



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

JANUARY 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 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31632** - Applicant: Albert A. Webb Associates - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR)(2 - 5 d.u./acre): Community Development: Medium High Density Residential (CD:MHDR) (5 - 8 d.u./acre): Open Space: Recreation (OS:R) - Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road - 55.59 Acres - Zoning: Specific Plan 293 (Winchester Hills) - Approved Project Description: Schedule A subdivision of 55.59 acres into 186 residential lots and 10 open space lots with

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

minimum lot sizes of 6,000 sq. ft. - **REQUEST:** Extension Of Time To November 3, 2016 - Second Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

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

3.1 **NONE**

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

4.1 **CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 Acre Minimum) – Location: Southeasterly corner of McAllister Parkway and Praed Street – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The change of zone proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 sq. ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

4.2 **SPECIFIC PLAN NO. 260A2, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7870, TENTATIVE TRACT MAP NO. 31500** – Intent to Consider an Addendum to a Certified EIR – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 – Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres – Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33b – **REQUEST:** The Specific Plan Substantial Conformance proposes to make changes to two planning area boundaries, revise land use designations to be consistent with the General Plan, and alter some street standards. The Change of Zone proposes to formalize the planning area boundaries to planning areas 32 and 33b. The Tract Map is a "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 sq. ft. and 12 open space lots totaling approximately 6.74 acres. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

5.0 WORKSHOPS:

5.1 **NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA


7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

1.1

Agenda Item No.
Area Plan: Harvest Valley / Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Roger Arroyo
Planning Commission: January 20, 2016

TENTATIVE TRACT MAP NO. 31632
SECOND EXTENSION OF TIME
Applicant: Albert A. Webb Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an Extension of Time (EOT) to allow for recordation of a final map. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31632

BACKGROUND:

The County Planning Department, as part of the review of this EOT request, has determined it necessary to recommend the addition of one (1) new condition of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Environmental Health Department is recommending the addition of the one (1) condition of approval stated above.

The EOT applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval and the correspondence from the EOT applicant (dated 1/12/2016) indicating the acceptance of the one (1) recommended condition.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SB1185 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build

W

TENTATIVE TRACT MAP NO. 31632
SECOND EXTENSION OF TIME REQUEST
PLANNING COMMISSION: January 20, 2016
Page 2 of 2

immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

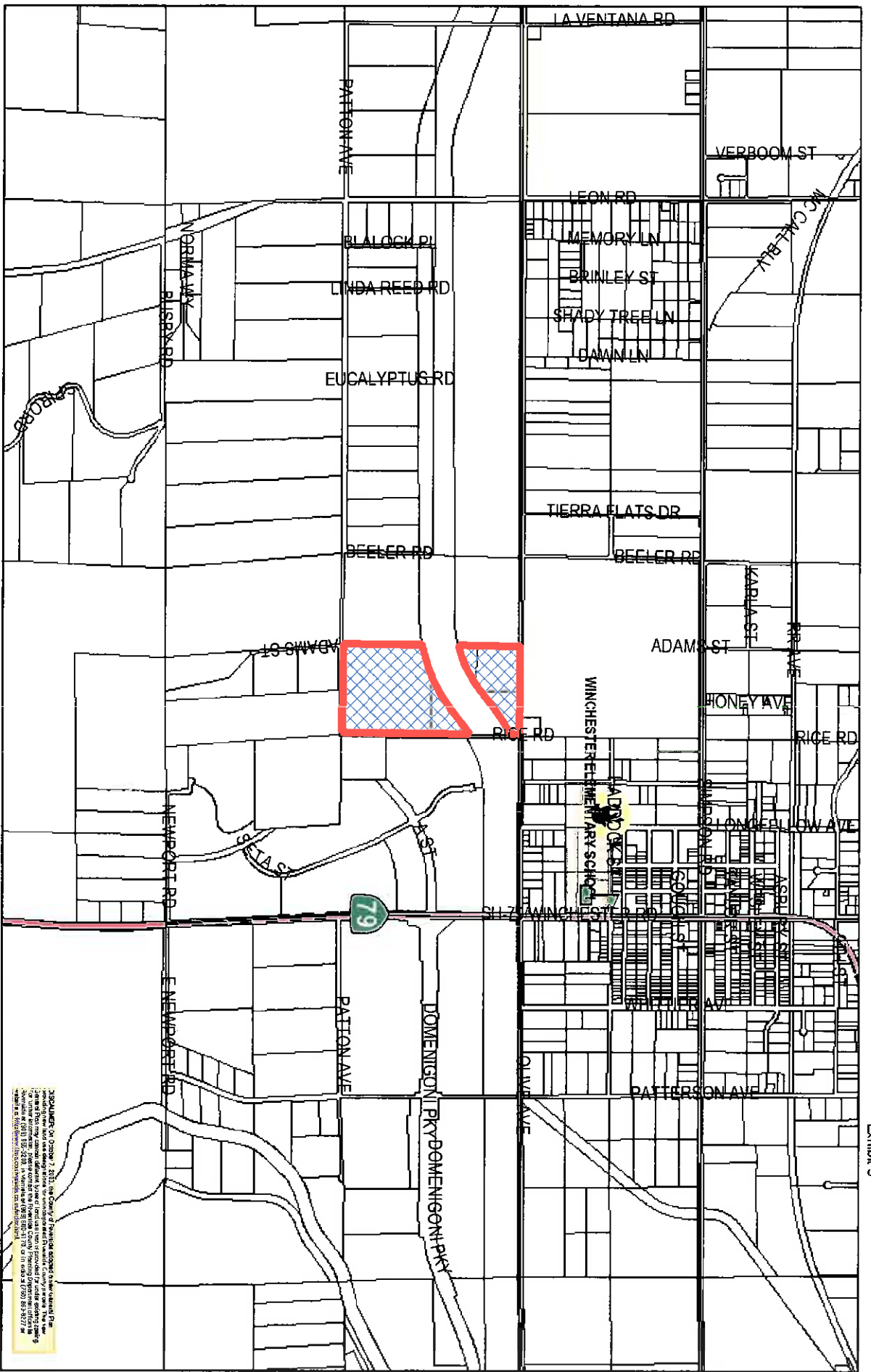
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become November 3, 2016.

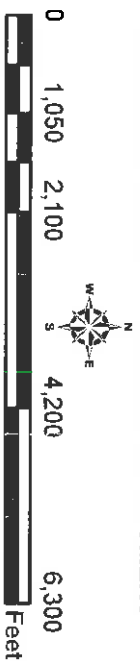
RECOMMENDATION:

APPROVE the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31632**, extending the expiration date to November 3, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

TR31632



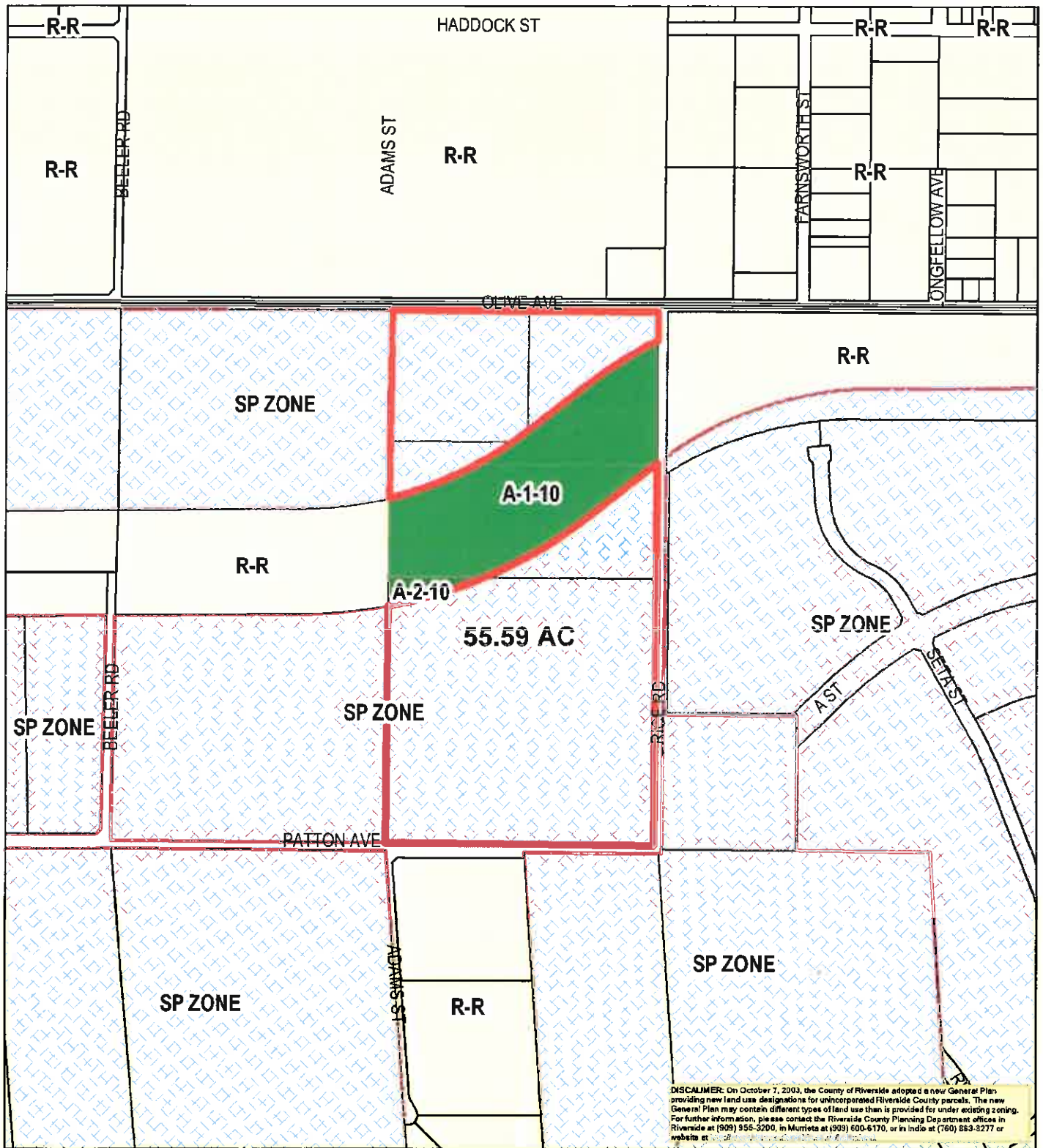
RIVERSIDE COUNTY PLANNING DEPARTMENT



Zone
 District: Winchester
 Township/Range: T55SR2W
 Section: 33

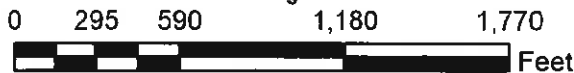
ASSESSORS 461-20
 BK. PG. THOMAS 839 E7
 BROS. PG.

2004/10/20/04 7:20:12 AM The County of Riverside adopted a new General Plan. This Plan may contain different zoning codes than the existing zoning codes. The County of Riverside is not responsible for any errors or omissions in this map. The County of Riverside is not responsible for any errors or omissions in this map. The County of Riverside is not responsible for any errors or omissions in this map.

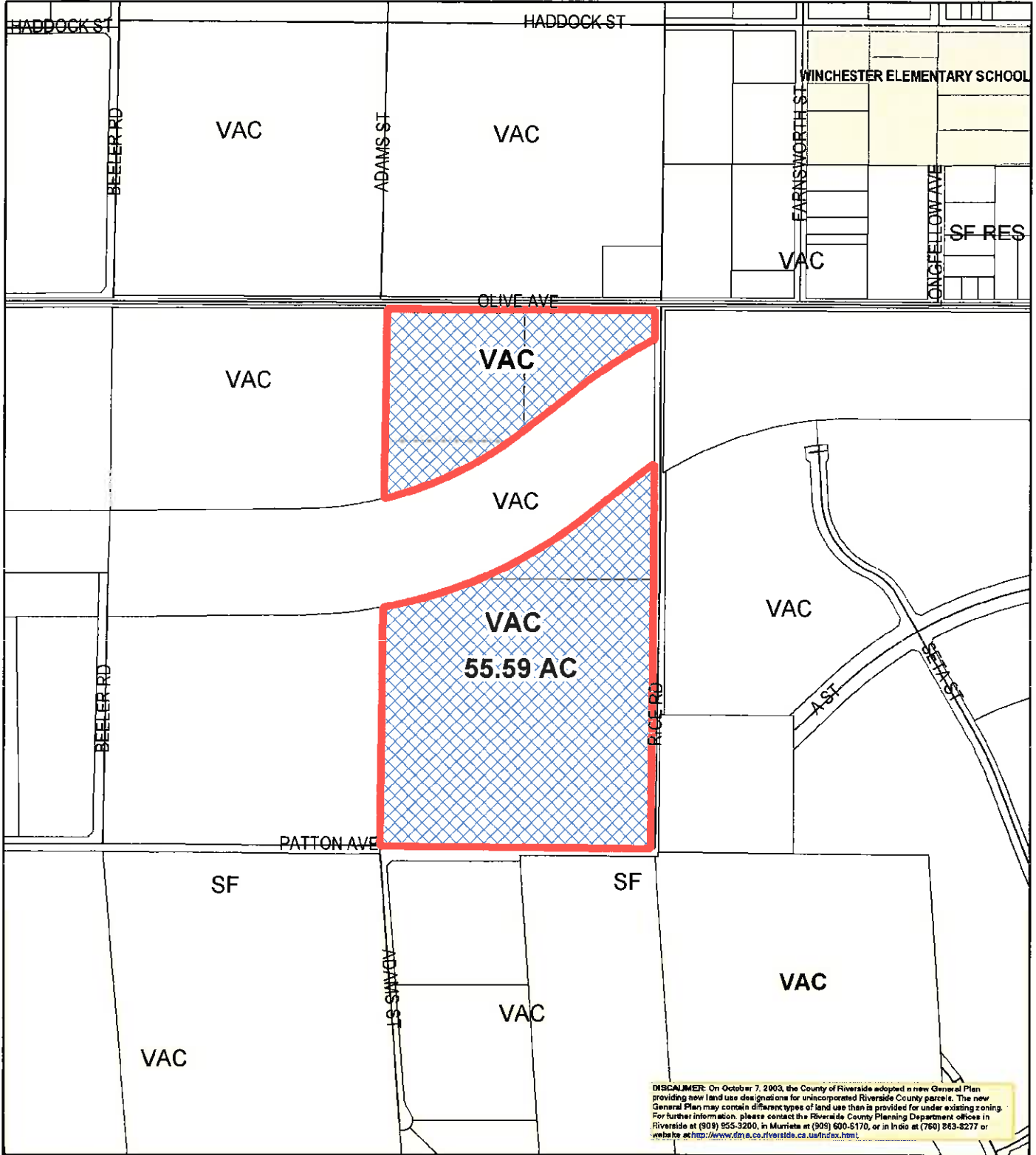


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Winchester**
 Township/Range: **T5SR2W**
 Section : 33



ASSESSORS
 BK. PG. 461-20
THOMAS
 BROS.PG 839 E7



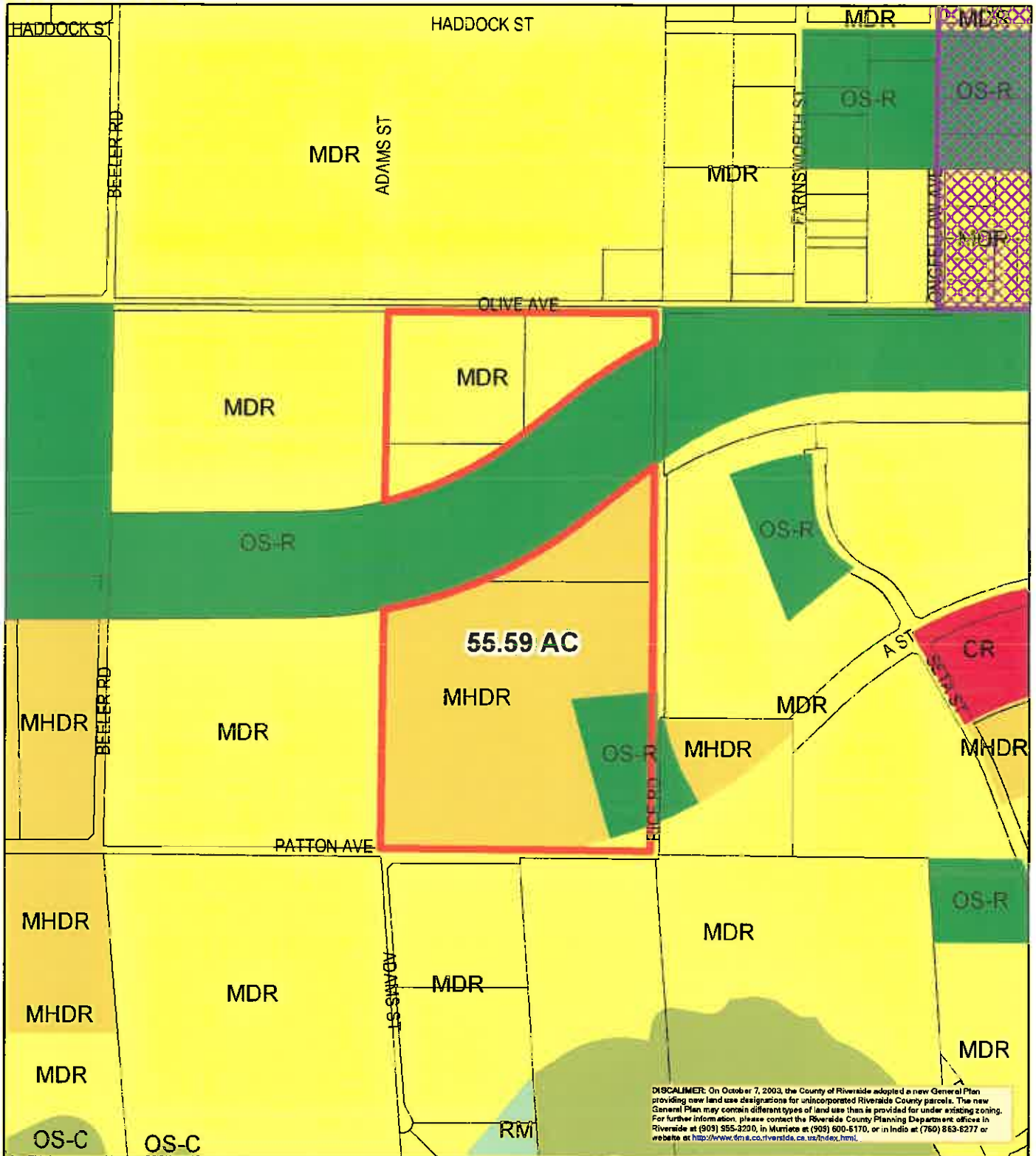
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.cotra.co.riverdale.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : **33**



ASSESSORS 461-20
BK. PG.
THOMAS 839 E7
BROS.PG



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : **33**



ASSESSORS
BK. PG. **461-20**
THOMAS
BROS.PG **839 E7**

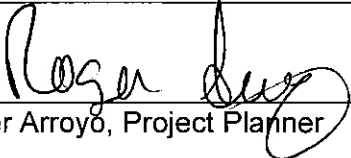
Tentative Tract Map & Parcel Map Extension of Time – Environmental Determination

Project Case Number: TR31632
Original E.A. Number: 39236
Extension of Time No.: Second
Original Approval Date: November 3, 2004
Project Location: Northerly of Domenigoni Parkway, Southerly of Olive Avenue, Westerly of Leon Road, Easterly of Rice Road

Description of Land Division: Schedule A subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 square feet.

