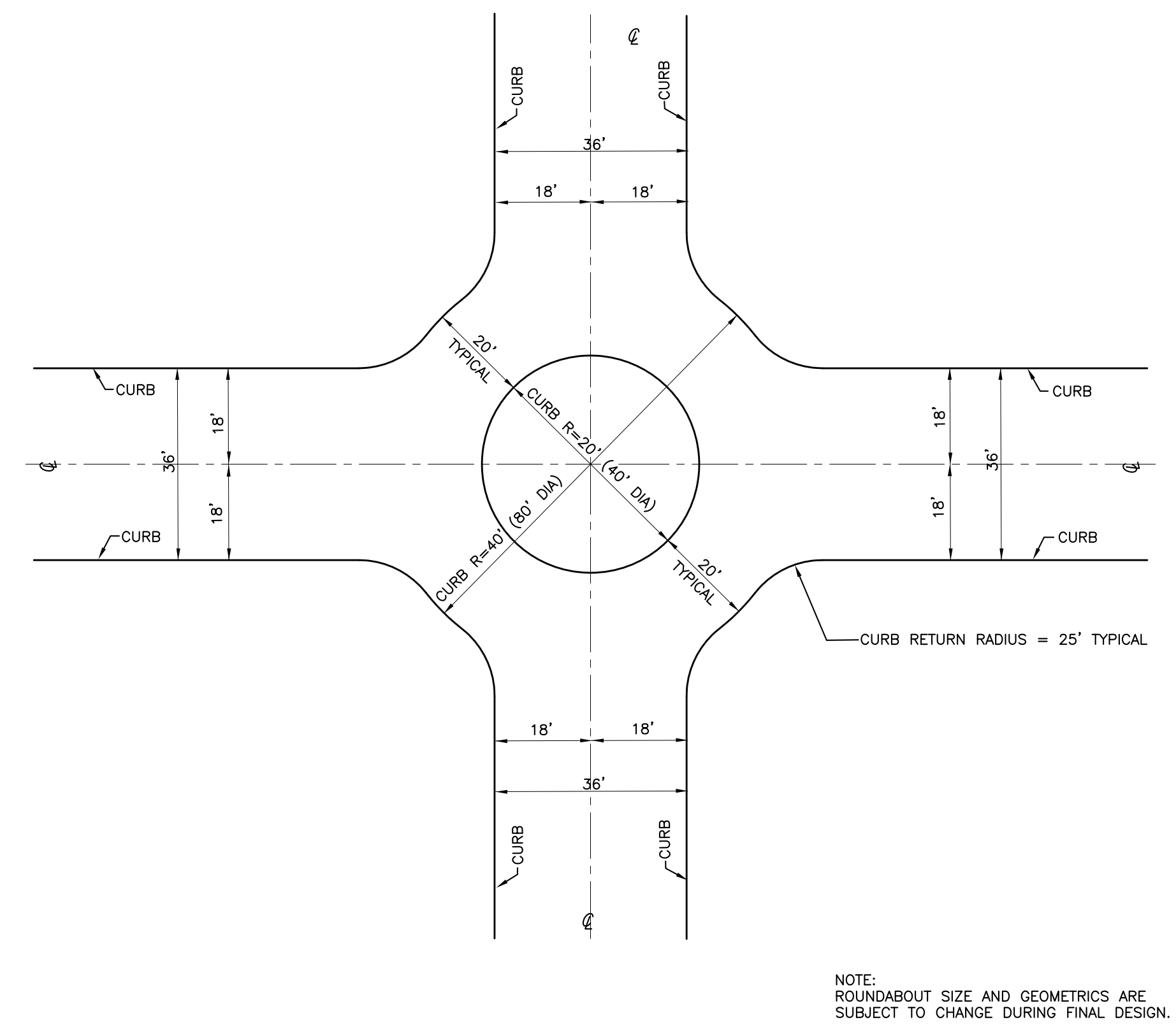