On January 12, 2016 this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval. |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent. |
| <input type="checkbox"/> | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL . |

Signature: 
Roger Arroyo, Project Planner

Date: 1/12/2016
For Steve Weiss, AICP, Planning Director

Arroyo, Roger

From: Dan Long <dlong@rancongroup.com>
Sent: Tuesday, January 12, 2016 1:38 PM
To: Arroyo, Roger
Cc: Nicole Torstvet; Jim Lytle; Jennell Lawrence; Bruce Davis
Subject: RE: TR31632 - Extension of Time No. 2

Roger,

Pursuant to your request, we (the applicant for Tract 31632, EOT No. 2) have reviewed the two new proposed conditions (Health 50.2 Noise Study required and Health 60.1 Phase I ESA Required) and are in agreement with these conditions. I have personally coordinated directly with the Health Department and have already submitted the requested information to Health to clear these conditions. I am hopeful this resolves this matter and clears the item to be scheduled for the Planning Commission hearing on the 20th.

If you have any questions, please contact me at any time at 951-200-2367.

Regards,

Danny Long

Deputy Director of Development

THE RANCON GROUP

41391 Kalmia Street, Ste 200

Murrieta, Ca 92562

Direct Line: 951-200-2367

dlong@rancongroup.com

www.rancongroup.com



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By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a confidential nature and will be held and treated in the strictest confidence and shall be returned to the Rancon Group and sender promptly upon request; and (b) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Rancon Group or as otherwise provided in a formal written and executed Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to The Rancon Group

From: Bruce Davis [mailto:bruce.davis@webbassociates.com]

Sent: Tuesday, January 12, 2016 10:20 AM

To: Arroyo, Roger <RoArroyo@rctlma.org>

Cc: Nicole Torstvet <nicole.torstvet@webbassociates.com>; Jim Lytle <jlytle@rancongroup.com>; Dan Long <dlong@rancongroup.com>; Jennell Lawrence <jlawrence@rancongroup.com>

Subject: Re: TR31632 - Extension of Time No. 2

Roger, we are working with Health regarding their proposed conditions. What is your cut off to receive confirmation from the applicant so we can stay on the 20th?

Sent from my iPhone

On Jan 8, 2016, at 3:12 PM, Arroyo, Roger <RoArroyo@rctlma.org> wrote:

Attn: Applicant

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31632

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments. The LDC has determined it necessary to recommend the addition of 2 (two) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Environmental Health Department is recommending the addition of the 2 (two) Conditions of Approval mentioned above.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the January 20, 2016 Planning Commission meeting. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

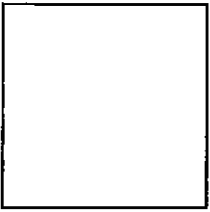
If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Best Regards,

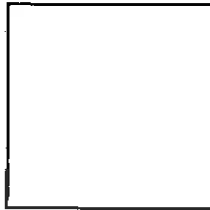
Roger Arroyo
(951) 955 - 1195
Urban/Regional Planner III –
Riverside County Planning Department

Click [here](#) to report this email as spam.

<EOT2 TR31632.pdf>



Join our mailing list!



Protection Notice

01/12/16
15:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31632

Parcel: 461-200-016

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1

EOT2-PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: October 28, 2015

TO:

B&S – Grading
Fire Department
Department

Flood Control
Transportation
Environmental Health

Parks & Rec
Geology
Biology

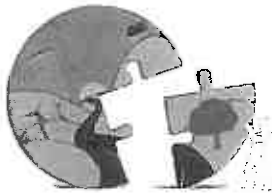
EOT#2 - Tentative Tract Map No. 31632

Please review this EOT with your existing records for the subject case. Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition and placed in recommend status. The Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a ****SELECT ONE****, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Roger Arroyo at micro 51195 or via e-mail at roarroyo@rctlma.org. You can also send documents to **MAILSTOP# 1070**.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tentative Tract 31632 DATE SUBMITTED: _____

Assessor's Parcel Number(s): 461-200-036, 461-200-041, 461-200-042

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map 31632, 31632-1 Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: January 25, 2005

Applicant's Name: Albert A Webb Associates E-Mail: nicole.torstvet@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Mr. Kevin Wieck E-Mail: kwieck@aol.com

Mailing Address: P.O. Box 1978
Rancho Santa Fe CA 92067
City State ZIP

Daytime Phone No: (858) 756-9284 Fax No: (858) 756-1685

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

NICOLE TORSWET

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.

Kevin Wieck

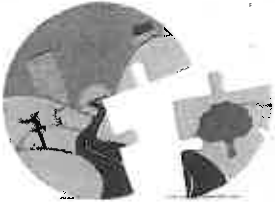
PRINTED NAME OF PROPERTY OWNER(S)

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

ml

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tentative Tract 31632 DATE SUBMITTED: _____

Assessor's Parcel Number(s): 461-200-036, 461-200-041, 461-200-042

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map 31632, 31632-1 Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: January 25, 2005

Applicant's Name: Albert A. Webb Associates E-Mail: nicole.torstvet@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside Street CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: SR Conestoga, LLC E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200

Murrieta Street CA 92562
City State ZIP

Daytime Phone No: (951) 686-0500 Fax No: (951) 894-1500

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

NICOLE TOBENET

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.

Jeff Comerchero

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.

Agenda Item No.: 4 - 1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Damaris Abraham
Planning Commission: January 20, 2016

CHANGE OF ZONE NO. 7867
TENTATIVE TRACT MAP NO. 36894
Environmental Assessment No. 42786
Applicant: Griffin Residential
Engineer/Representative: Adkan Engineers


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5).

The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots. The average lot size is approximately 20,500 sq. ft. with the largest lot being 25,242 sq. ft. A small portion of the open space lot will be used for detention basins while the majority of the site will be conserved. Access streets will be public and the open space lots will be HOA owned. This is an in fill project and the proposed lots along Praed Street are designed to mimic existing homes on the westerly side of Praed Street.

The project is located southeasterly corner of McAllister Parkway and Praed Street in the unincorporated Riverside County in Riverside.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | City of Riverside to the north
Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to the south, east, and west |
| 3. Existing Zoning (Ex. #3): | Residential Agricultural (R-A) |
| 4. Proposed Zoning (Ex. #3) | One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5) |
| 4. Surrounding Zoning (Ex. #2): | City of Riverside to the north
Residential Agricultural (R-A) and One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) to the south, east, and west |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | City of Riverside to the north which includes Residential Agricultural uses |

7. Project Data: Single family residences to the south, east, and west
Total Acreage: 14 Acres
Total Proposed Lots: 24
Proposed Min. Lot Size: 15,000 square-feet
Schedule: A
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42786**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7867 to change the zoning of the project site from Residential Agricultural (R-A) to One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15,000) and Open Area Combining Zone-Residential Developments (R-5) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36894, 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 Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) on the Lake Matthews/Woodcrest Area Plan.
2. The Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) land use designation allows single-family detached residences on large parcels of ½ to 1 acre. Open Space, Habitat & Natural Resource Preservation Policy LU 8.4 allows development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. The project proposes the clustering of the 22 proposed lots in one portion of the 14-acre site, and approximately 4.4 acres of the site will be preserved as open space. The ratio of dwelling units per area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) of one to two dwelling units per acre.
3. The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to the south, east, and west. The City of Riverside is located to the north.
4. The proposed zoning for the subject site is One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5).

5. The proposed subdivision is consistent with the required lot area dimensions and development standards set forth in the R-1-15000 and R-5 zones.
 - a. The development standards of the proposed R-1-15000 zone classification require a minimum lot size of 15,000 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 15,852 square feet.
 - b. The development standards of the proposed R-1-15000 zone classification require a minimum average depth of 100 feet. The proposed project conforms to the width standard because the minimum lot depth for each residential lot will be 100 feet.
 - c. According to Section 8.101.a of Ord. No. 348, no minimum lot size is established for the zone, since this zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project.
6. The project is surrounded by properties which are zoned Residential Agricultural (R-A) and One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) to the south, east, and west. The City of Riverside is located to the north of the project site.
7. The proposed subdivision meets the minimum Schedule “A” tract map division requirements for streets, domestic water, fire protection, and sewage disposal.
8. Located within the project vicinity are single-family residential homes to the west, south, and east. The properties located within the City of Riverside the north contain agricultural uses.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, the Project will be required to record a conservation easement or deed restriction which covers the area mapped as “Environmentally Sensitive Area” on Figure 2 of the document entitled “MSHCP Consistency Analysis and Habitat Assessment” dated March 2015 and prepared by LSA. The purpose of the conservation easement is to ensure the “Environmentally Sensitive Area” will be retained in a natural condition and prevent any use of the “Environmentally Sensitive Area” that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine.
10. The proposed project is located within the Sphere of Influence of Riverside and is required to conform to the County’s Memorandum of Understanding with that city. During the initial review period, the project was sent to the City of Riverside for review and comments. The County received a letter dated August 27, 2015 from the City of Riverside Planning Department. The City of Riverside has identified that the City’s and County’s land use designation of the project site are inconsistent and has requested that the project applicant be conditioned to apply for a General Plan Amendment (GPA) with the City of Riverside. It is not appropriate for the County to require the applicant to file a GPA with the City of Riverside. At this time, the project site is located within the County’s jurisdiction. If the project site were to be incorporated into the City of Riverside, then the applicant would be required to file a GPA with the City of Riverside at that time. The letter also identifies that project site is Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. The CEQA analysis for this project has evaluated this agricultural resource. The areas of the project site designated as Unique Farmland will be entirely within a conservation

easement and will not be disturbed by grading or construction activity. Portions of the project site designated as Prime Farmland and Farmland of Statewide Importance, however, will be used for the development of single-family homes. This portion of the project site has historically supported a citrus orchard but is currently vacant. Due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future.

11. The proposed project is not located within either a CAL FIRE state responsibility area or a very high fire hazard severity zone.
12. Environmental Assessment No. 42786 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils
 - d. Hydrology/Water Quality
 - e. Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone–Residential Developments (R-5) zoning classifications of Ordinance No. 348, 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 compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. 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. An Agricultural Preserve;
 - b. An WRMSCHP Cell Group; or

- c. A Fault Zone.
3. The project site is located within:
- a. The City of Riverside sphere of influence;
 - b. A 100-year flood plain;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. Riverside Unified School District;
 - e. The Riverside County Recreation and Parks District;
 - f. An area of high liquefaction potential;
 - g. An susceptible to soil subsidence; and
 - h. An area of high paleontological sensitivity.
4. The subject site is currently designated as Assessor's Parcel Numbers 136-110-004, 136-110-005, 136-110-008, 136-110-021, and 136-110-022.

DA:da

Y:\Planning Case Files-Riverside office\TR36894\DH-PC-BOS Hearings\DH-PC\Staff Report TR36894.docx

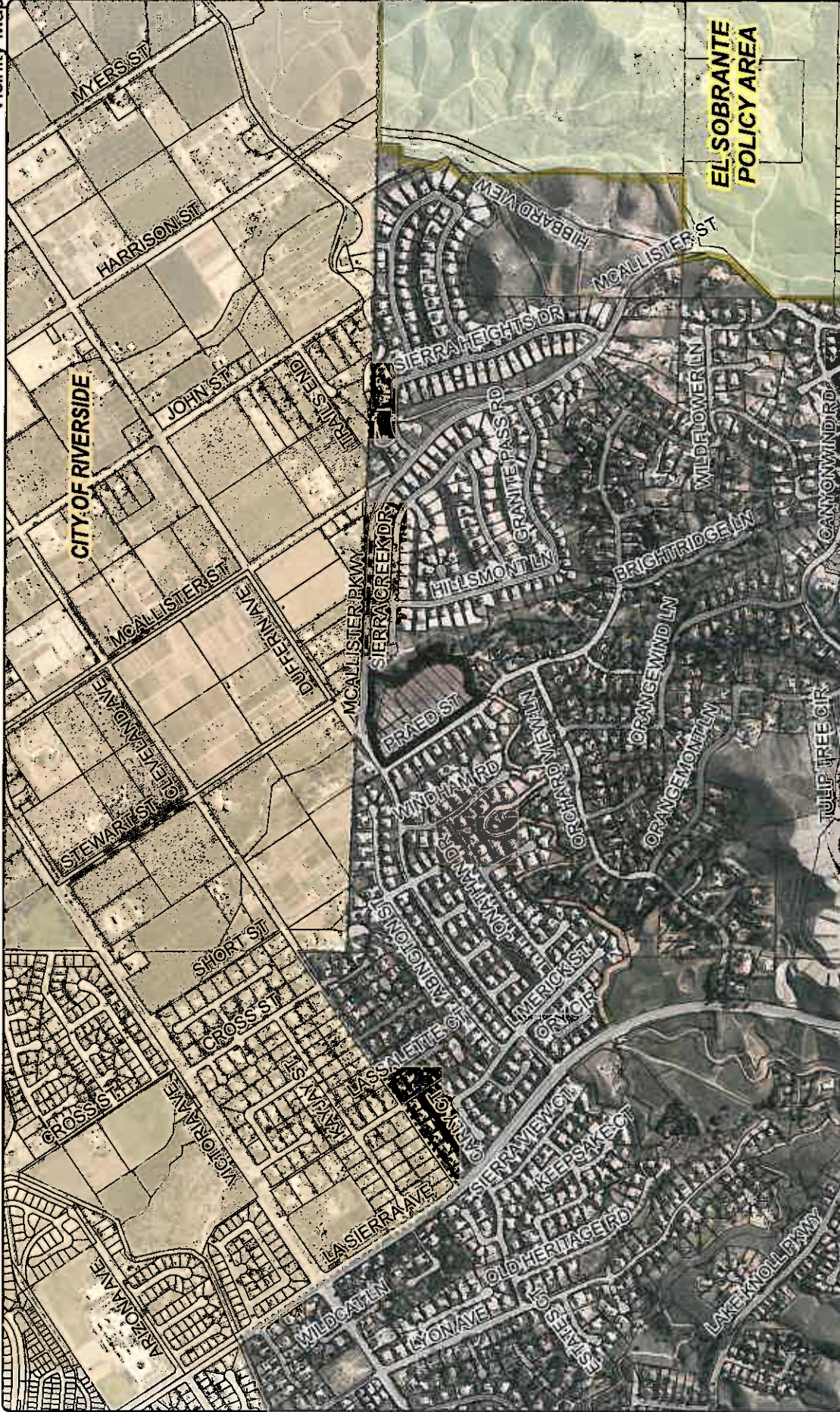
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Date Revised: 01/12/16

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07867 TR36894
VICINITY/POLICY AREAS

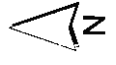
Supervisor: Jeffries
 District 1

Date Drawn: 12/11/2015
 Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On November 7, 2003, the County of Riverside adopted a new General Plan. This new General Plan contains different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department, Planning Services, at 1515 Jamboree Avenue, Riverside, CA 92507. Public Hearing at (951) 940-4877 (Riverside County), or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07867 TR36894

Supervisor: Jeffries
 District 1

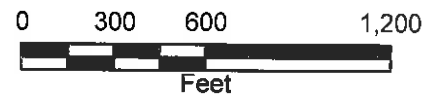
Date Drawn: 12/11/2015
 Exhibit 1

LAND USE



Zoning Dist: Lake Mathews

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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfma.org>

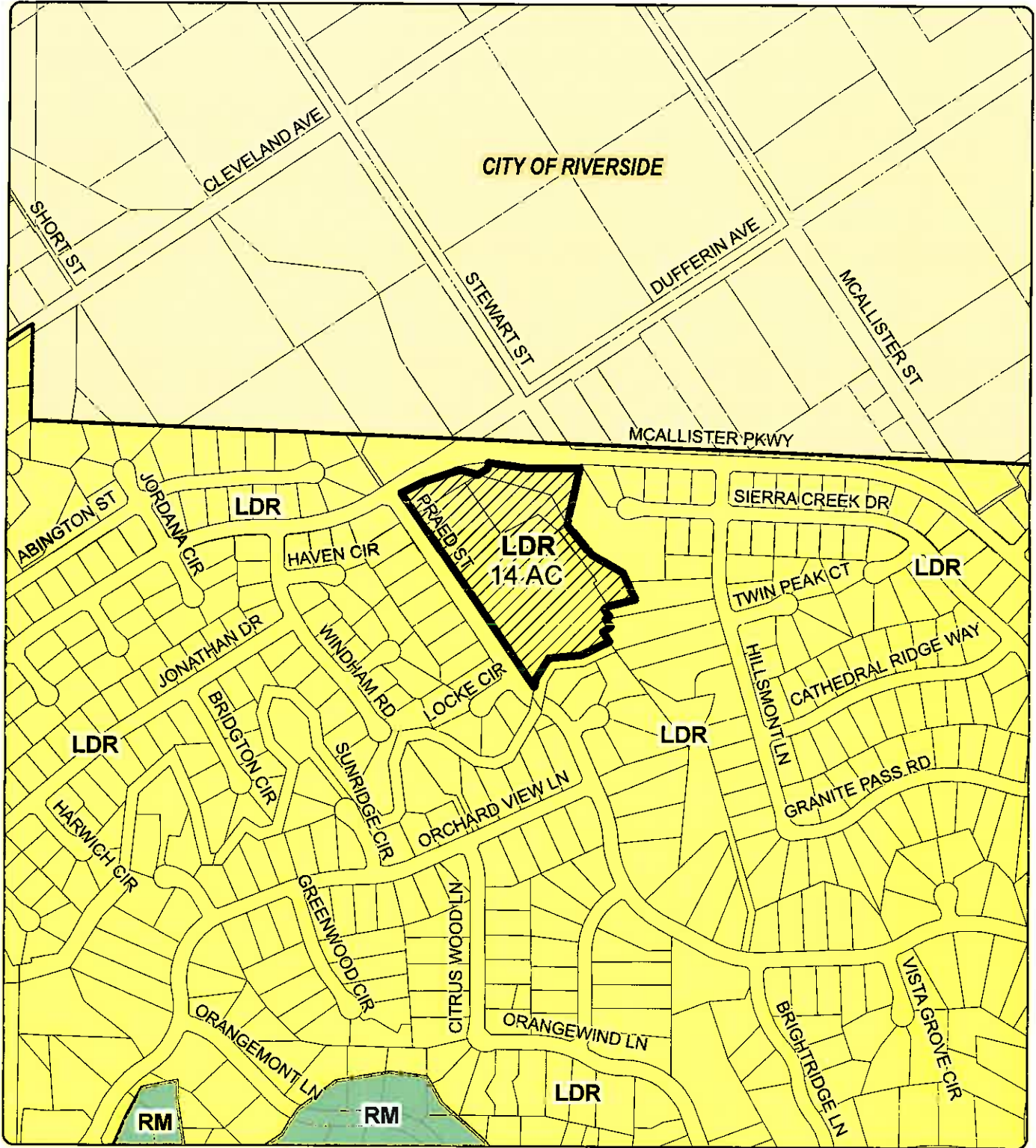
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07867 TR36894

EXISTING GENERAL PLAN

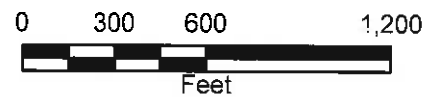
Supervisor: Jeffries
District 1

Date Drawn: 12/11/2015
Exhibit 5



Zoning Dist: Lake Mathews

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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdmsa.org>

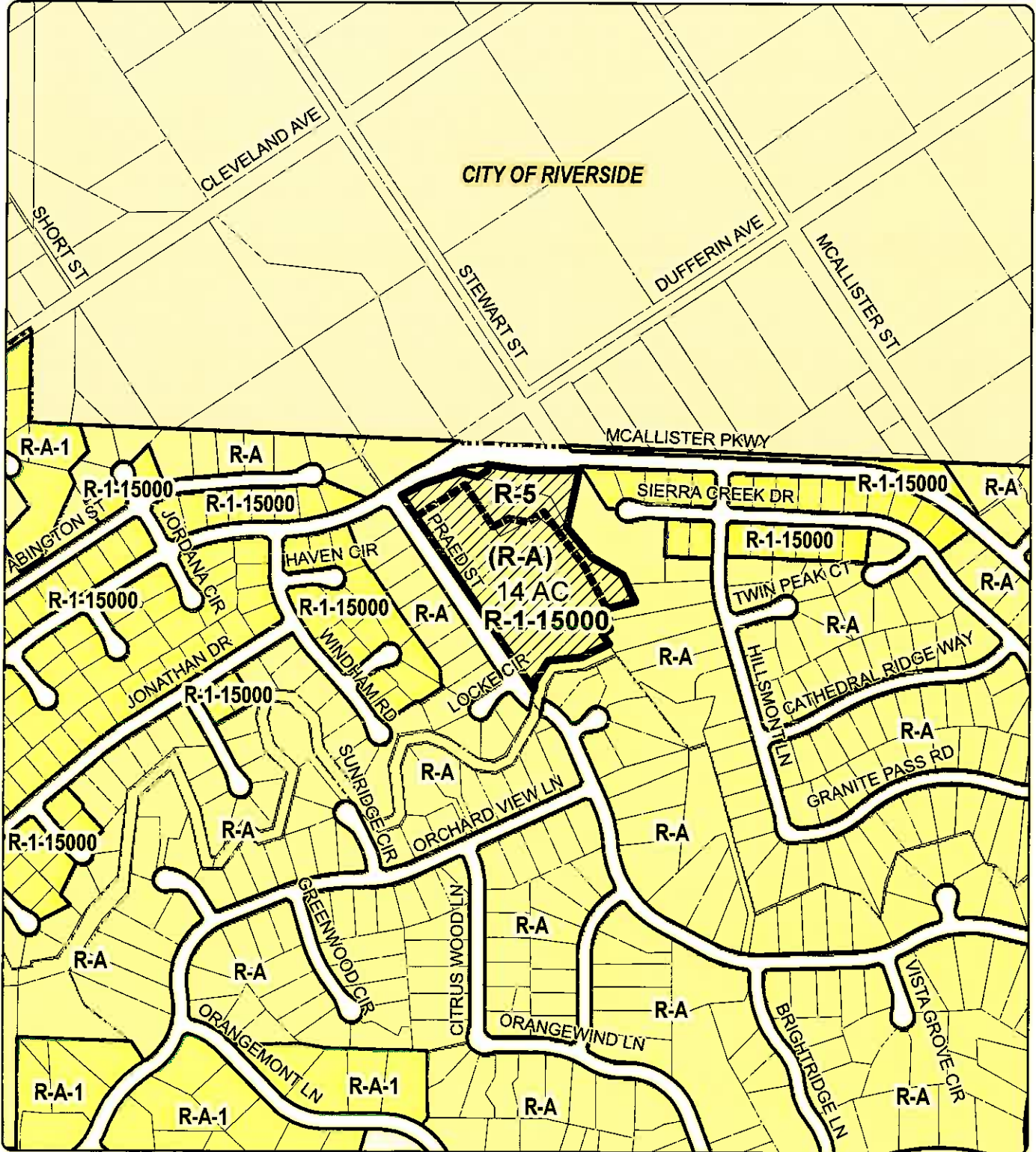
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07867 TR36894

PROPOSED ZONING

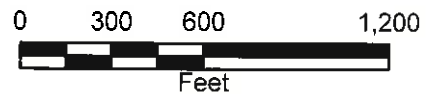
Supervisor: Jeffries
District 1

Date Drawn: 12/11/2015
Exhibit 3



Zoning Dist: Lake Mathews

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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.reflma.org>

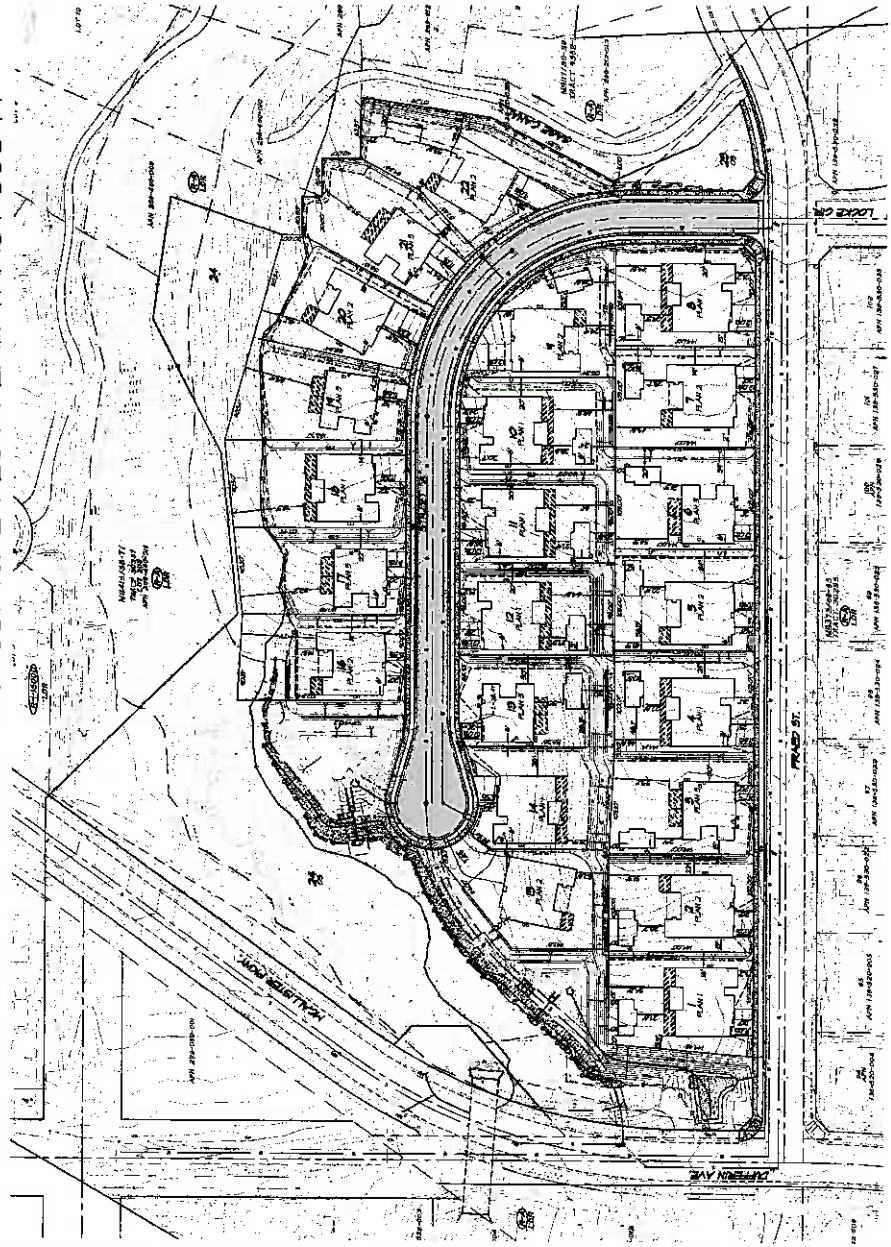
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 36894



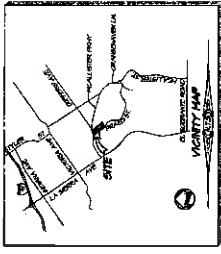
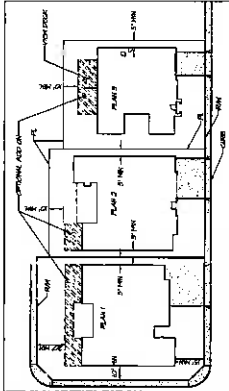
CONCEPTUAL PLOT PLAN TRACT 36894

IN THE COUNTY OF ALBUQUERQUE STATE OF CALIFORNIA

SCALE PLAN
50' = 1" (AS SHOWN)
DATE: 8/27/15
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



TYPICAL LOT SUBDIVISION
FACED FRONT YARD SETBACKS SHALL BE 15 FT. AND THE YARD SETBACK TO THE SIDE AND REAR SHALL BE 5 FT. THE YARD SETBACK TO THE STREET SHALL NOT BE LESS THAN 5 FT.



SECTION NO. 1 OF 1 SHEET
PLOT PLAN TRACT 36894
PREPARED BY: [Signature]



CASE: TR36894, AMD #1
EXHIBIT: A, Conceptual plot plan
DATE: 8/27/15
PLANNER: D. ABRAHAM

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42786

Project Case Type (s) and Number(s): Change of Zone No. 7867 and Tentative Tract Map No. 36894

Lead Agency Contact Person: Damaris Abraham

Telephone Number: (951) 955-5719

Lead Agency Name: County of Riverside Planning Department

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

Applicant's Name: Griffin Residential

Applicant's Address: 110 N Lincoln Avenue, Suite 100, Corona CA 92882

Telephone Number: (951) 547-3594

Engineer's Name: Adkan Engineers

Engineer's Address: 6879 Airport Drive, Riverside CA 92504

I. PROJECT INFORMATION

A. Project Description: The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.

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

C. Total Project Area: 14 acres

Residential Acres: 9.54

Lots: 22

Units:

Projected No. of Residents:

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other: Open Area- 4.4 acres

D. Assessor's Parcel No(s): 136-110-004, 136-110-005, 136-110-008, 136-110-021, and 136-110-022

E. Street References: Northeast of Praed Street, Southwest of McAllister Parkway.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 30, Township 3 South, Range 5 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The majority of the site is relatively flat with on-site elevations ranging from approximately 935 to 990 feet above mean sea level (AMSL). The eastern and northern boundaries of the site slope downward into a well-defined, heavily vegetated ravine that is part of an expansive tributary area.

Existing uses include single-family homes to the west, south, and east of the Project site. Immediately to the north is the City of Riverside, which includes Residential Agricultural uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Lake Matthews/Woodcrest Area Plan of the Riverside County General Plan. Open Space, Habitat & Natural Resource Preservation Policy LU 8.4 allows development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. The project proposes the clustering of the 22 proposed lots in one portion of the 14-acre site, and approximately 4.4 acres of the site will be preserved as open space. The ratio of dwelling units per area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) of one to two dwelling units per acre.
 2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** The Project site is located within the Multiple Species Habitat Conservation Plan (MSHCP) and is required to record a conservation easement which covers the area mapped as "Environmentally Sensitive." Additionally, the Project proposes approximately 4.4 acres of Open Space in the northern and eastern portion of the Project site. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
 4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
 5. **Noise:** The proposed Project meets all applicable Noise Element policies. Additionally, a Noise Study dated June 2015 prepared by LSA shows that the proposed Project would meet Riverside County's noise standards, assuming the implementation of mitigation measures that have been incorporated into the Project's design.
 6. **Housing:** The Project proposes to develop the site with 22 residential homes and is consistent with the site's General Plan land use designation. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
 7. **Air Quality:** The proposed project has been conditioned by Riverside County to control any fugitive dust during grading and construction activities that could result from the full build-out of the project at its new density under the new zoning classification and the proposed subdivision. Any potential Air Quality impacts will be analyzed in this initial study. The proposed Project meets all other applicable Air Quality Element policies.
 8. **Healthy Communities:** The proposed Project meets all applicable Healthy Communities Element policies.
- B. General Plan Area Plan(s):** Lake Matthews/Woodcrest
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Low Density Residential (LDR) (½ Acre Minimum)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Lake Matthews/Woodcrest
- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Low Density Residential (LDR) (½ Acre Minimum)
- 4. **Overlay(s), if any:** Not Applicable
- 5. **Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Residential Agricultural (R-A)

J. Proposed Zoning, if any: One-Family Dwellings – 15,000 Sq. Ft Minimum (R-1-15,000) and Open Area Combining Zone – Residential Developments (R-5)

K. Adjacent and Surrounding Zoning: Residential Agricultural (R-A) immediately adjacent to the Project site on the west, south, and east. One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15,000) further west and east of the Project site. Lands to the north of the Project site within the City of Riverside are zoned for “Residential Estate (RE).”

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 checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input 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.

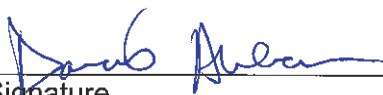
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

December 28, 2015
Date

Damaris Abraham
Printed Name

For Steven Weiss, AICP, 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<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: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest County Eligible Scenic Highway is Sierra Avenue located approximately 1 mile southwest of the Project site. Views of the Project site from Sierra Avenue are not possible due to distance, existing development and topography. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The Project site consists of 14 acres of undeveloped, disturbed land. Under existing conditions, the majority of the site is relatively flat with on-site elevations ranging from 935 to 990 feet above mean sea level (AMSL). The eastern and northern boundaries of the site slope downward into a well-defined heavily vegetated ravine that is part of an expansive tributary system in the area. As the Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the Applicant is required to record a conservation easement which covers the area mapped as "Environmentally Sensitive." Accordingly, the Project proposes 4.39 acres of Open Space Combining Zone in the northern and eastern portion of the Project site and will not disturb the existing vegetated ravine or the creek flowing through the ravine.

With respect to the visual character of the surrounding area, the proposed Project would be similar in character with the existing single-family dwellings located to the west, south, and east of the site. Accordingly, implementation of the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The existing vegetated ravine

will be conserved and undisturbed. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 49.54 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with project lighting. Because the Project site is located more than 45 miles from the Mt. Palomar Observatory, and because the project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Materials; Riverside County Ord. No. 915 (Regulating Outdoor Lighting); Riverside County Ord. No. 461 (Road Improvement Roads and Specifications).

Findings of Fact:

a-b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord No. 915 requires that "All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate." Compliance with Ord. No. 915 would be assured through future County review of building permit applications. In compliance with Ord. No. 915, and typical of a residential community, lighting elements that would be installed as part of the project would be of low intensity and residential in character, and would not result in the exposure of on- or off-site residential property to unacceptable levels. All proposed street

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lighting on- or off-site also would be required to comply with provisions of the County's Public Road Standards, which implement the provisions of County ordinance No. 461. The County's Public Road Standards require that all street lights installed within the following requirement: "Luminaries shall be cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed as part of the Project would not create a new source of substantial light or glare which would affect day or nighttime views, and would further ensure that street lights with mandatory compliance with Ord No. 915 and the County's Public Road Standards, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The Project site is located on land designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. The areas of the Project site designated as Unique Farmland will be entirely within a conservation easement and will not be disturbed by grading or construction activity. Portions of the project site designated as Prime Farmland and Farmland of Statewide Importance, however, will be used for the development of single-family homes. This portion of the project site has historically supported a citrus orchard but is currently vacant. Due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future.

b-d) The Project site is currently vacant but historically supported a citrus grove. The Project site is not located within a Agricultural Preserve and is not subject to a Williamson Act contract. The Project site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is currently zoned with a classification of Rural Agricultural (R-A), but is proposing a change of zone to One Family Dwellings – 15,000 sq. ft. minimum (R-1-15000 and Open Area Combining Zone – Residential Developments (R-5). As indicated in Threshold 4.a, due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future. Moreover, the General Plan land use designation for the site is for Community Development: Low Density Residential (LDR), which allows for single-family detached residences.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No 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 section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Riverside County General Plan Figure OS-3 “Parks, Forests and Recreation Areas,” and Project Application Materials.