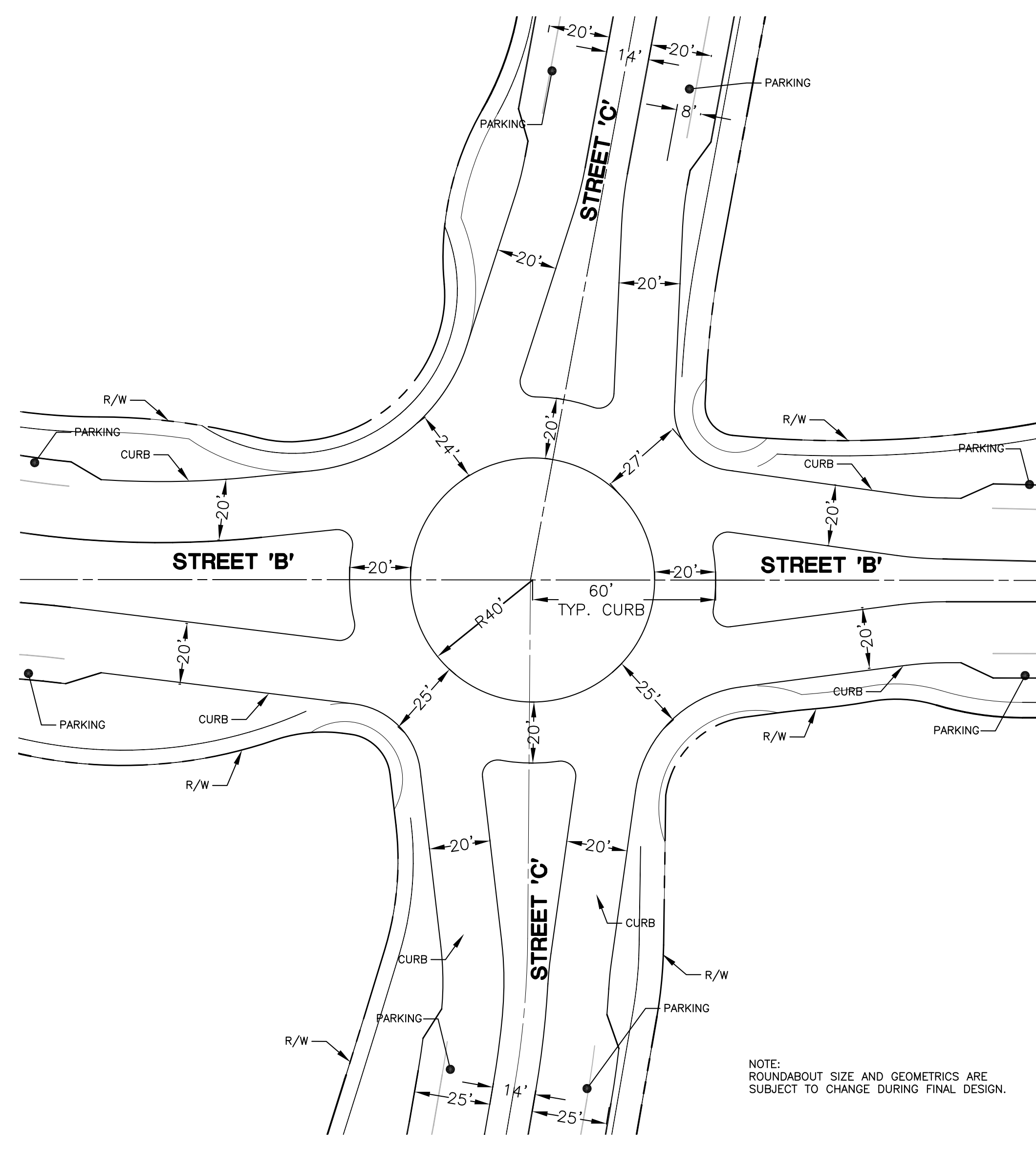