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- Consistency Criterion No. 1: *The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions at full build-out of the project at its new density under the new zoning classification and proposed subdivision with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- **Consistency Criterion No. 2:** *The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes to develop the site with 22 single-family homes on a property currently designated by the Riverside County General Plan as Low Density Residential (LDR). The proposed project has an operational traffic trip generation rate that is equal to that of the development of uses permitted by the LDR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside’s General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. The proposed Project would result in a density ratio within the allowable density range associated with the property’s LDR land use designation reflected in the adopted Riverside County General Plan. Because land use intensity would be within the allowable range, the Project is considered to be consistent with the AQMP. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD’s CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(AQMD)

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase at full build-out of the project at its new density under the new zoning classification and proposed subdivision. Therefore, there would be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Arizona Intermediate School located at 11045 Arizona Ave, Riverside, CA 92503 at approximately 1 mile northwest of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, agricultural, schools, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review, PDB06150 – MSHCP Consistency Analysis and Habitat Assessment prepared March 2015 by LSA Associates, Inc.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The property does not occur within a Criteria Cell and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. However, a Habitat Assessment report was required. Based upon the results of the report, it can be concluded that the project will not conflict with the provisions of the WRCMSHCP.

b-c) The MSHCP Consistency Analysis and Habitat Assessment prepared March 2015 by LSA Associates, Inc. identifies "Environmentally Sensitive Area" (Figure 2). The Project will be required to record a conservation easement or deed restriction which covers this area and an Environmental Constraints Sheet (ECS) shall also be prepared for this area. The purpose of the conservation easement is to ensure the "Environmentally Sensitive Area" will be retained in a natural condition and prevent any use of the "Environmentally Sensitive Area" that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine. (COA 50.EPD.1, 50.EPD.2, 50.EPD.3, 50.EPD.4, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.3, 60.EPD.4, 60.EPD.6 and 90.EPD.1) With the incorporation of these mitigation measures, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e) As indicated in Findings of Fact 7.a, the Project will be required to record a conservation easement or deed restriction which covers the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA. The purpose of the conservation easement is to ensure the "Environmentally Sensitive Area" will be retained in a natural condition and prevent any use of the "Environmentally Sensitive Area" that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine. (COA 50.EPD.1, 50.EPD.2, 50.EPD.3, 50.EPD.4, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.3, 60.EPD.4, 60.EPD.6 and 90.EPD.1) With the incorporation of these mitigation measures, the project will have a less than significant impact.

f) There are no federally protected wetlands in or near the Project site. Therefore, there would be no impact.

g) Aside from the MSHCP, the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines and the Stephens' Kangaroo Rat Impact Fee Area. According to site inspection, the portions of the Project site that will be disturbed do not host any oak trees. Additionally, according to Riverside County's "Map My County," the Project site is located within the Stephens Kangaroo Rat Impact Fee Area. However, the Project would be conditioned to comply with the applicable provisions of the County's Stephens' Kangaroo Rat Mitigation Fee Ordinance (Ordinance No. 663), which requires the payment of fees for the assembly and management of the Stephens' Kangaroo Rat Conservation Plan. Payment of fees pursuant to Ordinance No. 663 is mandatory, and would be enforced as part of the Project's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions of approval (COA 60.PLANNING.18). Accordingly, the Project would not conflict with Ordinance No. 663, and impacts would be less than significant.

Mitigation: A conservation easement or deed restriction that covers the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA and an Environmental Constraints Sheet (ECS) shall also be prepared for this area. (COA 50.EPD.1, 50.EPD.2, 50.EPD.3, 50.EPD.4, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.3, 60.EPD.4, 60.EPD.6 and 90.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4907 (PDA04907) – "Cultural Resources Assessment of Bremmer Project Tentative Tract Map No. TR36894, near the unincorporated Communities of La Sierra and Arlington, Riverside County," dated March 2015, prepared by Gini Austermann of LSA. Revised County Archaeological Report (PDA) No. 4907r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015

Findings of Fact:

a-b) PDA04907 concluded that no previously undocumented cultural resources were identified. However, PDA04907 recommended monitoring of all earth-disturbing activity within the project site due to the proximity of cultural resources which indicates a high sensitivity for subsurface archaeological resources. (COA 10.PLANNING.18) 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. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4) With the incorporation of these mitigation measures, the project will have a less than significant impact.

Mitigation: 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. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4907 (PDA04907) – “Cultural Resources Assessment of Bremmer Project Tentative Tract Map No. TR36894, near the unincorporated Communities of La Sierra and Arlington, Riverside County,” dated March 2015, prepared by Gini Austermann of LSA. Revised County Archaeological Report (PDA) No. 4907r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015.

Findings of Fact:

a-b) PDA04907 concluded that no previously undocumented cultural resources were identified. However, PDA04907 recommended monitoring of all earth-disturbing activity within the project site due to the proximity of cultural resources which indicates a high sensitivity for subsurface archaeological resources. (COA 10.PLANNING.18) 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. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4) With the incorporation of these mitigation measures, the project will have a less than significant impact.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) Based on the review conducted by the Riverside County Archaeologist, the project will not restrict existing religious or sacred uses within the potential impact area. These are standard requirements and are not considered mitigation pursuant to CEQA.

e) In compliance with AB 52, notices regarding this project were mailed to all requesting Tribes. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no specific requests for consultation within the 30-day period.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.

Mitigation: 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. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.21) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.2)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02438)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) According to GEO02438, there is no evidence of faulting existing on or trending toward the subject property. The potential for ground rupture along a pre-existing fault is considered low. (COA 10.PLANNING.19) California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02438)

Findings of Fact:

a) According to GEO02438, the northeast portion of the site has been identified as susceptible to liquefaction based on relatively loose sediment and shallow groundwater. To mitigate the potential adverse effects of liquefaction hazard, a combination of soil improvements consisting of the complete removal and re-compaction of the young alluvial sediment and foundation modification that includes post tensioned slab systems for Lots 1, 2, and 12 through 16 at a minimum is recommended (COA 10.PLANNING.19) With the incorporation of these mitigation measures, the project will have a less than significant impact.

Mitigation: A combination of soil improvements consisting of the complete removal and re-compaction of the young alluvial sediment and foundation modification that includes post tensioned slab systems shall be applied for Lots 1, 2, and 12 through 16 at a minimum. (COA 10.PLANNING.19)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); County Geologist review (GEO02438)

Findings of Fact:

a) According to GEO02438, there is no evidence of faulting existing on or trending toward the subject property. The potential for ground rupture along a pre-existing fault is considered low. (COA 10.PLANNING.19) California Building Code (CBC) requirements pertaining to commercial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project will not 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 rock-fall hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," GIS Database

Findings of Fact: a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to 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 implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project, the project does not propose slopes greater than 2:1 or higher than 10 feet and grading will not negate or affect the subsurface sewage disposal systems (See COA 10.BS GRADE.9 and 10).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The proposed grading will incorporate Best Management Practices (BMP's) to minimize the amount of soil erosion and limit the amount of disturbed areas exposed to the extent feasible. Additionally, the applicant would be required to stabilize all soils prior to a predicted storm event and revegetate any disturbed soil as early as feasible. Through incorporation of BMP's, the proposed Project would have a less than significant impact.

b) Any potential for expansive soils will be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code. Therefore, there would be no risk to life or property. No impact would occur.

c) The proposed Project is not incorporating any septic tank infrastructure or alternative waste water disposal system. The proposed single-family homes would be connected to a sewer system for the disposal of waste water. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake and is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (COA 10.TRANS.4 and 10.TRANS.5). These are standard conditions of approval and not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site is not located in an area susceptible to a substantial amount of wind erosion and blow-sand. Therefore, the project will not be impacted by or result in an increase in wind erosion and blow-sand, either on- or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) A greenhouse gas (GHG) study was performed by Urban Crossroads for proposed Tentative Tract Map No. 36813, dated April 16, 2015. Analysis in this study was performed using CalEEMod (v2013.2.2) GHG modeling software developed by the South Coast Air Quality Management District (SCAQMD). The results of the study found that annual GHG emissions at project buildout would be 731.5 metric tons per year (MTY) of CO₂-equivalents (CO₂e) for the development and operation of 38 single-family detached residential units and up to 3.0 acres of stormwater basins and common area landscaping, on a 38-acre gross site with 260,000 cubic yards of balanced cut and fill (no import or export). The CalEEMod modeling for this project encompassed: Single Family Housing, 38 dwelling units, 146,326 sf floor area on 12.34 acres; and Other Asphalt Surfaces, 141,575 sf (3.25 acres).

The sample case project's GHG total includes both direct (area source and amortized construction) and indirect (electricity, solid waste and water usage) GHG emissions as well as mobile source (vehicular) GHG emissions onsite and off.

The 731.51 MTY total is below the threshold of 3,000 MT CO₂e per year for residential, commercial and mixed use projects, as established in the County Climate Action Plan (CAP) that on June 19, 2012, the Riverside County Board of Supervisors directed be integrated into the County General Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the above sample case data, the project at issue, TR36894, can reasonably be found to also fall below the 3,000 MTY screening threshold since it proposes development of a smaller scope than that modeled for the sample case. Specifically, this project proposes 14 detached single-family residential units and total development footprint of 2.3 acres with a total of only 19,620 cubic yards of balanced cut and fill. The project does include any industrial boilers, kilns, furnaces or other combustion sources requiring a SCAQMD permit to operate and does not involve any unusual conditions, requirements or development plans that would invalidate the applicability of the above sample case study.

Hence, for the above reasons, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the existing Riverside County General Plan land use designation on the parcel of Low Density Residential (LDR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the draft Riverside County CAP and it does not represent development in excess of the CAP's "Business As Usual" (BAU) scenario.

Further, it implements the policies of the draft CAP and ensures the project is an improvement over BAU conditions by requiring the following qualitative measures to reduce the project's greenhouse gas emissions.

a. Mandatory compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Mandatory compliance with the "efficiency measures" required for "small projects" pursuant to the draft CAP (specifically, per the Screening Tables, page 5) shall be required through their inclusion in the project Conditions of Approval. These two "efficiency measures" are:

i. The project shall achieve energy efficiency of at least 5% greater than 2010 Title 24 requirements.

ii. The project shall implement water conservation measures that comply with the California Green Building Code in effect as of January 2011. This shall be achieved through mandatory compliance with County Ordinance No. 859, the Water-Efficient Landscaping Standards.

As a result of implementation of, and compliance with, the above measures, the project will reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County (including the draft CAP) and the State, AB 32 in particular. These measures ensure that the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions and will not hinder County attainment goals. For these reasons, the project's effect on the attainment of these plans will be less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The site is not 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, its development would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) The project is not located within an Airport Master Plan or within an airport or airport influence area. As such, review by the Airport Land Use Commission is not necessary. The project is also not located within an airport land use plan or within two miles of a public airport or a public use airport, and is not located within the vicinity of a private airstrip or heliport, as such, no safety hazard will be posed to people residing or working in the project area. There are no impacts anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the Project site is not located within a hazardous fire area. The proposed project will not 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. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a-c) The project will not 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 or violate any water quality standards or waste discharge requirements. The project does not 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which would not support existing land uses or planned uses for which permits have been granted). Therefore, there would be a less than significant impact.

d) During any construction or grading of the project there is the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (COA 10.TRANS.4 and 10.TRANS.5). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, there would be a less than significant impact.

e-h) No homes are being proposed within the 100-year flood zone. However, a portion of the Project site is within a Special Flood Hazard Area. To minimize the flood risk posed to the proposed residences on the Project site, the applicant will be incorporating slope protection along northerly portions of the Project site. Additionally, to provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project. Therefore, there will be a less than significant impact.

h) The project is not anticipated to substantially degrade water quality and will not 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). Therefore, there would be a less than significant impact.

Mitigation: To provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide for the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project.

Monitoring: Monitoring will be conducted by the Riverside County Flood Control and Water Conservation District.

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"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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) The proposed Project will not substantially alter the existing drainage pattern. Additionally, the stream along the easterly boundary of the Project site will not be disturbed as the area will be designated as a Conservation Easement. Therefore, there would be a less than significant impact.
- b) The proposed project will not substantially change absorption rates or the rate and amount of surface runoff. Therefore, there would be a less than significant impact.
- c) The project will not 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. However, a portion of the Project site is within a Special Flood Hazard Area. To minimize the flood risk posed to the proposed residences on the Project site, the applicant will be incorporating slope protection along northerly portions of the Project site. Additionally, to provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project. Therefore, there will be a less than significant impact.
- d) The project will not cause changes in the amount of surface water in any water body. Therefore, there will be no impact.

Mitigation: To provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide for the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project.

Monitoring: Monitoring will be conducted by the Riverside County Flood Control and Water Conservation District.

LAND USE/PLANNING Would the project

27. Land Use				
a) Result in a substantial alteration of the present or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
planned land use of an area?				
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: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The Tentative Tract Map is a Schedule "A" subdivision of 14 acres into 22 residential lots and two (2) open space lots. The Land Use Element of the Riverside County General Plan allows clustering of building density in one portion of the site in small lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) Land Use Designation. The rest of the site could be preserved as open space or a use compatible with open space. The proposed project is consistent with the allowance as the 24 proposed lots are clustered in one portion of the 14-acre site, and the remaining 191,498 sq. ft. are designated as Open Area Combining Zone –Residential Developments (R-5). Therefore, the lots proposed by this subdivision are consistent with the Low Density Residential (LDR) Land Use Designation and will not result in an alteration to the present or planned land use of an area. There will be no impact.

b) The project site is located in the unincorporated Riverside County and is located within the sphere of influence of the City of Riverside. The County received a letter dated August 27, 2015 from the City of Riverside Planning Department. The City of Riverside has identified that the City's and County's land use designation of the project site are inconsistent and has requested that the project applicant be conditioned to apply for a General Plan Amendment (GPA) with the City of Riverside. It is not appropriate for the County to require the applicant to file a GPA with the City of Riverside. At this time, the project site is located within the County's jurisdiction. If the project site were to be incorporated into the City of Riverside, then the applicant would be required to file a GPA with the City of Riverside at that time. The proposed Change of Zone and Tentative Tract Map are consistent with the Riverside County General Plan and Ordinance No. 460. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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community)?

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The Project proposes a Change of Zone from the existing zoning classification of Residential Agricultural (R-A) to One Family Dwellings – 15,000 sq. ft. minimum (R-1-15000) and Open Area Combining Zone – Residential Developments (R-5). The proposed Project will be consistent with the proposed zoning. Therefore, there will be a less than significant impact.
- b) The Project site is immediately surrounded by land which is zoned Rural Agricultural (R-A). Further to the east and west, there is land zoned for One-Family Dwellings – 15,000 sq. ft. minimum (R-1-15,000). The proposed Project would be similar in character to existing surrounding zoning. Therefore, there would be no impact.
- c) The Project site is surrounded by land designated as Low Density Residential (LDR). As the Project is also proposing Low Density Residential (LDR) uses, there would be no impact.
- d) The land use designation for the Project site is Low Density Residential (LDR). The Project is proposing to subdivide 14 acres into 22 residential lots and two (2) open space lots. The Land Use Element of the Riverside County General Plan allows clustering of building density in one portion of the site in small lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) Land Use Designation. The rest of the site could be preserved as open space or a use compatible with open space. The proposed project is consistent with the allowance as the 24 proposed lots are clustered in one portion of the 14-acre site, and the remaining 191,498 sq. ft. are designated as Open Area Combining Zone – Residential Developments (R-5). Therefore, the lots proposed by this subdivision are consistent with the Low Density Residential (LDR) Land Use Designation. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.
- e) The proposed Project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

a) The project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is not located adjacent to or near any highways; therefore, there are no impacts anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); “Noise Impact Analysis, Bremmer Project”, prepared by LSA Associates, Inc., dated June 2015; County of Riverside, Industrial Hygiene Programs review letter dated October 5, 2015

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project shall also comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations. (COA 10.E HEALTH.2 and 10.PLANNING.20) Therefore, any potential noise impact is considered less than significant.

c) There are residences that are located to the west of the project site. In order to help reduce the noise created by the operation and use of the proposed project, the project shall comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations that includes constructing a sound wall that is a minimum 6 feet high along the southwestern property line along Praed Street for Lots 1 through 8 and along the western property line along Dufferin Avenue for Lot 1. (COA 10.E HEALTH.2 and 10.PLANNING.20) With incorporation of the recommended mitigation measures, the project will have less than significant impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project. To minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours in accordance with the recommendations of the Industrial Hygiene Programs (COA 10.E HEALTH.2 and 10.PLANNING.20).

Mitigation: The project shall comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations that includes constructing a sound wall that is a minimum 6 feet high along the southwestern property line along Praed Street for Lots 1 through 8 and along the western property line along Dufferin Avenue for Lot 1. (COA 10.E HEALTH.1 and 10.PLANNING.20)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The Project site is currently vacant and will not necessitate the construction of replacement housing elsewhere. Therefore, there will be no impact.
- b) The proposed Project will not create permanent employment opportunities and, thus, there would be no demand for additional affordable housing. There would be no impact.
- c) The Project site is currently vacant and would not displace any person. Therefore, there would be no need for construction of replacement housing. No impact would occur.
- d) The proposed Project will not affect any County Redevelopment Project Area. Therefore, there would be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed Project proposes the subdivision of 14 acres into 22 residential lots and two open space lots. Due to the limited scope of the proposed Project, the official regional and local population projections would not be exceeded. There would be a less than significant impact.

f) The scope of the Project is limited to the 22 proposed residential lots and two open space lots. Additionally, the Project site is largely surrounded by areas which have already been developed into single-family home subdivisions. Therefore, the proposed Project would not induce any substantial population growth directly or indirectly. There would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.11) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project site is serviced by the Riverside County Sheriff's Department (RCSD), the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10.PLANNING.11) The proposed project is required to pay these development fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have less than significant impacts on sheriff services and no mitigation is required. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits. (COA 80.PLANNING.11) This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (COA 10.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not create a significant need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 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 Department Review

Findings of Fact:

a) The proposed Project does not involve the construction or expansion of recreational facilities. Therefore, there would be a less than significant impact.

b) Residents of the Project site may use recreational facilities in the vicinity. Due to the relatively small size of the proposed development, which entails the fourteen (14) residential lots, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, there would be a less than significant impact.

c) The Project would incrementally increase the use of some types of recreational facilities in the Lake Matthews/Woodcrest Area Plan. The Project site is located within the boundaries of the Riverside County Recreation and Parks District. Prior to recordation of the final map, the applicant must apply to annex into the Plan area. If annexed, the project will be subject to Quimby fees at that time (COA 50.PLANNING.8 and COA 90.PLANNING.3); if the District chooses not to annex the property, the two Quimby conditions will not be applicable. This is a standard condition of approval and is not considered unique mitigation under CEQA. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project is not adjacent to or in the vicinity of a recreational trail nor has it incorporated any trails into its design; therefore, the project will have no impacts on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, the Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). Under the Transportation Department's Traffic Impact Analysis Preparation Guide, projects may be exempt from preparing a traffic study if it is not anticipated to generate 100 or more vehicle trips during the peak hours. The peak hours are considered to occur between 7-9am and 4-6pm. This project is not anticipated to generate 100 trips during the peak hour and therefore has been exempt from preparing a traffic study. The impact is less than significant. The impact is considered less than significant.

b) The project will not 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. The project will have no significant impact

c-d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project will cause a slight increase in the population of the area, creating an increase in maintenance of responsibility. A portion of property taxes are provided to the Community Services District to offset the increase cost of maintenance. Therefore, the impact is considered less than significant.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction at full project build-out that will result from the change of zone and subdivision. Therefore, the impact is considered less than significant.

h) The project will not result in inadequate emergency access or access to nearby uses. There is no impact.

i) The project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will receive potable water service from Riverside Public Utilities. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Department of Environmental Health Review

Findings of Fact:

a) The Western Municipal Water District (EMWD) will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not 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) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan; Project Application Materials

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by AT&T and Charter. Although TTM No. 36894 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing single-family residential neighborhoods to the east and west of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this Initial Study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this Initial study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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throughout this Initial Study.. Accordingly, impacts due to construction of street lights are evaluated as less than significant.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Project Application Materials

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a residential community that would feature 22 single-family dwelling units, a water quality basin, and open space at full project build-out as a result of the new zoning classification and subdivision. The land use transition would increase the site’s demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County’s General Plan land use designations for the Project site; thus energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

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: Staff review, Project Application Materials

Findings of Fact: 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.