NOTE: STREET 'B' MEANDERING SIDEWALK AND DELINEATION OF LANDSCAPE MAINTENANCE

THE OUTSIDE EDGE OF THE MEANDERING SIDEWALKS DEFINE THE RIGHTS-OF-WAY AND LIMITS OF LANDSCAPE MAINTENANCE BY VALLEY-WIDE. AN OPEN SPACE LOT MAY LIE BETWEEN RIGHT-OF-WAY AND THE FRONTS OR SIDES OF PRIVATE LOTS. LANDSCAPE MAINTENANCE OF THESE OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. WATER QUALITY FACILITIES MAY BE LOCATED IN EITHER THE PARKWAY PORTION OF THE RIGHT-OF-WAY OR IN THE OPEN SPACE LOTS.



** INDICATES LANDSCAPED PARKING AREA 6' CURB POP-OUT (SEE PLAN FOR LOCATIONS)
SEE DETAIL BELOW FOR TYPICAL PARKING AREA LANDSCAPE POP-OUT

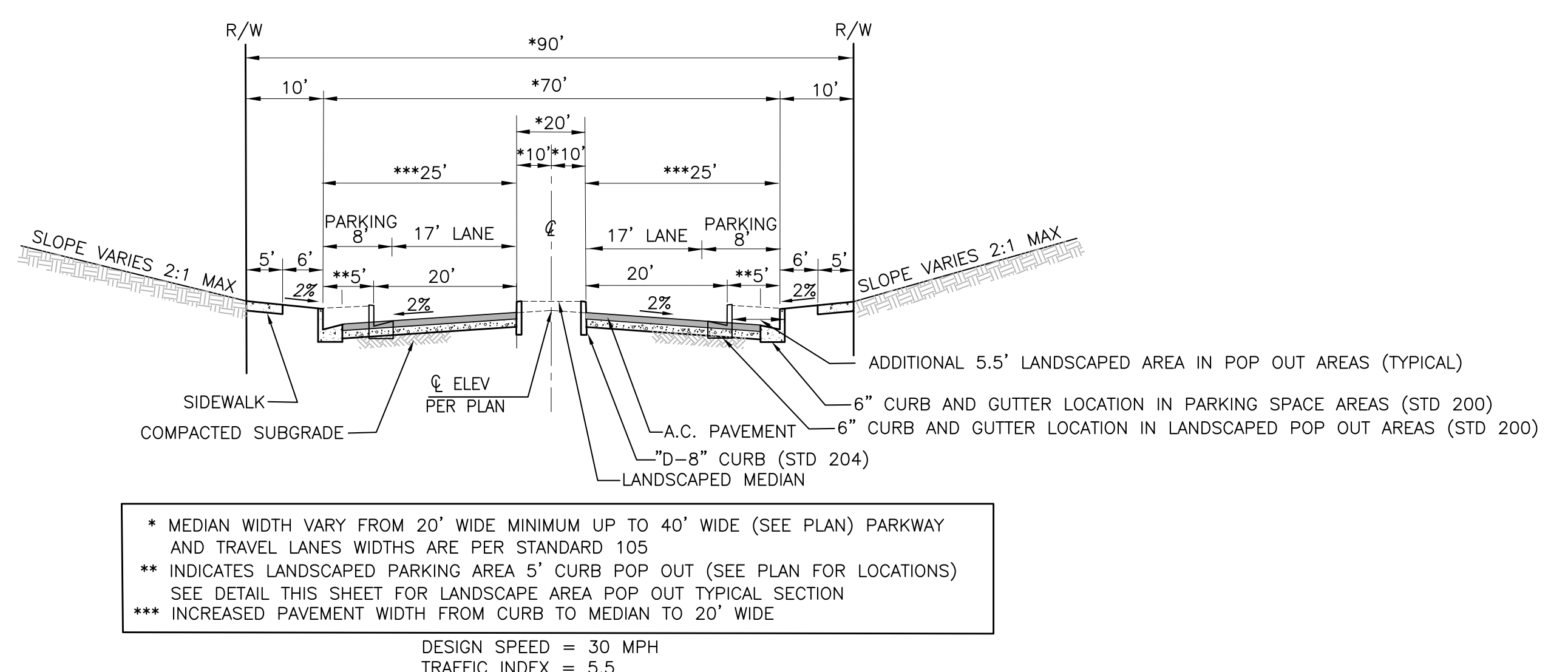
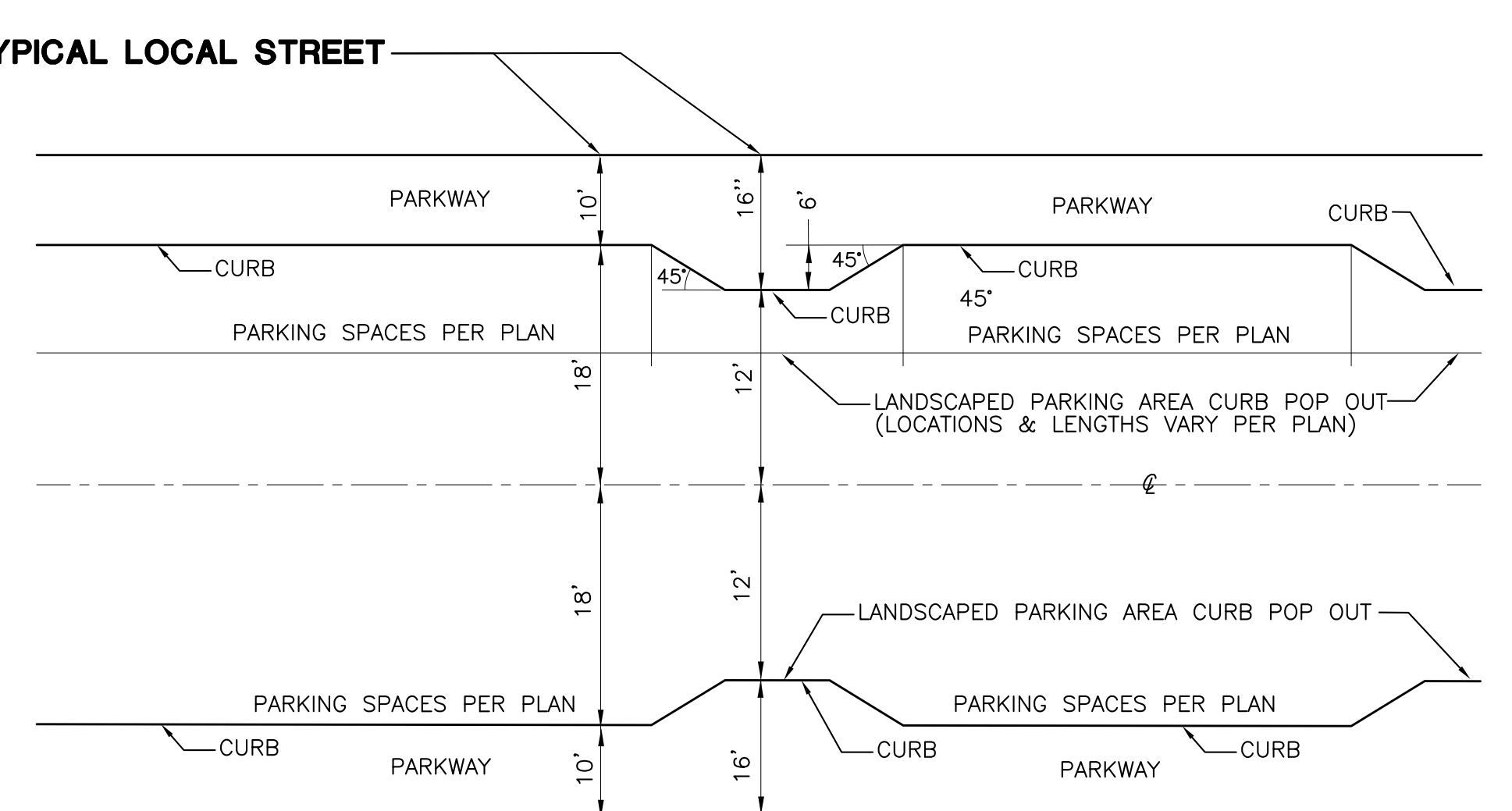
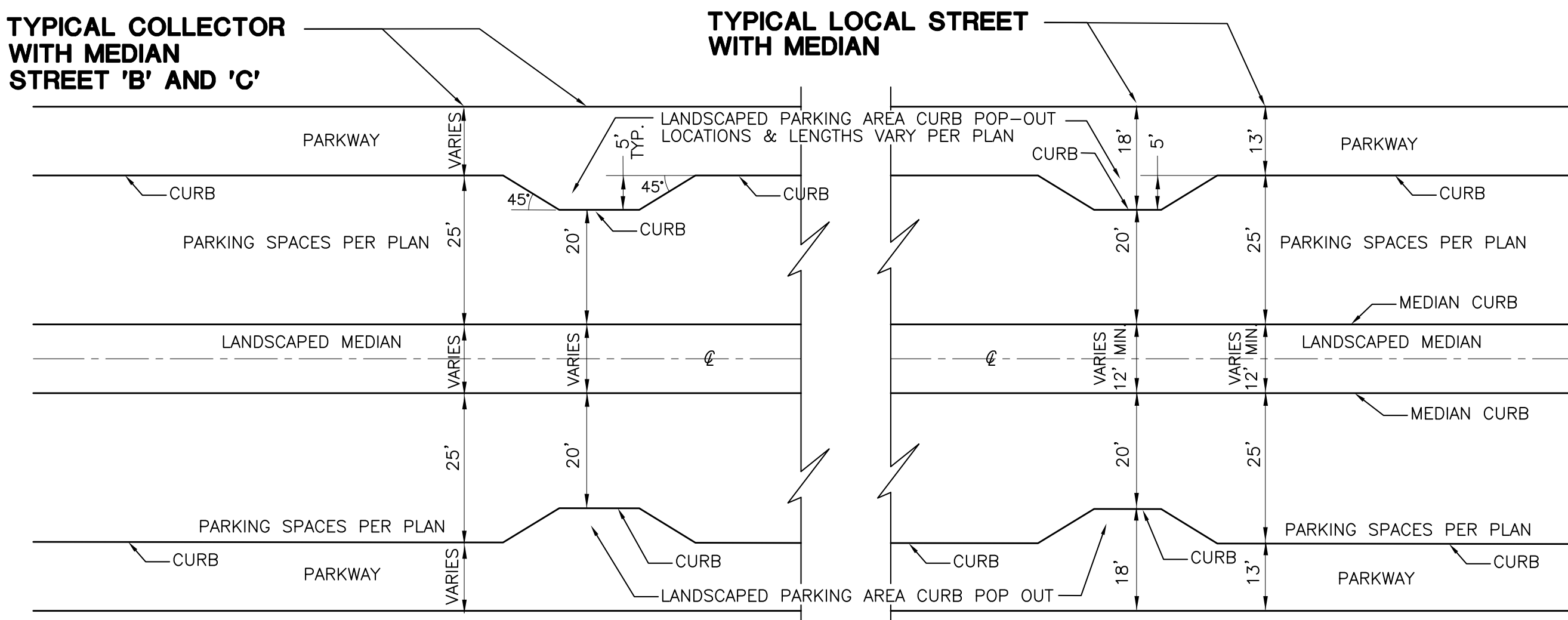


NOTE: STREET 'C' MEANDERING SIDEWALK & TRAIL AND DELINEATION OF LANDSCAPE MAINTENANCE

THE OUTSIDE EDGE OF THE MEANDERING SIDEWALKS DEFINE THE RIGHTS-OF-WAY AND LIMITS OF LANDSCAPE MAINTENANCE BY VALLEY-WIDE. AN OPEN SPACE LOT MAY LIE BETWEEN RIGHT-OF-WAY AND THE FRONTS OR SIDES OF PRIVATE LOTS. LANDSCAPE MAINTENANCE OF THESE OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. WATER QUALITY FACILITIES MAY BE LOCATED IN EITHER THE PARKWAY PORTION OF THE RIGHT-OF-WAY OR IN THE OPEN SPACE LOTS.

DETAIL - COLLECTOR WITH MEDIAN AND LOCAL STREET WITH MEDIAN PARKING AREA CURB POP-OUT
NOT TO SCALE

DETAIL - LOCAL STREET WITH NO MEDIAN PARKING AREA CURB POP-OUT
NOT TO SCALE



DATE PLOTTED: 02/24/2011 10:58:52 AM

Underground Service Alert
DIGALERT

Call: TOLL FREE
1-800-227-2600

REGISTERED PROFESSIONAL LAND CONSULTANT
RICHARD C. BROASHER
No. 43819
Exp. 6/30/11
STATE OF CALIFORNIA

By: Richard C. Broasher
Date: 02-23-2011
R.C.E.: C43819 exp. 6-30-2017

PANGAEA LAND CONSULTANTS, INC.
2834 La Mirada Drive Suite H
Vista, CA 92081
Tel: (760) 726-4232
Fax: (760) 727-1405