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: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

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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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) 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. 36894 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36894, Amended No. 1, dated October 21, 2015.

CHANGE OF ZONE = Change of Zone No. 7867, Amended No. 1, Exhibit A, dated August 27, 2015.

CONCEPTUAL PLOT PLAN = Conceptual Plot Plan for TR36894, Exhibit A, dated August 27, 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. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought

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10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND

TR36894 is proposing potable water service from Riverside Public Utilities and sanitary sewer service from Western Municipal Water District. 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.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: LSA Associates Inc.
20 Executive Park, Suite 200
Irvine CA 92614
(949)553-0666

Noise Study: Noise Impact Analysis, Bremmer Project (Griffin TTM 36894), County of Riverside, California, June 2014, June 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36894 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated October 5, 2015 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP*-#16-HYDRANT/SPACING RECOMMND

Fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of ANY BUILDNG more than 600 feet from a hydrant. Minimum fire flow shall be 500 GPM for 1 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 506-780-038
Tract Map (TR) 36894 is a proposal to subdivide a 14-acre site into residential lots. The site is located in the Lake Mathews area on the southeasterly corner of Dufferin Avenue/McAllister Parkway and Praed Street. Change of Zone (CZ) 7867, which is a proposal to change the current zoning for the site from Residential Agricultural (R-A) to One Family Dwellings - 15,000 Square Foot Minimum (R-1-15000) and Open Space Combine Zone - Residential Developments (R-5), is being processed concurrently with the tract map.

A well-defined, heavily vegetated ravine with a tributary drainage area of approximately 945-acres traverses along the easterly boundary of the site and conveys flows northerly toward Dufferin Avenue/McAllister Parkway. The stormwater runoff ponds as it approaches McAllister Parkway before the flows enter 140 linear feet of quadruple 66-inch RCP culverts under McAllister Parkway. These culverts were constructed with the flood control improvements for Tract 30295 (Southwest Riverside ADP Line C-2, Stage 4 and Line C-4) and are maintained by the Riverside County Transportation Department (RCTD) as shown on District Drawing Number 1-00618. The hydrology report for Tract 30295 calculates the 100-year flow rate of 1,123 cfs. The Department of Water Resources (DWR) has delineated a 100-year floodplain for this watercourse on their Awareness

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Maps. Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits and recordation of the final map.

The topography for the remainder of the site drains northerly. Surrounding developments may limit any additional offsite runoff. All onsite runoff is collected and conveyed to two water quality basins located near the northerly end of Street "A". A catch basin in Praed Street near Lot 1 collects and conveys the runoff from Lots 1 - 8 to the smaller basin while Lots 9 - 23 drain to Street "A" which conveys flows northerly to a catch basin that discharges these flows into the larger basin. Mitigated flows are discharged directly into the watercourse upstream of the culverts.

Onsite infiltration water quality basins provide highly effective mitigation for water quality impacts as well as hydrologic condition of concern (HCOC). Hydromodification control methodologies require matching the volume and timing of an event hydrograph, in addition to peak flow rates, through the use of structural BMPs, which are designed to control and reduce the post-construction runoff to the pre-developed condition. No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met.

It should be noted that the site is located within the bounds of the Southwest Riverside Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$4,147 per acre, the fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36894 is within the Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) listed in Ordinance 458 Section 5.d and shown on the Public Flood Hazard Determination Interactive Map which can be found at <http://rcflood.org> , then select Divisions - Regulatory - Floodplain Management Information.

Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits and recordation of the final map. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

PLANNING DEPARTMENT

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

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
 - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - (1) The MLD identified fails to make a recommendation; or
 - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 MAP - 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. 4 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. 8 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).

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10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision
are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1-15000 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, 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 40 feet.
- h. The minimum parcel size is 15,000 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- k. 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.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 11 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

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 12 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 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.

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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.

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.

10.PLANNING. 14 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 18 MAP - PDA 4907 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4907 submitted for this project (TR36894) was prepared by Gini Austermann of LSA and is entitled: "Cultural Resources Assessment of Bremmer Project Tentative Tract Map No. TR36894, near the unincorporated Communities of La Sierra and Arlington, Riverside County," dated March 2015. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant April 14, 2015.

Revised County Archaeological Report (PDA) No. 4907r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015. This report was received on

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10.PLANNING. 18 MAP - PDA 4907 ACCEPTED (cont.) RECOMMND

June 03, 2015 and accepted by the County Archaeologist on June 22, 2015.

PDA04907 concludes: No previously undocumented cultural resources were identified.

PDA04907 recommends: The proximity of cultural resources indicates a high sensitivity for subsurface archaeological resources. Therefore, monitoring of all earth-disturbing activity within the project is recommended.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 19 USE - GEO02438 RECOMMND

County Geologic Report GEO No. 2438, submitted for the project Tract Map (TR36894) was prepared by Soil Exploration Company, Inc. entitled; "Response to Riverside County Review (GEO 2438), Preliminary Geotechnical Feasibility Investigation and Infiltration Test Report, Proposed 21 Lot Single Family Residential Development, Praed Street (SEC of Dufferin Avenue and Praed Street, Riverside County, California" dated November 3, 2015. In addition, Soil Exploration Company, Inc. provided the following additional reports:
Preliminary Geotechnical Feasibility Investigation and Infiltration Test Report, Proposed 21 Lot Single Family Residential Development, Praed Street (SEC of Dufferin Avenue and Praed Street, Riverside County, California, dated December 22, 2014

GEO02438 concluded:

1. Based on our review of geologic maps, aerial photo analysis, and field mapping, there is no evidence of faulting existing on or trending toward the subject property. The potential for ground rupture along a pre-existing fault is considered very low.
2. Depth to historically highest groundwater is estimated to be at a depth of 7 feet below the ground surface (at Elev. 933 msl).
3. The northeast portion of the site has been identified as susceptible to liquefaction based on relatively loose sediment and shallow groundwater, and mitigation measures will be required for all construction in the alluvial area.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02438 (cont.)

RECOMMND

4.The site is located below the Lake Mathews dam and the site may be subject to dam inundation in the unlikely event of dam failure during a seismic event.

GEO02438 Recommended:

1.To mitigate the potential adverse effects of liquefaction hazard we recommend a combination of soil improvements and foundation modifications in the area of Lots 1, 2, and 12 through 16.

2.Soil improvements should consist of the complete removal and re-compaction of the young alluvial sediment, which is considered to be susceptible to settlement and lateral spreading during a seismic event.

3.De-watering and possibly specialized heavy duty earth moving equipment will be required to facilitate removal of loose sediment below the groundwater elevation.

4.Foundation modification should include post tensioned slab systems for the subject Lots 1, 2, and 12 through 16 at a minimum.

GEO No. 2438 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2438 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 review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

NOTE: The preliminary geotechnical study for the project contains no laboratory analyses of shear strength, hydroconsolidation, expansion potential, or grain size distribution; therefore, soil strength and other soil characteristics are not well known on the site. As such, prior to grading permit issuance, additional design-specific analysis should be performed, and consideration should be given to utilizing geotextile fabrics as a weak soil mitigative measure within areas susceptible to liquefaction.

10.PLANNING. 20 MAP - IND HYGIENE CONDITIONS

RECOMMND

The following are a list of recommendations provided by the County of Riverside, Industrial Hygiene Program's letter dated October 5, 2015:

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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - IND HYGIENE CONDITIONS (cont.)

RECOMMND

Recommendations:

The following conditions shall be applied to the project based on the information provided by the consultant:

Exterior noise mitigation - 6 foot high sound wall / barrier:

1)A six (6) foot high noise barrier / sound wall shall be constructed along the southwestern property line along Praed Streets shielding Lots 1 through 8.

2)A six (6) foot high noise barrier / sound wall shall be constructed along the western property line along Dufferin Avenue shielding Lot #1.

The barrier must be constructed with a top elevation that is six feet higher than the adjacent elevation of the roadway.

Interior noise mitigation - architectural consideration:

1)Lots 1 through 8: Provide double-paned windows with a minimum sound transmission class (STC) of 30 for second-floor bedrooms and living rooms facing Praed Street.

2)Provide mechanical ventilation, such as an air-conditioning system, to all residential units.

Construction noise mitigation:

i)During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

ii)The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

iii)The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - IND HYGIENE CONDITIONS (cont.) (cont.) RECOMMND

iv)The contractor shall limit construction to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

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

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 (cont.) RECOMMND

including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

association, or any other successor-in-interest,
whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder
or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape
irrigation purposes when reclaimed water is made
available.
- 2) Ensure that landscaping, irrigation and maintenance
systems comply with the Riverside County Guide to
California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds,
disease and pests.

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County
landfills. In compliance with federal, state, and local
regulations and ordinances, any hazardous waste generated
in association with the project shall be disposed of at a
permitted Hazardous Waste disposal facility. Hazardous
waste materials include, but are not limited to, paint,
batteries, oil, asbestos, and solvents. For further
information regarding the determination, transport, and
disposal of hazardous waste, please contact the Riverside
County Department of Environmental Health, Environmental
Protection and Oversight Division.

10.WASTE. 3 MAP - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance
of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common
landscaped areas through grass recycling (where lawn
clippings from a mulching type mower are left on lawn), or
through on-site composting of green waste, or through the
separation of green waste from other waste types to send to
a composting facility.

Xeriscape and/or use drought tolerant/low maintenance

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10. GENERAL CONDITIONS

10.WASTE. 3 MAP - LANDSCAPE PRACTICES (cont.) RECOMMND
 vegetation in all landscaped areas of the project.

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

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP- ECP PHASE II ESA RECOMMND

Prior to map recordation, the following items needs to be addressed:

Based on the information provided in the "Phase I Environmental Site Assessment" prepared by LSA Associates, Inc., dated March 13, 2015, and historical activity associated with the property, DEH-ECP concurs with the conclusions of the report that soil sampling and analysis is required. The soil sampling and analysis shall be conducted in accordance with the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). For further information contact Environmental Cleanup Program at (951)955-8980.

Additional items may be required pending review of the above item(s).

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - CONSERVATION EASEMENT

RECOMMND

The applicant must record a conservation easement or deed restriction which covers the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA. The easement or deed restriction shall be recorded in favor of a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

50.EPD. 2 MAP - ECS REQUIREMENTS

RECOMMND

The constrained areas will conform to the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the Delineated Constraint Area."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area."

"Night lighting shall be directed away from the Delineated Constraint Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased."

"The perimeter of the Delineated Constraint Area shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the Delineated Constraint Area. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height."

12/30/15
11:51

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50. PRIOR TO MAP RECORDATION

50.EPD. 3 MAP - CONS. DEDICATION RECOMMND

The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

50.EPD. 4 MAP - ECS CONDITION RECOMMND

The project 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.

FIRE DEPARTMENT

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not be 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 CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36894 is in a Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area

c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.

d. A certification from a licensed professional engineer that the flood study supports that the development of Tract Map 36894 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD (cont.) RECOMMND

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

f. A fee to cover the costs for Board revision of the floodplain limits.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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 Southwest Riverside 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.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

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

he 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 15,000 square feet net.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-15000 and R-5 zones, 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.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7867 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 zones ultimately applied to the property.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located in an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

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.

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50. PRIOR TO MAP RECORDATION

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:

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

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 '___', attached 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

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 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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 Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 34 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. This affects all Lots"

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final

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50. PRIOR TO MAP RECORDATION

50.SURVEY. 1 MAP - EASEMENT (cont.) RECOMMND

map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

TRANS DEPARTMENT

50.TRANS. 1 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. 2 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. 3 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

NOTE: Entry monument shall be constructed outside the road right-of-way and shall not impair the sight distance.

50.TRANS. 4 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.

50.TRANS. 5 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:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Landscaping along McAllister Parkway.
- (2) Streetlights.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 6 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.

NOTE: After coordinating with the Riverside Public Utilities, undergrounding the utility lines and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - UTILITY PLAN (cont.) RECOMMND

poles on McAllister Parkway will not be required.

50.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.

Landscaping shall be improved within McAllister Parkway.

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. 8 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. 9 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>

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 11 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. 12 MAP - PART-WIDTH RECOMMND

Praed Street along project boundary shall be improved with 37' part-width AC pavement (22' on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter (project side), within a 66' full-width dedicated right-of-way (33' on the project side and 33' on the opposite side of the centerline) in accordance with County Standard No. 104, Section "A".

NOTE: A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 11' parkway.

50.TRANS. 13 MAP - DEDICATIONS RECOMMND

Street "A" is designated LOCAL ROAD and said road shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 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. Entry monument shall be installed outside the road right-of-way and shall not impair the sight distance. The sight distance to be in conformance with County Standard No. 821, Ordinance 461.

3. A design speed of 25mph may be allowed. Adequate sight distance shall be provided. During plan check, design exception documentation may be required for the reduced design speed.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14

MAP-LC LNDS CP COMMON AREA MAIN

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

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).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT (cont.) RECOMMND

easement has been obtained.

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. 12 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. 13 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. 14 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

EPD DEPARTMENT

60.EPD. 1

- TEMP FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The entire length of the riparian area adjacent to the project site shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 2

- 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, 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - MBTA SURVEY (cont.) RECOMMND

must be conducted. Prior to the issuance of a grading 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 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. 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.

60.EPD. 3 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified biological monitor to EPD to review and approve. The plan may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 - TEMP FENCING INSTALLED RECOMMND

The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - TEMP FENCING INSTALLED (cont.) RECOMMND

carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed and encompasses the entire Riparian/Riverine feature. EPD may also inspect the site prior to grading permit issuance.

60.EPD. 5 EPD - BUOW 30-DAY SURVEY 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.

60.EPD. 6 EPD - CONS. DEDICATION RECOMMND

The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION INEFFECT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) INEFFECT

approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall 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 SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36894 is in a Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

- a. A flood study consisting of HEC-RAS calculations, cross

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD (cont.) RECOMMND

sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area

c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.

d. A certification from a licensed professional engineer that the flood study supports that the development of Tract Map 36894 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

f. A fee to cover the costs for Board revision of the floodplain limits.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 36894 is located within the limits of the Southwest Riverside Area Drainage Plan (ADP) for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only 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.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - CULTURAL PROF./ MONITOR 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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - CULTURAL PROF./ MONITOR (cont.) RECOMMND

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. 3 MAP - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 10 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. 18 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - SKR FEE CONDITION (cont.) RECOMMND

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 14 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 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. 19 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. 23 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7867 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 24 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 26 MAP - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - CULTURAL RESOURCE PROF. (cont.) RECOMMND

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 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. 27 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 appropriate 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 appropriate Tribe 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

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 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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

70.PLANNING. 4 MAP - CURATION OF COLLECTIONS RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM INEFFECT

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written

12/30/15
11:51

Riverside County LMS
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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM (cont.) INEFFECT

certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER INEFFECT

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
East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36894 is located within the limits of the Southwest Riverside Area Drainage Plan (ADP) for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES (cont.) RECOMMND

time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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 Riverside Unified School District shall be mitigated in accordance with California State law.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

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 monument(s) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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 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.

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. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

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 review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

plan and shall conform to the Countywide Design Guidelines.

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 be 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.
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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

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. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. xcept for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

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.

80.PLANNING. 19

MAP - SBA APPLICATION

RECOMMND

Prior to the issuance of building permits, a Setback Adjustment application shall be filed in accordance with Conceptual Plot Plan for TR36894, Exhibit A, dated August 27, 2015.

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80. PRIOR TO BLDG PRMT ISSUANCE

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 along McAllister Parkway.
- (2) Streetlights.
- (3) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as CSA or CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 3 MAP - LC LANDSCAPE SECURITY RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 MAP - LC LANDSCAPE SECURITY (cont.) RECOMMND

Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Prepare CFD Landscape Plans per LMD/CFD standards.

WASTE DEPARTMENT

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION (cont.) RECOMMND

and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 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.

EPD DEPARTMENT

90.EPD. 1 MAP - PERM FENCE INSTALLED RECOMMND

Prior to the issuance of a building permit, The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA, will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FIRE DEPARTMENT

90.FIRE. 1 MAP - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

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.

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.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

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

rior 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 14 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. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 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. 2 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREETLIGHTS INSTALL (cont.) RECOMMND

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 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.

NOTE: After coordinating with the Riverside Public Utilities, undergrounding the utility lines and poles on McAllister Parkway will not be required.

90.TRANS. 4 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

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 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. 5

MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within McAllister Parkway.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - LC LNDSCP INSPECT DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 7 MAP - LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS._____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS._____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will

12/30/15
11:51

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - LC COMPLY W/LNDSCP/IRR (cont.) RECOMMND

ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

WASTE DEPARTMENT

90.WASTE. 1 MAP - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE (LDC)
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 7, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
1ST District Supervisor
City of Riverside

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894, AMENDED NO. 1 – EA42694 –

Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Pkwy and Praed St – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST: The Change of Zone** proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The **Tentative Tract Map** is a Schedule A subdivision of 14 acres into 22 residential lots and two (2) open space lots. – APNs: 136-110-004, 005, 008, 021, and 022 **BBID: 506-780-038**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on August 27, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact Damaris Abraham, (951) 955-5719, Project Planner, or e-mail at dabraham@rcitlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 22, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
P.D. Archaeology – H. Thomson
Riv. Co. Survey – D. Odenbaugh
Riv. Co. Waste Management Dept.
1st District Supervisor

1st District Planning Commissioner
City of Riverside
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894 – EA42694 – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Pkwy and Praed St – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The **Change of Zone** proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Space. The **Tentative Tract Map** is a Schedule A subdivision of 14 acres into 22 residential lots and 2 open space lots. – APNs: 136-110-004, 005, 008, 021, and 022

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting 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.

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 **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@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.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: October 5, 2015
To: Damaris Abraham
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502



Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

Signature:

Written by: Steven T. Uhlman, CIH
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: TR 36894

SR Number: SR33453

Applicant: Griffin Residential
23811 Washington Ave., 110-110
Murrieta, CA 92562

Noise Consultant: LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614
Phone: (949) 553-0666

Review Stage: First Review

Information Provided: Noise Impact Analysis, Bremmer Project (Griffin TTM 36894),
County of Riverside, California, June 2015 (GFC1501)



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) Level "C" design capacity of 10,400 for Praed Street, McAllister Parkway and Dufferin Avenue (all defined as "Collectors" by the County of Riverside General Plan).
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary Highways and Collector Roadways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
4. Traffic Speed of 40 MPH.
5. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation.
6. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. We concur with the findings and recommendations.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the consultant:

- **Exterior noise mitigation – 6 foot high sound wall / barrier:**

- 1) A six (6) foot high noise barrier / sound wall shall be constructed along the southwestern property line along Praed Streets shielding Lots 1 through 8.
- 2) A six (6) foot high noise barrier / sound wall shall be constructed along the western property line along Dufferin Avenue shielding Lot #1.