DATE	BY	MARK	REVISIONS	APPR. DATE

COUNTY OF RIVERSIDE

APPROVED _____ 20__

BY: _____

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP No. 36467

PREPARED FOR: _____

SHEET 3 OF 6

ENGINEERS WARE: PANGAEA/LAND CONSULTANTS, INC. PHONE: (760) 726-4232

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467

SINGLE FAMILY LOT TABULATION														
LOT NO.	GROSS LOT SF.	NET PAD SF.	LOT NO.	GROSS LOT SF.	NET PAD SF.	LOT NO.	GROSS LOT SF.	NET PAD SF.	LOT NO.	GROSS LOT SF.	NET PAD SF.	LOT NO.	GROSS LOT SF.	NET PAD SF.
1	5,723	5,292	81	5,104	4,442	161	6,578	6,454	241	5,145	4,668	321	5,000	4,384
2	5,000	4,848	82	5,881	5,641	162	6,008	5,871	242	5,150	4,720	322	5,000	4,388
3	5,000	4,774	83	5,446	5,296	163	6,000	5,829	243	5,592	5,000	323	5,000	4,378
4	5,000	4,697	84	5,000	4,830	164	6,000	5,823	244	5,325	4,937	324	5,501	4,449
5	5,000	4,637	85	5,000	4,830	165	6,000	5,820	245	5,000	4,672	325	5,000	4,822
6	4,026	3,617	86	5,000	4,830	166	7,000	6,855	246	5,000	4,668	326	5,000	4,847
7	4,168	3,781	87	5,016	4,903	167	5,500	4,949	247	5,450	5,086	327	5,000	4,867
8	4,153	3,764	88	4,366	3,974	168	5,000	4,712	248	5,491	5,142	328	5,000	4,882
9	4,003	3,502	89	4,000	3,810	169	5,060	4,730	249	5,718	5,189	329	5,000	4,900
10	4,002	3,462	90	4,000	3,782	170	6,347	5,311	250	5,395	4,984	330	5,000	4,900
11	4,017	3,813	91	4,000	3,754	171	5,413	4,398	251	5,000	4,699	331	5,390	5,246
12	5,011	4,881	92	4,630	4,018	172	4,782	4,396	252	5,000	4,696	332	9,426	8,213
13	5,001	4,875	93	4,488	3,957	173	5,705	5,293	253	5,188	4,968	333	8,103	7,597
14	5,005	4,868	94	4,092	3,866	174	5,705	5,343	254	5,283	5,067	334	8,579	8,496
15	5,002	4,860	95	4,101	3,901	175	5,784	5,130	255	5,325	5,160	335	7,070	6,913
16	5,009	4,858	96	4,110	3,910	176	4,000	3,648	256	5,026	4,924	336	8,181	7,048
17	5,801	5,647	97	4,500	3,864	177	4,000	3,679	257	4,995	4,388	337	7,536	7,037
18	5,028	4,888	98	4,679	3,991	178	4,000	3,709	258	4,000	3,644	338	9,735	9,534
19	5,150	5,016	99	4,721	4,321	179	4,000	3,736	259	4,000	3,628	339	9,291	9,009
20	5,152	5,008	100	4,500	4,061	180	4,796	4,470	260	4,000	3,139	340	6,807	6,537
21	5,154	4,999	101	4,500	4,018	181	4,564	4,265	261	4,000	3,592	341	7,194	6,846
22	5,157	5,004	102	4,500	4,025	182	4,029	3,768	262	4,000	3,565	342	6,161	5,881
23	5,160	5,009	103	5,000	4,008	183	4,106	3,865	263	4,000	3,504	343	6,543	6,313
24	5,163	5,015	104	4,503	4,019	184	4,855	4,508	264	4,000	3,500	344	6,559	6,310
25	5,105	4,956	105	4,261	3,803	185	5,741	4,995	265	4,533	4,027	345	6,403	6,130
26	5,002	4,868	106	4,307	3,850	186	4,069	3,768	266	5,404	5,366	346	5,181	5,040
27	5,317	5,205	107	4,846	4,333	187	4,000	3,832	267	4,002	3,935	347	5,020	4,895
28	6,113	5,281	108	4,856	4,333	188	4,694	4,447	268	4,002	3,934	348	5,341	5,232
29	4,749	4,233	109	5,029	4,261	189	4,697	4,464	269	4,003	3,937	349	5,341	5,264
30	5,214	4,724	110	5,313	5,137	190	4,413	4,015	270	4,004	3,936	350	5,341	5,266
31	4,001	3,807	111	5,187	5,192	191	6,745	5,901	271	4,542	4,251	351	6,044	5,707
32	5,611	5,097	112	5,112	4,927	192	6,655	5,663	272	4,683	4,147	352	6,044	5,740
33	4,674	4,090	113	5,973	5,612	193	6,596	5,891	273	4,376	3,802	353	5,341	5,226
34	4,804	4,502	114	5,227	4,765	194	6,433	6,092	274	5,038	4,874	354	5,341	5,190
35	5,209	4,857	115	4,959	4,656	195	5,206	4,963	275	4,856	4,523	355	5,341	5,217