The barrier must be constructed with a top elevation that is six feet higher than the adjacent elevation of the roadway.

- **Interior noise mitigation – architectural consideration:**

- 1) **Lots 1 through 8:** Provide double-paned windows with a minimum sound transmission class (STC) of 30 for second-floor bedrooms and living rooms facing Praed Street.
- 2) Provide mechanical ventilation, such as an air-conditioning system, to all residential units.

- **Construction noise mitigation:**

- i) During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- ii) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- iii) The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction.
- iv) The contractor shall limit construction to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.



Community Development
Department
Planning Division

City of Arts & Innovation

August 27, 2015

Damaris Abraham
Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Subject: Land Development Committee Initial Case Transmittal for Change of Zone No. 7867 & Tentative Tract Map No. 36894

Dear Ms. Abraham:

Thank you for the opportunity to comment on the above-noted project - a Change of Zone and Tentative Tract Map for Schedule A subdivision of 14 acres into 22 residential lots, and two open space lots. The project site is located in the Southeasterly corner of McAllister Parkway, east of Praed Street and west of Hillsmont Lane in the City of Riverside's southern sphere of influence and within a potential City annexation area (Lake Hills/Victoria Gardens/The Orchards Annexation area). The project site is also located immediately south of the City limits and the City's historic Arlington Greenbelt, an area subject to voter initiatives Proposition R and Measure C. These measures are intended to preserve Riverside's citrus and agricultural lands, scenic hills, ridgelines, arroyos and wildlife areas. City of Riverside staff has reviewed the proposed subdivision and offers the following comments:

General Plan Land Use Consistency - The proposed Change of Zone from Residential Agricultural (R-A) to One Family Dwelling—15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5), allowing for the proposed subdivision, is inconsistent with the City's HR - Hillside Residential General Plan 2025 land use designation for the site. The City's Hillside Residential (HR) land use designation is intended to limit development of Riverside's ecologically sensitive and visually prominent hillside areas. This designation has been applied to most hillside areas where slopes exceed fifteen percent and allows a maximum residential intensity of 0.5 dwelling units per acre (0.63 dwelling units per acre with a Planned Residential Development (PRD) Permit).

The County's General Plan land use designation for the site is Lake Mathews/Woodcrest Area Plan – Community Development: Low Density Residential (CD:LDR): one-half acre minimum lot size. This land use designation allows for a density of 2 dwelling units per acre and is also inconsistent with the City's General Plan 2025 HR land use designation.

While the proposed change of zone and subdivision may be consistent with the County's General Plan, the proposed change of zone to allow for smaller lots serves to perpetuate an inconsistency between City and County general plans in direct conflict with the City's General Plan land use designation for the site.

With regard to General Plan consistency, adoption of the proposed subdivision and change of zone can individually or cumulatively create impacts that are not mitigated or anticipated by the City's current adopted long range planning documents. CEQA analysis for the project needs to appropriately consider and evaluate land use impacts related to consistency with both the County and City General Plans.

In an effort to achieve consistency between the County and City General Plans, and to jointly plan development in unincorporated areas adjacent to cities, City staff requests that concurrent with review of the County application associated with the proposed subdivision, the applicant file a General Plan Amendment with the City to change the City land use designation for the proposal. Please note that the filing of a General Plan Amendment application with the City does not guarantee or otherwise secure the City's approval of a General Plan Amendment. Please refer to County Action 4.3 of the attached Cities/County Memorandum of Understanding which provides that the "County desires to jointly plan with Cities for development of unincorporated areas adjacent to Cities. To facilitate this cooperative effort, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the City's sphere of influence until County staff and appropriate City staff and the project applicant have met to review the subject development proposal."

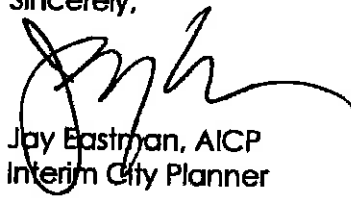
In addition to evaluating General Plan land use consistency, the CEQA analysis needs to appropriately evaluate and mitigate impacts to agricultural resources. The majority of the project site (the portion where single-family lots are proposed) is identified by both the City's General Plan 2025 Open Space and Conservation Element, and the County's General Plan as "Prime Farmland," "Farmland of Statewide Importance" and "Unique Farmland."

Public Works Department Traffic Division Comments –

The City's Traffic and Engineering Division of the Public Works Department has indicated that the proposed development falls under current thresholds requiring traffic impact analysis; however the rezoning will result in unplanned vehicular trips along the City of Riverside roadways—the impact of which has not been accounted for in any prior planning documents. In the event the County proceeds with approval of the project as proposed, it is encouraged the developer enter an agreement with the City to ensure the collection of Traffic and Railroad Signal Mitigation Fees and Transportation Impact Fees to address impacts of the project on City of Riverside roadways and intersections.

We look forward to continue working with you. Please send us copies of all revised plans, staff reports, and environmental reviews as it pertains to this project. Should you have any questions regarding this letter, please contact Oscar Romero, Planning Technician, at (951) 826-5277 or by e-mail at oromero@riversideca.gov.

Sincerely,



Jay Eastman, AICP
Interim City Planner

Enclosures: March 12, 2002 Cities/County Memorandum of Understanding

cc: Rusty Bailey, Mayor
Riverside City Council Members
John A. Russo, City Manager
Al Zelinka, Assistant City Manager
Emilio Ramirez, Interim Community Development Director
Tom Boyd, Public Works Director
Girish Balachandran, Public Utilities General Manager
Kevin Jeffries, Supervisor District 1, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
Steve Weiss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9th Floor,
Riverside, CA 92502
Griffin Residential, 110 North Lincoln Avenue, Suite 100, Corona, CA 92882
Adkan Engineers, 6879 Airport Drive, Riverside, California 92504

CLERK'S COPY

3/12/02 12.2

CITIES/COUNTY MOU

3/12/2002

This Memorandum of Understanding is entered into with reference to the following facts:

Representatives of the County of Riverside (County) and the Cities of Corona, Moreno Valley and Riverside (Cities) have met on a number occasions and have in good faith exchanged proposals concerning the Riverside County Integrated Project and its effects upon the County and Cities. The County intends this MOU to be available to all cities in Riverside County.

The Riverside County Board of Supervisors (County) acknowledges the need to work cooperatively with Cities on issues of land use, mobility, economic development, open space and conservation. Riverside County has been and will continue to be one of the fastest growing regions in California. Economic forecasts project that Riverside County will approximately double its population in the next 20 years. The current system for financing local governments, cities and counties, in California does not meet the many needs. The system forces competition among local jurisdictions that often leads to questionable long-term planning decisions and discourages cooperation. To accommodate the continued high level of growth in our region, Cities and County need to develop common goals and approaches to dealing with new development.

County and Cities agree to various points that will facilitate cooperation in the planning and development of western Riverside County. Cities have conditioned their support for the Riverside County Integrated Plan to the resolution of these city/county issues. These agreed upon points may be implemented through the County's General Plan, anticipated to be adopted in the mid 2002, through implementing ordinances and policies. Prior to the adoption of the new General Plan, these policies may be implemented as a pilot program for new development projects under consideration by the County at the time of adoption of this MOU.

Representatives of County and Cities have reached an understanding as to certain policies to be adopted by County and Cities. Therefore the County and the Cities agree as follows:

City Actions:

- 1) The respective City Councils will adopt a Resolution in support of the Multiple Species Habitat Conservation Plan (MSHCP) process which includes an agreement that the cities will sign on MSHCP Section 10A Permit Application on or before March 21, 2002.
- 2) Cities will support and work in good faith with the County and the Western Riverside Council of Governments (WRCOG) to develop and implement a MSHCP for Western Riverside County.
- 3) Cities will support and work in good faith with County and the WRCOG to develop and implement a Transportation Uniform Mitigation Fee (TUMF) for Western Riverside County.

County Actions:

- 4) County agrees to implement the following policies as soon as practicable.
 - 4.1) County will adopt a policy setting forth development standards¹ and implement such standards in city spheres of influence that provides for County to have comparable development standards with cities. Prior to adoption of the New County General Plan, the County will establish agreeable development standards to apply in city spheres.
 - 4.2) County will adopt a policy and implement standards to provide that new development that occurs in unincorporated areas will "pay its own way." The requirements of this will cover the provision of community parks, recreation programs and libraries² subject to the limitations of Proposition 218.
 - 4.3) County desires to jointly plan with Cities for development in unincorporated areas adjacent to Cities. To facilitate this cooperative effort, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the city's sphere of influence until county staff and appropriate city staff and the project applicant have met to review the subject development proposal. The purpose of this meeting is to develop a joint set of conditions/requirements regarding the project that will be submitted to the County Planning Commission. If County staff, City staff and the developer do not agree on the conditions/requirements, the issues will be submitted to an ad hoc committee made up of the Supervisor of the affected District and member(s) of the Council of the affected City. Following this meeting(s), County may proceed with their development review process. County and City staffs will work to establish a procedure that the Cities and the County will follow to implement this joint project review.
- 5) County will adopt a policy expressing the County's support for limiting LAFCO established Communities of Interest (COI's) to a single two year term and not extending existing COI's beyond their existing term for COI's within City Spheres of Influence nor will the County support the establishment of unincorporated communities.

¹ The following is a partial listing of development standards as envisioned in paragraph 4.1

Street Width	Design Standards
Landscaping	Reverse Frontage Landscaping
Set Backs	Residential Lot Development, including
Parking	subdivision design grading
Undergrounding Utilities	Density
Septic Systems permitted on only one acre lots or greater	

²The phrase "pay its own way" means that the County will establish programs that will be continuing obligations of the County (utilizing a CFD, CSA or other ongoing funding mechanism subject to the requirements of Proposition 218). The use of home owner associations will be limited to services or facilities serving only that specific group of property owners.

Joint City/County Actions:

- 6) Cities will adopt a companion policy for County review of regionally significant city projects. The policy will provide for a joint review process as provided in Section 4.3 above to apply to city projects within one half (1/2) mile of the city limit.
- 7) County and Cities will jointly establish a procedure that both Cities and County will follow to implement this joint project review process. The procedure will define the range of projects to be subject to joint review.

This MOU shall take effect upon approval of the governing boards of Cities and County.

County

Cities

Bob Buster

Chairman, Riverside County
Board of Supervisors
BOB BUSTER

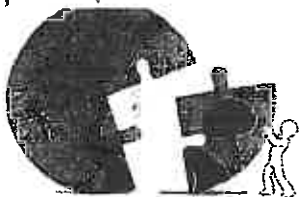
Mayor, City of Corona

ATTEST:
GERALD A. MALONEY, Clerk

BY *Gerald A. Maloney*
DEPUTY

Mayor, City of Moreno Valley

Mayor, City of Riverside



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207867 DATE SUBMITTED: 3/25/15

APPLICATION INFORMATION

Applicant's Name: GRIFFIN RESIDENTIAL E-Mail: RPETERS@griffin-residential.com

Mailing Address: 110 N. LINCOLN AVE STE 100
CORONA Street CA 92882
City State ZIP

Daytime Phone No: (951) 547-3594 Fax No: ()

Engineer/Representative's Name: ADKAN ENGINEERS-MICHAEL BRENDHECKE E-Mail: mbrendhecke@adkan.com

Mailing Address: 6879 AIRPORT DR
RIVERSIDE Street CA 92506
City State ZIP

Daytime Phone No: (951) 688 0291 Fax No: ()

Property Owner's Name: DAHYA & BREMER TRUSTS 40 GRIFFIN RESIDENTIAL FOR POA E-Mail:

Mailing Address: 110 N. LINCOLN AVE STE 100
CORONA Street CA 92882
City State ZIP

Daytime Phone No: (951) 547-3594 Fax No: ()

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR CHANGE OF ZONE

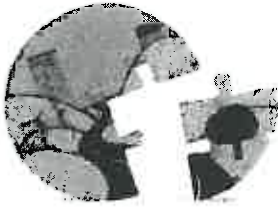
Thomas Brothers map, edition year, page number, and coordinates: PAGE 744, GRID H3, H4, J3, J4

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

CHANGE OF ZONE FROM R-A TO R-1+15,000, AND
OS-L. NO GENERAL PLAN DESIGNATION CHANGES. THE PROPERTY
WILL STILL BE LDR THROUGH CLUSTERING AND PRESERVATION OF
THE OPEN SPACE.

Related cases filed in conjunction with this request:

TENTATIVE TRACT MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36894 DATE SUBMITTED: 3/24/15

APPLICATION INFORMATION

Applicant's Name: GRIFFIN RESIDENTIAL E-Mail: rpeters@griffin-residential.com

Mailing Address: 110 N. Lincoln Ave. Ste. 100

<u>Corona</u>	<u>Street</u> <u>CA</u>	<u>92882</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 547-3594 Fax No: ()

Engineer/Representative's Name: Adkan Engineers-Michael Brendecke E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport Drive

<u>Riverside</u>	<u>Street</u> <u>CA</u>	<u>92504</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Dahya and Bremer Trusts c/o Griffin Residential per POA

Mailing Address: 110 N. LINCOLN AVE. STE. 100

<u>Santa Anna</u>	<u>Street</u> <u>CA</u>	<u>92705</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: () Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Gage Canal & Tract No. 30295, South of Mcallister Pkwy, East of Praed St., West of Tract No. 30337.

Thomas Brothers map, edition year, page number, and coordinates: Page 744, Grid H3,H4,J3,J4

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide 14 +/- acres of property into 22 residential lots and 2 open space lots.

The current zoning is RA and the land use is LDR. The proposed zoning is R-1-15.000 and OS-C. Through clustering and the preservation of open space, the land use is preserved.

Related cases filed in conjunction with this request:

Replace (None)

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: BIOLOGICAL, CULTURAL, GEOTECHNICAL

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 17,156 C.Y.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 36,776 C.Y.

Does the project need to import or export dirt? Yes No

Import 19,620 Export _____ Neither _____

What is the anticipated source/destination of the import/export?

Import Location will be determined at time of construction

What is the anticipated route of travel for transport of the soil material?

To be determined at time of construction

How many anticipated truckloads? To be determined at time of construction truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 259,256 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.


APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 7-24-15

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	XXXX
Project Name:	Tract No. 36894
Project Location:	Section 30, Township 3 South, Range 5 West
Project Description:	Repalce (Development of 22 housing lots and 2 open space lots tract on previously undeveloped land)
Applicant Contact Information:	Griffin Residential 110 N. Lincoln Ave. Ste.100 Corona CA 92882 (951)547-3594

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541,7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000-square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Parkway and Praed Street – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The change of zone proposes to change the site’s zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
JANUARY 20, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else 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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/11/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07867/TR36894 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

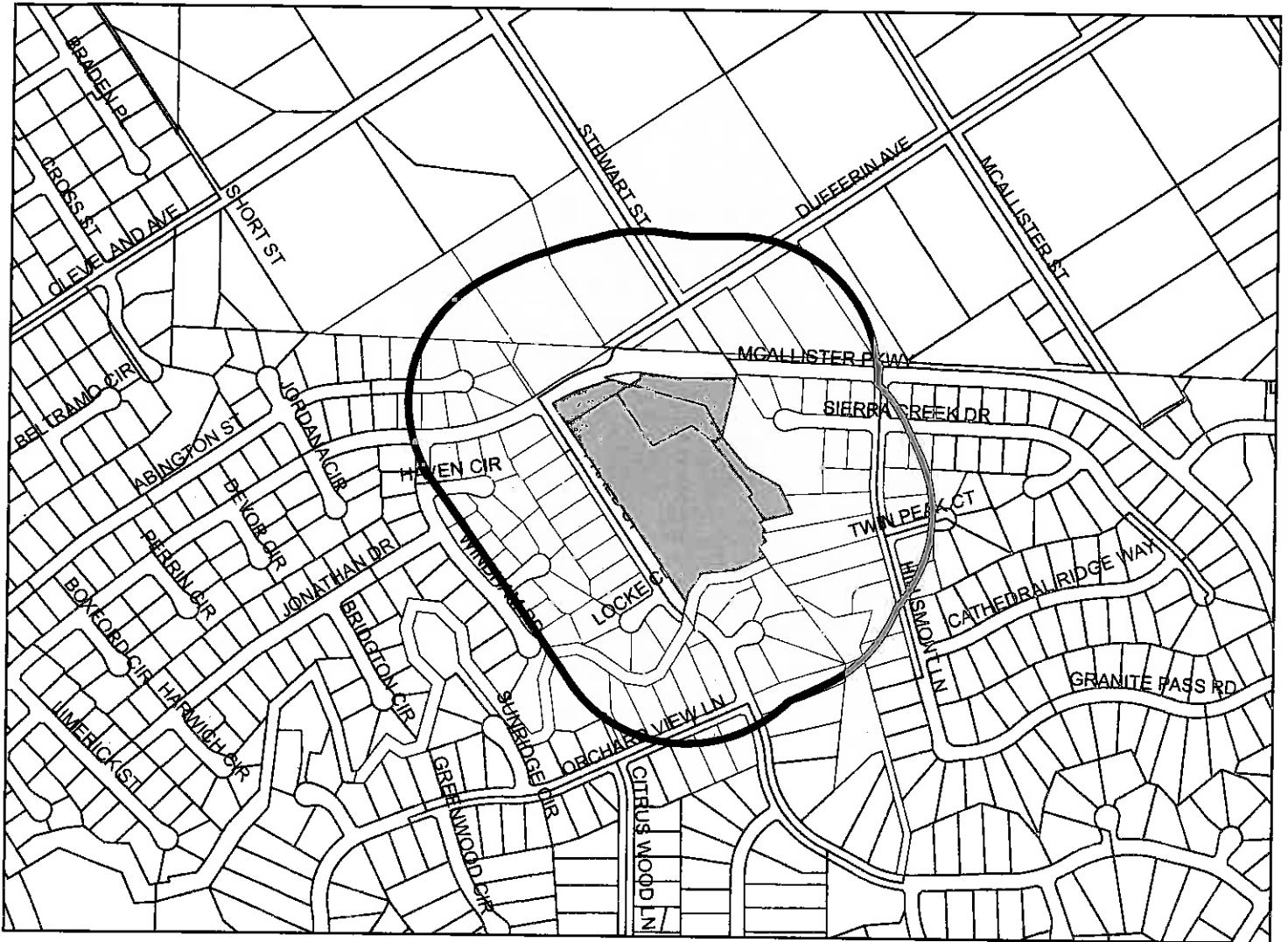
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*✓ DSA
Copies 6/11/2016*