36	4,658	4,076	116	4,928	4,629	196	5,519	5,144	276	4,035	3,722	356	6,384	6,208
37	5,303	4,695	117	4,928	4,638	197	5,357	4,622	277	4,000	3,741	357	5,487	4,919
38	4,915	4,471	118	4,504	4,244	198	5,129	4,805	278	4,000	3,751	358	5,000	4,805
39	4,809	4,400	119	4,888	4,244	199	4,927	4,569	279	4,000	3,720	359	5,000	4,805
40	4,898	4,333	120	4,888	4,328	200	5,351	4,587	280	4,001	3,647	360	5,000	4,805
41	4,739	4,280	121	4,000	4,650	201	5,500	5,359	281	4,555	4,155	361	5,000	4,805
42	4,672	4,550	122	6,274	4,889	202	5,000	4,840	282	4,280	3,937	362	5,000	4,805
43	4,656	4,486	123	5,445	5,062	203	5,500	5,329	283	4,319	3,611	363	5,007	4,805
44	4,600	4,405	124	4,727	4,179	204	5,000	4,835	284	5,379	4,867	364	5,304	4,915
45	4,494	4,008	125	5,789	5,186	205	5,000	4,815	285	4,720	4,539	365	6,403	4,805
46	4,770	4,274	126	5,090	4,798	206	5,000	4,815	286	4,594	4,386	366	5,835	5,469
47	4,389	3,988	127	5,000	4,820	207	5,000	4,812	287	4,912	4,481	367	5,032	4,987
48	4,733	4,339	128	5,000	4,835	208	5,000	4,802	288	4,427	3,708	368	5,000	5,000
49	4,853	4,504	129	4,168	3,857	209	5,500	4,912	289	5,073	4,589	369	7,115	6,419
50	4,311	3,766	130	4,492	4,333	210	5,170	4,501	290	4,823	4,320	370	6,206	5,980
51	5,275	4,638	131	5,131	4,961	211	5,306	4,930	291	4,000	3,630	371	5,886	5,378
52	4,255	4,139	132	4,448	4,356	212	5,399	4,729	292	4,000	3,638	372	6,901	6,409
53	4,790	4,623	133	5,525	5,094	213	6,350	5,997	293	5,613	5,159	373	8,360	7,502
54	4,772	4,617	134	4,986	4,609	214	5,360	4,997	294	6,105	5,597	374	8,108	7,519
55	5,101	4,959	135	4,000	3,922	215	5,209	4,857	295	6,105	5,677	375	5,458	5,339
56	4,250	4,130	136	4,000	3,934	216	5,200	4,865	296	6,105	5,766	376	5,458	5,297
57	5,778	5,250	137	4,000	3,944	217	5,200	4,867	297	5,721	5,508	377	5,442	5,187
58	5,825	5,025	138	4,866	4,527	218	5,291	4,937	298	5,366	4,804	378	5,424	5,129
59	5,184	4,859	139	6,424	6,222	219	5,585	5,408	299	4,003	3,861	379	5,443	5,166
60	5,085	4,723	140	5,294	5,128	220	5,000	4,807	300	4,006	3,790	380	5,723	5,570
61	5,010	4,527	141	5,227	5,052	221	5,000	4,817	301	4,080	3,734	381	5,799	5,529
62	5,362	4,648	142	6,128	5,596	222	5,000	4,832	302	4,197	3,971			
63	5,592	5,324	143	5,277	4,667	223	5,000	4,835	303	5,156	4,438			
64	5,000	4,745	144	4,289	4,101	224	6,392	5,894	304	4,421	4,033			
65	5,000	4,713	145	4,254	4,069	225	5,067	4,907	305	4,113	3,747			
66	5,000	4,713	146	4,218	4,009	226	4,001	3,922	306	4,005	3,684			
67	5,000	4,723	147	4,973	4,455	227	4,000	3,914	307	4,000	3,704			
68	4,300	3,942	148	6,000	5,786	228	4,000	3,920	308	4,000	3,732			
69	4,000	3,728	149	6,000	5,784	229	4,000	3,918	309	4,000	3,760			
70	4,366	3,863	150	6,000	5,784	230	5,035	4,822	310	4,000	3,790			
71	4,366	4,035	151	6,000	5,784	231	7,013	7,012	311	4,830	4,454			
72	4,733	4,536	152	6,000	5,787	232	6,000	5,706	312	4,950	4,512			
73	4,533	4,343	153	6,000	5,790	233	6,000	5,700	313	4,510	4,425			
74	5,567	4,966	154	6,000	5,786	234	6,628	6,183	314	4,510	4,448			
75	4,800	4,229	155	6,000	5,786	235	6,457	5,936	315	4,928	4,243			
76	4,000	3,762	156	6,008	5,736	236	6,220	5,888	316	5,477	5,244			
77	4,340	3,766	157	6,027	5,775	237	6,288	5,950	317	5,002	4,811			
78	5,713	5,273	158	6,000	5,817	238	7,083	6,755	318	5,002	4,797			
79	5,985	5,606	159	6,000	5,829	239	5,025	4,482	319	5,355	4,777			
80	5,761	5,452	160	6,137	5,972	240	5,498	5,082	320	5,000	4,377			