CZ07867/TR36894 (600 feet buffer)



Selected Parcels

136-530-031	269-222-009	136-522-007	269-460-011	136-520-004	136-530-010	136-522-012	136-522-013	239-022-004	239-022-005
239-030-009	269-231-002	136-522-003	269-460-002	136-530-017	239-090-002	136-520-003	136-530-029	269-460-014	269-460-017
136-530-021	239-090-001	269-211-001	269-212-010	269-450-006	136-522-008	269-460-008	269-211-002	136-522-005	136-530-032
239-090-017	269-212-008	269-231-004	136-522-002	136-520-002	136-100-009	136-110-026	136-520-005	136-522-006	269-460-006
136-530-026	136-530-023	269-211-003	269-432-006	269-460-003	269-460-005	136-530-012	269-212-024	136-530-013	136-110-025
136-522-004	269-460-012	136-110-004	136-110-005	136-110-008	136-110-021	136-110-022	269-460-016	269-461-001	136-530-011
239-022-003	269-231-001	269-231-005	269-432-007	269-460-007	269-231-003	136-520-001	136-530-022	136-530-020	269-460-004
136-530-014	269-222-010	269-432-003	269-460-010	269-212-013	269-460-013	136-530-009	136-530-028	269-460-001	269-432-005
136-530-025	269-212-023	269-212-009	136-522-009	239-090-005	269-222-011	136-530-008	136-530-016	136-530-027	269-431-015
136-530-015	269-212-021	269-212-012	136-530-030	136-530-024	269-212-011	136-530-018	269-450-007	269-460-009	239-090-012
136-530-019	269-432-004								



525 262.5 0 525 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: 136110022, APN: 136110022
NILA DAHYA, ETAL
2335 TUBBS DR
TUSTIN CA 92782

ASMT: 136520005, APN: 136520005
KIMAREE MARTIN, ETAL
2266 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136110025, APN: 136110025
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 136522002, APN: 136522002
DRANIX INV
360 E FIRST ST NO 295
TUSTIN CA 92780

ASMT: 136110026, APN: 136110026
GAGE CANAL CO
GAGE CANAL CO
7452 DUFFERIN AVE
RIVERSIDE CA 92504

ASMT: 136522003, APN: 136522003
STEPHANIE RUBALCAVA, ETAL
12205 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520001, APN: 136520001
ANGIE KIM, ETAL
12270 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522004, APN: 136522004
BARBARA KAHYAI, ETAL
12223 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520002, APN: 136520002
RAMON SANTIAGO, ETAL
12252 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522005, APN: 136522005
SUSAN DAVIS, ETAL
12241 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520003, APN: 136520003
SHANNON CECIL, ETAL
12234 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522006, APN: 136522006
RUDAYNA SAYEGH, ETAL
12259 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520004, APN: 136520004
PRITESH PATEL, ETAL
2284 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136522007, APN: 136522007
PATRICIA LOPEZ, ETAL
12236 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136522008, APN: 136522008
MICHAEL CARTER, ETAL
12200 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136522009, APN: 136522009
KYONG GIGUERE, ETAL
P O BOX 63264
COLORADO SPRINGS CO 80962

ASMT: 136530008, APN: 136530008
CLAUDIA PENA, ETAL
16293 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530009, APN: 136530009
CINTHYA GUTIERREZ, ETAL
RAFAEL GUTIERREZ
16270 WINDHAM RD
RIVERSIDE CA 92880

ASMT: 136530010, APN: 136530010
ANNA LOCKE YELVERTON, ETAL
16252 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530011, APN: 136530011
LAM BUI
16234 WINDHAM PL
RIVERSIDE, CA. 92503

ASMT: 136530012, APN: 136530012
JEFFREY TOUNEH
12313 ISLESFORD CIR
RIVERSIDE CA 92503

ASMT: 136530013, APN: 136530013
JOSE GUZMAN
11761 GARRET LN
VICTORVILLE CA 92392

ASMT: 136530014, APN: 136530014
NEERA KOHLI, ETAL
12326 ISLESFORD CIR
RIVERSIDE CA 92503

ASMT: 136530015, APN: 136530015
ERIKA FAUCHER, ETAL
12308 ISLESFORD CIR
RIVERSIDE, CA. 92503

ASMT: 136530016, APN: 136530016
IRENE CICHY, ETAL
16216 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530017, APN: 136530017
JACQUELINE PANTOJA, ETAL
16198 WINDHAM RD
RIVERSIDE, CA. 92503

ASMT: 136530018, APN: 136530018
VARTAN GRIGORIAN
16180 WINDHAM RD
RIVERSIDE, CA. 92503

ASMT: 136530020, APN: 136530020
MONICA MUNOZ, ETAL
12257 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136530021, APN: 136530021
BRIAN SLAYMAN, ETAL
12275 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136530028, APN: 136530028
MARTHA CARRILLO, ETAL
2140 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530022, APN: 136530022
MEHULKUMAR KATHROTIYA
2248 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530029, APN: 136530029
BRIAN YU
12362 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530023, APN: 136530023
MARIA GARCIA, ETAL
2230 PRAED ST
RIVERSIDE CA 92503

ASMT: 136530030, APN: 136530030
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P O BOX 1167
TUSTIN CA 92781

ASMT: 136530024, APN: 136530024
OLIVIA CABRAL, ETAL
2212 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530031, APN: 136530031
ADAM COLLOPY
12385 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530025, APN: 136530025
RICK HUTCHINSON
174 W LINCOLN AVE NO 264
ANAHEIM CA 92805

ASMT: 136530032, APN: 136530032
SHANNON PARKER, ETAL
12403 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530026, APN: 136530026
DOLLY BHARADWAJ, ETAL
20435 SHAKARI CIR
YORBA LINDA CA 92887

ASMT: 239022003, APN: 239022003
LAURENCE MARTINEZ
10507 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 136530027, APN: 136530027
FIDA DENNAWI, ETAL
2158 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 239030009, APN: 239030009
SOCORRO AYON, ETAL
1720 GREEN ORCHARD PL
RIVERSIDE CA 92508

ASMT: 239090002, APN: 239090002
BONNIE SALAZAR
10490 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212008, APN: 269212008
DIXIE WRIGHT
2061 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 239090005, APN: 239090005
MARGARET GRUNDEL, ETAL
R D & M L GRUNDEL
10412 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212009, APN: 269212009
ARLENE BOTTENFIELD, ETAL
10360 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 239090012, APN: 239090012
LESLI KEARNEY, ETAL
10450 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212010, APN: 269212010
TERI BOYATT, ETAL
10340 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 239090017, APN: 239090017
CYNTHIA MEDINA, ETAL
10480 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212011, APN: 269212011
ANNA SMITH, ETAL
10361 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 269211001, APN: 269211001
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 269212012, APN: 269212012
STACEY DAUGHERTY, ETAL
2081 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269211002, APN: 269211002
STEPHANIE BROOKS, ETAL
10411 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212013, APN: 269212013
PATRICIA MINSON
2099 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269211003, APN: 269211003
LISA CORDS, ETAL
10431 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212021, APN: 269212021
JOSE QUINTANA, ETAL
2049 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269212023, APN: 269212023
RICKY MOORE
1887 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231003, APN: 269231003
IRENE ENO, ETAL
10491 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212024, APN: 269212024
ELSIE HOFFMAN, ETAL
2031 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231004, APN: 269231004
DONALD ADAMS
10511 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269222009, APN: 269222009
ALBERT CARRASCO
2030 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231005, APN: 269231005
DEBORAH ANDERSON, ETAL
10531 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269222010, APN: 269222010
CHARLINA SHELLEY, ETAL
10430 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269431015, APN: 269431015
EKTA PATEL, ETAL
12612 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269222011, APN: 269222011
JUVENTINA SERRATO, ETAL
10450 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432003, APN: 269432003
LEONORA BAYTAN, ETAL
12652 TWIN PEAK CT
RIVERSIDE CA 92503

ASMT: 269231001, APN: 269231001
THYREN CASTILLO, ETAL
10451 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432004, APN: 269432004
CYDNEY OSANO, ETAL
16126 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269231002, APN: 269231002
JOELLE HARO, ETAL
10471 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432005, APN: 269432005
JACQUELINE TRANG, ETAL
16090 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269432006, APN: 269432006
JOYCE BOWER, ETAL
12621 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460004, APN: 269460004
MICHAEL TRAN
12522 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269432007, APN: 269432007
RAMONA MUNOZ, ETAL
12639 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460005, APN: 269460005
SUSAN WILHELM, ETAL
12513 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269450006, APN: 269450006
KEVIN PEEK, ETAL
16180 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460006, APN: 269460006
LAROSA MONTGOMERY, ETAL
12549 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269450007, APN: 269450007
CANDACE BERRY, ETAL
16162 HILLSMONT LN
RIVERSIDE CA 92503

ASMT: 269460007, APN: 269460007
LUNGTEN INV
C/O YO HANG ONG
16239 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 269460001, APN: 269460001
JANET MARTINEZ, ETAL
12576 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460008, APN: 269460008
PATRICIA BRADFORD, ETAL
16099 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460002, APN: 269460002
BERNADETTE WIDIJASTUTI
12558 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460009, APN: 269460009
WEI FANG
16117 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460003, APN: 269460003
LISA VON ZABERN, ETAL
12540 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460010, APN: 269460010
NORMA PALOMARES
16133 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460011, APN: 269460011
ALY SHAKANKIRY
16155 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460012, APN: 269460012
LISA HELTON, ETAL
16171 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460013, APN: 269460013
EMILY DIEP, ETAL
16189 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460014, APN: 269460014
TERESA PARTEN, ETAL
16225 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269461001, APN: 269461001
LA SIERRA COMMUNITY ASSN
C/O MERIT PROP MANAGEMENT
1 POLARIS WAY
ALISO VIEJO CA 92656



Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

Planning Department,
City of Riverside
3900 Main St. 3rd floor
Riverside, CA 92522

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Applicant:
Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882

Engineer:
Adkan Engineers
Attn: Michael Brendecke
6879 Airport Drive
Riverside, CA 92504

Owner:
Dahya and Bremer Trusts
c/o Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882

Applicant:
Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882

Engineer:
Adkan Engineers
Attn: Michael Brendecke
6879 Airport Drive
Riverside, CA 92504

Owner:
Dahya and Bremer Trusts
c/o Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7867 and Tentative Tract Map No. 36894

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: December 28, 2015

Applicant/Project Sponsor: Griffin Residential Date Submitted: March 25, 2015

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\TR36894\DH-PC-BOS Hearings\DH-PC\CZ07867.TR36894.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42786 ZCFG7867

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CZ07867/TR36894
Project Title/Case Numbers

Damaris Abraham
County Contact Person

(951) 955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Griffin Residential
Project Applicant

110 No. Lincoln Avenue, Suite 100, Corona, CA 92882
Address

The project is located southeasterly corner of McAllister Parkway and Praed Street.
Project Location

The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings - 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 12/14/2015

Y:\Planning Case Files-Riverside office\TR36894\DH-PC-BOS Hearings\DH-PC\CZ07867.TR36894.NOD Form.docx

Please charge deposit fee case#: ZEA42786 ZCFG7867

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1503270

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: GRIFFIN RESIDENTIAL \$50.00
paid by: CK 1038
CFG FOR EA42786 (CZ07867 AND TR36894)
paid towards: CFG06170 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 25, 2015 16:08
MGARDNER posting date Mar 25, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1506255

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: GRIFFIN RESIDENTIAL \$2,210.00
paid by: CK 1053
CFG FOR EA42786 (CZ07867 AND TR36894)
paid towards: CFG06170 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3


By _____ Jun 03, 2015 12:01
MGARDNER posting date Jun 03, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

Overpayments of less than \$5.00 will not be refunded!

4.2
Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Third
Project Planner: Matt Straite
Planning Commission: January 20, 2016

**SPECIFIC PLAN NO. 260A2 SUBSTANTIAL
CONFORMANCE NO. 1
CHANGE OF ZONE NO. 7870
TENTATIVE TRACT MAP NO. 31500
Applicant: Stone Star Riverside LLC
Engineer/Representative: T&B Planning
Consultants, Inc.**


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 260 was approved in 1994. The plan originally allowed for 2,390 units, and other uses including commercial, business park, mixed use, industrial, a school site. In 2007, Amendment No. 1 was approved to implement Tentative Tract Map No. 29322. Modifications included land use designation changes of some planning areas, consolidation of some Planning Areas, and an increase in the total unit count to 2,503 total units. In 2008 Amendment No. 2 was approved to implement Tentative Tract Map Nos. 34118 and 34600. Modifications included some land use changes to some planning areas, boundary changes to some planning areas, consolidation of some Planning Areas, and a total increase in the number of units to 2,815 total units. In 2008 the City of Menifee incorporated taking a large portion of the Specific Plan into the City limits. As explained in detail below, this Project will revise the Specific Plan to reflect the County jurisdictional limits of the plan.

SUBSTANTIAL CONFORMANCE NO. 1 TO SPECIFIC PLAN NO. 260 AS AMENDED BY AMENDMENT NO. 2 proposes to make minor changes to, and update the Specific Plan. Specifically, it proposes the following:

- Change the boundary, land use designation, and unit allocations for Planning Areas 32 and 33B. Planning Area 32, which is approved for 98 Medium High Density Residential (MHDR) dwelling units on 20.2 acres, is now proposed for 152 Medium Density Residential (MDR) dwelling units on 33.2 acres. Planning Area 33B, which is approved for 108 MHDR dwelling units on 22.3 acres, is now proposed for 52 MDR units on 14.4 acres. The proposed density for Planning Area 32 would change from 4.9 dwelling units per acre (du/ac) to 4.6 du/ac, while the density for Planning Area 33B would change from 4.8 du/ac to 3.6 du/ac. The total number of dwelling units allocated to these two planning areas would be reduced from the approved 206 dwelling units to 204 dwelling units, and the total acreage of Planning Area 33b would increase from 42.5 acres to 47.6 acres. A pocket park is also proposed at the eastern boundary between Planning Areas 32 and 33B. Additionally, traditionally a change to the Land Use Designation would be processed as a Specific Plan Amendment; however, the previous version of the Specific Plan contained errors, the previous Land Use Designations for Planning Areas 32 and 33b were incorrectly labeled Medium High Density Residential (MHDR) when Specific Plan No. 260 was approved in 2008. The actual unit count for Planning Areas 32 and 33b are below the minimum count allowed by MHDR. Therefore, this substantial conformance will correct this error and reflect the actual Land Use Designation of Medium Density Residential (MDR).

- Update the land use designations for Planning Areas 24, 25, 26, 28, and 34 to reflect approved residential densities and to be consistent with the County's General Plan land use designations, which were updated after the original approval of SP No. 260. Under the County's General Plan, residential densities of 2-5 du/ac are included in the MDR land use designation, while residential densities of 5-8 du/ac are included in the MHDR designation. In some planning areas, however, SP260 used the wrong designation name with the density range. The Specific Plan, for example, called 5-8 dwelling units per acre, MDR, which is an error. The corrected Land Use designations for Planning Areas 24, 25, 26, 28, and 34 are not consistent with the General Plan density ranges for the MDR and MHDR land use designations. Correcting the land use designation name will not change the acreage or unit allocations for these planning areas, only the names are changing. The name change is fully consistent with the existing Specific Plan. Specifically, the following updates to the land use designations are proposed as part of SP260S1:
 - Planning Area 24, which is approved for 115 dwelling units on 25.7 acres (4.5 du/ac), will be changed from MHDR to MDR;
 - Planning Area 25, which is approved for 226 dwelling units on 44.7 acres (5.1 du/ac), will be changed from MDR to MHDR;
 - Planning Area 26, which is approved for 97 dwelling units on 18.2 acres (5.3 du/ac), will be changed from MDR to MHDR;
 - Planning Area 28, which is approved for 113 dwelling units on 21.8 acres (5.2 du/ac), will be changed from MDR to MHDR, and
 - Planning Area 34, which is approved for 339 dwelling units on 80.3 acres (4.2 du/ac), will be changed from MHDR to MDR.

- Change the roadway classifications for portions of Emperor Road and McLaughlin Road have as follows:
 - The portion of McLaughlin Road located between Emperor Road and Ethanac Road (SR-74) has been changed to provide for a reduced right-of-way. This roadway segment also is proposed to be renamed as Norma Jean Road.
 - The portion of Norma Jean Road between Emperor Road and approximately Allen Road is proposed to be changed from a "Secondary (100' ROW)" to a "Collector (74' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided along with 15-foot parkways on each side. Along the west side of the roadway, a six-foot curb-separated sidewalk would be provided between a five-foot and four-foot landscaped area. Along the eastern edge of the roadway, a 10-foot multi-purpose decomposed granite (d.g.) trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A two-rail fence would be provided along the western edge of the multi-purpose trail.

 - The portion of Norma Jean Road from approximately Allen Avenue to the northern boundary of Planning Area 32 is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided. Along the western edge of the roadway, a 15-foot parkway would be provided, which would include a 6-foot curb-separated sidewalk and two landscaped strips measuring four and five feet in width. A six-

foot high concrete block wall would be provided along the western edge of the ROW. Along the eastern edge of the roadway, a 10-foot multi-purpose d.g. trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall would be provided along the eastern edge of the ROW.

- The portion of Norma Jean Road from approximately the northern boundary of Planning Area 32 to Ethanac Road (SR-74) is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 32 feet of travel lanes would be provided. Along the eastern edge of the roadway, an 18-foot parkway would be provided, which would include a 10-foot multi-purpose d.g. trail separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also will would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall will would be provided along the eastern edge of the ROW. The remaining 27 feet of right of way along the western edge of the roadway would be improved in the future by others.
- The portion of Emperor Road between Norma Jean Road/McLaughlin Road and Ethanac Road (SR-74) has been changed from an "Industrial Collector (78' ROW)" to a "Modified Collector (70' ROW)." The revised section would accommodate 32 feet of travel lanes. Along the eastern edge of the roadway, a 15-foot parkway complete with a six-foot curb-separated sidewalk would be provided between two landscaped areas measuring five feet and four feet in width. The remaining 23 feet of right of way along the western edge of the roadway would be improved in the future by others.
- The project also revises the document to show only that portion of the project that is within the County jurisdiction. When the City of Menifee incorporated, half of the Menifee North Specific Plan was incorporated into the City (west of Briggs Road), the other half remained in the County jurisdiction (east of Briggs Road).