MULTIFAMILY LOT		
LOT	GROSS AC.	NET AC.
382	7.35	7.26

COMMERCIAL LOT		
LOT	GROSS AC.	NET AC.
A	3.16	2.85

SCHOOL LOT		
LOT	GROSS AC.	NET AC.
B	5.41	4.73

R.V. STORAGE LOT		
LOT	GROSS AC.	NET AC.
C	0.85	0.85

HOA RECREATION LOT		
LOT	GROSS AC.	NET AC.
D	1.27	1.18

PUBLIC PARK LOTS		
LOT	GROSS AC.	NET AC.

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467



TR 30976
APN: 466-340-017 PARCEL 2 PM 69/57-59
ZONING S.P. 293

APN: 466-340-019
PARCEL 3 PM 69/57-59
ZONING S.P. 293

PM 69/57-59
ZONING S.P. 293
APN: 466-340-008

PARCEL 1
PM 41/90
ZONING
S.P. 293

APN: 466-350-013

PARCEL 3
PM 41/90
ZONING
R-R
APN: 466350015

APN: 466-350-016
PARCEL 4
PM 41/90
ZONING
R-R

PARCEL 1
PM 42/82
ZONING
R-R
APN: 466-350-005

PARCEL 2
PM 42/82
ZONING
R-R
APN: 466-350-006

ZONING A-1-5

APN: 466-030-002

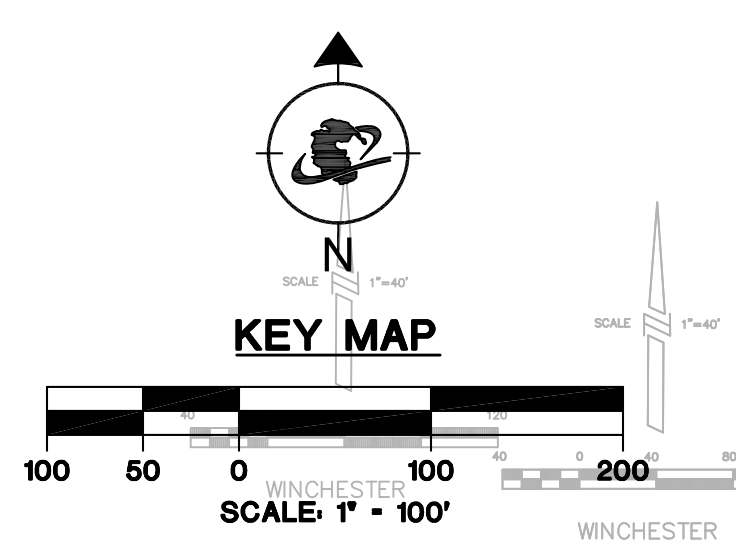
S.E. 1/2 OF S 1/2
OF SECT. 6, T6S,
R2W
ZONING A-1-2 1/2

TR 31008
APN: 466-310-026
NW 1/2 OF N 1/2 OF SEC. 8
T6S R2W ZONING R-1

APN: 466-310-002

BOTH SIDES ON ALL ALLEYS SHALL BE MARKED AS "FIRE LANE" AND NO PARKING SHALL BE PERMITTED. VEHICLES SHALL ENTER INTO A CONTRACT WITH A TOWING SERVICE THAT MEETS LAND-USE/BUSINESS LICENSE REQUIREMENTS AND MARKINGS SHALL MEET REQUIREMENTS FOR OWNERS/RENTERS TO CONTACT THE COMPANY TO HAVE VEHICLES TOWED FROM THE FIRE LANES.

- LEGEND**
- DIRECTION OF PAD DRAINAGE
 - 208** LOT HAS GARAGE ACCESS FROM A PUBLIC STREET (FRONT LOADED)
 - 200** LOT HAS GARAGE ACCESS FROM A PRIVATE ALLEY (REAR LOADED)



Underground Service Alert
DIGAlert
Call: TOLL FREE
1-800-227-2600

PROFESSIONAL LAND CONSULTANT'S INC.
No. 43819
Exp. 6/30/17
C.L.V. 11
By: Richard C. Brosher
Date: exp. 6-30-2017
R.C.E.: C43819

PANGAEA
LAND CONSULTANTS, INC.
Pangaea Land Consultants, Inc.
2834 La Mirada Drive Suite H
Vista, CA 92081
Tel: (760) 726-4232
Fax: (760) 727-1405

DATE	BY	MARK	REVISIONS	APPR. DATE

COUNTY OF RIVERSIDE
APPROVED _____ 20__
BY: _____

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
**TENTATIVE TRACT MAP
No. 36467**
PREPARED FOR: _____

SHEET **6**
OF **6**