CHANGE OF ZONE NO.7870 proposes to formalize the planning area boundaries for Planning Areas 32 and 33b. An amendment to the Specific Plan zoning ordinance is not necessary because the substantial conformance is not changing the allowed uses or development standards for Planning Areas 32 and 33b. SP No. 260A2 as modified by proposed Substantial Conformance No. 1 is consistent with the uses and development standards of the adopted Specific Plan. The boundaries of the Planning Areas have changed, but not the uses or standards, therefore the project is consistent with the existing Specific Plan zoning ordinance.

TENTATIVE TRACT MAP NO. 31500 is a Schedule "A" map proposing to implement the changes proposed by SP260S1 within Planning Areas 32 and 33B, and would subdivide these planning areas into 206 residential lots ranging in size from 5,001 square feet to 12,047 square feet. Common open space lots and private rights-of-way also would be defined as part of TR31500. The map also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines.

The proposed project is located southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road.

Substantial Conformance No. 1 to Specific Plan No. 260A2, Change of Zone No. 7870 and Tentative Tract Map No. 31500 may also be referred to as the Project.

ISSUES OF POTENTIAL CONCERN:

County Jurisdiction

Since the adoption of Amendment No. 2 to Specific Plan No. 260 in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County's jurisdiction.

Tribal Concerns

The Pechanga had expressed concern with the design of the project and potential impacts to cultural resources. The applicant and staff have met with the tribe and addressed their concerns through the design of the map and through mitigation added as conditions of approval. Included is a requirement for the applicant to contribute to region wide cultural analysis to study the importance of the Double Butte region. This study is not being required to address any CEQA concerns and is, therefore, not differing any mitigation.

Highway 79 Policy Area

The project is within the Highway 79 Policy Area. The project is consistent with the requirements of the policy (see finding below for more detail).

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR), Medium-High Density Residential (MHDR), Commercial Retail (CR), Light Industrial (LI), Business Park (BP), Mixed-Use Planning Area (MUPA), Public Facilities (PF), Open Space-Recreation (OS-R), Open Space-Conservation (OS-C), Open Space-Water (OS-W) as reflected on the Land Use Plan of the proposed Menifee North Specific Plan.
2. Surrounding General Plan Land Use (Ex. #5): Medium-High Density Residential (MHDR) and Medium Density Residential (MDR) to the east and north, City of Menifee to the west, Rural: Rural Mountainous (R-RM) and Medium Density Residential to the south and Rural: Rural Mountainous (R-RM), Medium Density Residential (MDR) and Medium High Density Residential (MHDR) to the east.
3. Existing Zoning (Ex. #2): Specific Plan (SP No. 260: Menifee North)
4. Surrounding Zoning (Ex. #2): Mobilehome Subdivisions and Mobilehome Parks – One Acre Minimum (R-T-1) and One Family Dwellings (R-1) to the north, Specific Plan (SP), Rural Residential (RR), Controlled Development Zones (W-2) and Mobilehome Subdivisions and Mobilehome Parks (R-T) to the east, City of Menifee to the west, and Agriculture Poultry (A-P)

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | and Specific Plan (SP- SP293A5) to the south.
Medium Density Residential (MDR) |
| 6. Surrounding Land Use (Ex. #1): | City of Menifee to the West, single family residential to the east and north, agriculture and vacant property to the south. |
| 7. Project Data: | Total SP Acreage: 829.2
Total Map Acreage: 53.3
Total Proposed Lots: 206
Proposed Min. Lot Size: 5,000
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

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

CONSIDER ADDENDUM No. 1 to ENVIRONMENTAL IMPACT REPORT NO. 329, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in State CEQA Guidelines Section 15162 exist;

APPROVE SPECIFIC PLAN NO. 260A2 SUBSTANTIAL CONFORMANCE NO. 1, 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. 7870 to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 32 and 33b, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

APPROVE TENTATIVE TRACT MAP NO. 31500 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 proposed to be designated Medium Density Residential (MDR) on the Harvest Valley/Winchester Area Plan and the Specific Plan Land Use Plan for Specific Plan No. 260A2 as modified by Substantial Conformance No. 1 to the Specific Plan.
2. The proposed Project is within the Highway 79 Policy Area. When the County's General Plan was updated in 2003, a new policy area (Highway 79 Policy Area) was adopted to address transportation infrastructure capacity within the policy area. Policy HWAP 7.2 specifically requires that new development within the policy area must produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use

designations. At the time the General Plan was updated in 2003, Planning Areas 33A and 33B were identified as a single planning area (Planning Area 33) comprising 57.7 acres, while Planning Area 32 encompassed approximately 21.8 acres). Both of these planning areas were assumed by the 2003 General Plan EIR to be built out at their mid-point density range for the Medium Density Residential (MDR) land use designation (i.e., 3.5 du/ac); thus, the General Plan traffic model would have assumed that Planning Areas 32 and 33 would be developed with up to 278 dwelling units (79.5 acres x 3.5 du/ac = 278 dwelling units). Under the proposed Project, Planning Areas 32 and 33B would be developed with up to 204 dwelling units, while no dwelling units would be constructed in Planning Area 33A. As such, traffic generated by the Project would comprise approximately 73.4% of the total traffic that would have been accounted for in the 2003 General Plan traffic model (204 units/278 units x 100 = 73.4%). Accordingly, the Project would be fully consistent with the Highway 79 Policy Area. The 2015 General Plan update did not revise this policy.

3. The proposed use, residential with a minimum of 5,000 sq.ft. lots, is permitted use in the Medium Density Residential (MDR) designation.
4. The project, as modified, meets the intent and purpose of the adopted SP and the project as modified is consistent with the findings and conclusions contained in the resolution adopting the SP because the change will not be impacting the overall density of the Specific Plan, and the changes to the Land Use Designations within the SP are only name changes, the density permitted in those areas will not change. The proposed circulation changes are fully consistent with the intent of the Specific Plan and the resolution because they facilitate the approved plan in a more efficient manner and address in the needs goals of the Specific Plan and resolution with more detail than was shown in the Specific Plan. All changes were fully analyzed in traffic studies.
5. The proposed substantial conformance to the Specific Plan does not change the basic design of the plan and/or the improvements required by the Specific Plan.
6. The modification to the roadways will improve circulation, etc.
7. The Project site is surrounded by properties which are designated Medium-High Density Residential (MHDR) and Medium Density Residential (MDR) to the east and north, City of Menifee to the west, Rural: Rural Mountainous (R-RM) and Medium Density Residential to the south and Rural: Rural Mountainous (R-RM), Medium Density Residential (MDR) and Medium High Density Residential (MHDR) to the east.
8. The zoning for the subject site is Specific Plan (SP: Menifee North).
9. The Project site is surrounded by properties which are zoned Mobilehome Subdivisions and Mobilehome Parks – One Acre Minimum (R-T-1) and One Family Dwellings (R-1) to the north, Specific Plan (SP), Rural Residential (RR), Controlled Development Zones (W-2) and Mobilehome Subdivisions and Mobilehome Parks (R-T) to the east, City of Menifee to the west, and Agriculture Poultry (A-P) and Specific Plan (SP- SP293A5) to the south.
10. Located within project vicinity are single family residential homes to the north, and east, agriculture land to the south, and vacant property and the City of Menifee to the west.

11. The proposed Project is not located within a Criteria Cell of the Western Riverside County Species Habitat Conservation Plan and as such, is not required to dedicate a portion of the project site for the intent of preservation.
12. The Project site is not located within a City Sphere of Influence.
13. The Project is a Schedule A subdivision which requires design criterion and physical infrastructure be addressed by, and included on the map. All required provisions have been included and all required infrastructure have been included and analyzed.
14. This land division is not located within a California Fire State Responsibility Area or a very high fire hazard severity zone.
15. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
16. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
17. The California Environmental Quality Act Guidelines Section 15164(a) provides that an addendum to a previously certified EIR shall be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 have occurred. The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:
 - a. The proposed Project would not require "major revisions" to the certified FEIR No. 329 previous EIR (done for the first Specific Plan) since the Project will not involve any substantial increases in the severity of the previously identified significant impacts. Amendment No. 1 and 2 to the Specific Plan were processed with Mitigated Negative Declarations (2007 and 2008 respectively). As proposed, SP260S1 would result in a reduction of two units allocated to SP 260. The total number of units within Planning Areas 32 and 33B would be reduced from 206 dwelling units to 204 dwelling units, and the total number of dwelling units allowed within SP 260 would be reduced from 2,025 to 2,023. Therefore, SP260S1 involves development within areas previously evaluated as part of certified FEIR No. 329, and SP260S1 would not result in an increase in land use intensity on-site as compared to the project that was evaluated as part of FEIR No. 329.
 - b. SP260S1 also involves several changes to the land use designations of existing Planning Areas (the corrections to the Land Use names previously discussed) that would not require "major revisions" to the previous certified FEIR No. 329. In 2003, Riverside County updated its General Plan, which included revisions to the allowed density ranges for residential land use designations. As a result, several planning areas within SP 260 are allocated densities that are inconsistent with the density ranges of the 2003 General Plan. SP260S1 proposes changes to the land use designations for Planning Areas 23, 25, 28, and 34 to provide consistency between

the land use designations of SP 260 and the 2003 General Plan. As these changes would not result in a change to the allowable land uses or land use intensity within these planning areas, such changes would not result in an increase in impacts to the environment as compared to what was previously evaluated and disclosed as part of FEIR 329.

- c. Revisions to the circulation plan that are proposed as part of SP260S1 also would not require "major revisions" to the previous EIR. As described above under Section I.A.1, SP260S1 proposes to change the roadway classifications for portions of (proposed) Norma Jean Road and Emperor Road. These changes are proposed, in part, in response to concerns from local residents over previous plans to extend McLaughlin (Norma Jean) Road northerly to Highway 74, thereby eliminating an existing portion of Sultanas Road that provides access to existing residential uses located easterly of Planning Areas 32 and 31A. Under the revised circulation plan, SP260S1 instead proposes to retain the existing segment of Sultanas Road as a separate roadway and to construct a new parallel road (Norma Jean Road). The required right-of-way for Norma Jean Road would be reduced to that of Collector/Modified Collector (74- and 77-foot rights-of-way, respectively), and the right-of-way for Emperor Road would be reduced to a Modified Collector (70-foot right-of-way). Based on the results of a traffic impact analysis, these revisions would not result in a substantial change in area circulation, and no new impacts to study area road segments, intersections, or freeways would result from this change.
- d. As indicated in the above description, the majority of changes included as part of SP260S1 involve revisions to Specific Plan No. 260A2 to provide consistency with the current land use designations of the 2015 Riverside County Integrated Project (RCIP) General Plan. Minor revisions to the dwelling unit allocations and planning area boundaries for Planning Areas 32 and 33B also would occur as a result of SP260S1, along with minor revisions to the proposed circulation plan. Revisions proposed as part of SP260S1 would not result in any changes to allowable land uses or land use intensity within affected planning areas, and environmental effects associated with revisions to SP 260 that occurred concurrent with previously-approved Amendment Nos. 1 and 2 to SP 260 were previously subjected to evaluation under CEQA as part of the following Environmental Assessments/Mitigated Negative Declarations: Environmental Assessment/ Mitigated Negative Declaration No. 38625 (adopted June 26, 2007); and Environmental Assessment/Mitigated Negative Declaration No. 40275 (adopted February 5, 2008).
- e. Overall, the proposed SP260S1 would result in impacts that are equal to those addressed in FEIR No. 329. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA40780), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR 329 and subsequent MNDs.
- f. Subsequent to the certification of FEIR No. 329 and approval of SP No. 260, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
- g. As proposed, the Project does not involve any land uses which were not included in the analysis contained in FEIR No. 329 and/or subsequent MNDs, and would therefore not result in any new significant effects that were not previously identified.

- h. The proposed Project would result in a comparable level of development permitted under the approved SP No. 260, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR No. 329.
- i. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis, Determination of Biologically Equivalent or Superior Preservation and focused species surveys), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR No. 329 and the previous MNDs. Specifically, these updated technical reports concluded as follows:
 - 1. The traffic report reaffirmed the findings and mitigation measures established within SP No. 260 and FEIR No. 329, and found that no new traffic impacts requiring mitigation would occur as a result of SP260A2;
 - 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 - 3. The noise impact analysis fulfills the requirements of the On-Site Noise Mitigation Measures of FEIR No. 329, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 - 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR No. 329. Mitigation has been identified to require appropriate compensatory mitigation for impacts to Riparian/Riverine areas, in conformance with the Western Riverside County Multiple Species Habitat Conservation Program (MSHCP); and
 - 5. The hydrology/water quality reports are consistent with the mitigation requirements of FEIR No. 329 and the County's requirements for tentative tract map applications. These reports did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 - 6. The cultural resources study determined that the Project would not result in any new or more severe impact to cultural resources beyond what was evaluated and disclosed as part of FEIR No. 329.
- j. Mitigation measures identified in FEIR No. 329, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations,

would still be appropriate and feasible for the proposed Project. Additionally, infeasible mitigation measures or alternatives have not become feasible.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, 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 not have a significant effect on the environment.
7. 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 Sphere of Influence;
 - b. The boundaries of a City;
 - c. WRMSHCP Criteria Cell;
 - d. A High Fire or State Responsibility Area;
 - e. A Fault Zone;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - h. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. Or partially within a TUMF Fee Area;
 - b. An area with low to moderate liquefaction potential;
 - c. Romoland and Perris Union High School District;
 - d. In or partially within Lakeview/Nuevo/Romoland/Homeland County Service Area;
 - e. Susceptible to soil subsidence;
 - f. Highway 79 Policy Area;

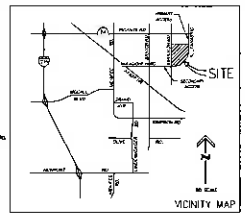
**SPECIFIC PLAN NO.260A2 SUBSTANTIAL CONFORMANCE NO.1
CHANGE OF ZONE NO. 7870
TENTATIVE TRACT MAP 31500
Planning Commission Staff Report: January 20, 2016
Page 11 of 11**

4. Numerous; please refer to attached List of APNs for Specific Plan No. 260.

Y:\Planning Case Files-Riverside office\SP00260S1\Staff Report
Date Prepared: 12/29/15
Date Revised: April 29, 2015

TENTATIVE TRACT MAP 31500

AMENDED MAP NO. 3



LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
1	10,000	101	10,000	201	10,000
2	10,000	102	10,000	202	10,000
3	10,000	103	10,000	203	10,000
4	10,000	104	10,000	204	10,000
5	10,000	105	10,000	205	10,000
6	10,000	106	10,000	206	10,000
7	10,000	107	10,000	207	10,000
8	10,000	108	10,000	208	10,000
9	10,000	109	10,000	209	10,000
10	10,000	110	10,000	210	10,000
11	10,000	111	10,000	211	10,000
12	10,000	112	10,000	212	10,000
13	10,000	113	10,000	213	10,000
14	10,000	114	10,000	214	10,000
15	10,000	115	10,000	215	10,000
16	10,000	116	10,000	216	10,000
17	10,000	117	10,000	217	10,000
18	10,000	118	10,000	218	10,000
19	10,000	119	10,000	219	10,000
20	10,000	120	10,000	220	10,000

LEGAL DESCRIPTION
 THE FIRST 1/2 OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 7 WEST, AND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THE TRACT OF LAND, MORE OR LESS, AS SHOWN ON THE ORIGINAL TRACT MAP NO. 31500, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, CALIFORNIA, ON 01/20/2010.

EASEMENTS
 1. EASEMENT OF RECORD IN CONNECTION WITH LANDS OF THE RIVERSIDE COUNTY WATER SUPPLY DISTRICT AS SHOWN ON THE MAP.
 2. EASEMENT OF RECORD IN CONNECTION WITH THE TRACT OF LAND, MORE OR LESS, AS SHOWN ON THE ORIGINAL TRACT MAP NO. 31500, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, CALIFORNIA, ON 01/20/2010.

GENERAL NOTES
 1. THE TRACT OF LAND SHOWN ON THIS MAP IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.
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GENERAL NOTES (CONT'D)
 21. THE TRACT OF LAND SHOWN ON THIS MAP IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.
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LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
101	10,000	301	10,000	501	10,000
102	10,000	302	10,000	502	10,000
103	10,000	303	10,000	503	10,000
104	10,000	304	10,000	504	10,000
105	10,000	305	10,000	505	10,000
106	10,000	306	10,000	506	10,000
107	10,000	307	10,000	507	10,000
108	10,000	308	10,000	508	10,000
109	10,000	309	10,000	509	10,000
110	10,000	310	10,000	510	10,000
111	10,000	311	10,000	511	10,000
112	10,000	312	10,000	512	10,000
113	10,000	313	10,000	513	10,000
114	10,000	314	10,000	514	10,000
115	10,000	315	10,000	515	10,000
116	10,000	316	10,000	516	10,000
117	10,000	317	10,000	517	10,000
118	10,000	318	10,000	518	10,000
119	10,000	319	10,000	519	10,000
120	10,000	320	10,000	520	10,000

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103	10,000	403	10,000	603	10,000
104	10,000	404	10,000	604	10,000
105	10,000	405	10,000	605	10,000
106	10,000	406	10,000	606	10,000
107	10,000	407	10,000	607	10,000
108	10,000	408	10,000	608	10,000
109	10,000	409	10,000	609	10,000
110	10,000	410	10,000	610	10,000
111	10,000	411	10,000	611	10,000
112	10,000	412	10,000	612	10,000
113	10,000	413	10,000	613	10,000
114	10,000	414	10,000	614	10,000
115	10,000	415	10,000	615	10,000
116	10,000	416	10,000	616	10,000
117	10,000	417	10,000	617	10,000
118	10,000	418	10,000	618	10,000
119	10,000	419	10,000	619	10,000
120	10,000	420	10,000	620	10,000

EASEMENTS
 1. EASEMENT OF RECORD IN CONNECTION WITH LANDS OF THE RIVERSIDE COUNTY WATER SUPPLY DISTRICT AS SHOWN ON THE MAP.
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GENERAL NOTES (CONT'D)
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102	10,000	702	10,000	902	10,000
103	10,000	703	10,000	903	10,000
104	10,000	704	10,000	904	10,000
105	10,000	705	10,000	905	10,000
106	10,000	706	10,000	906	10,000
107	10,000	707	10,000	907	10,000
108	10,000	708	10,000	908	10,000
109	10,000	709	10,000	909	10,000
110	10,000	710	10,000	910	10,000
111	10,000	711	10,000	911	10,000
112	10,000	712	10,000	912	10,000
113	10,000	713	10,000	913	10,000
114	10,000	714	10,000	914	10,000
115	10,000	715	10,000	915	10,000
116	10,000	716	10,000	916	10,000
117	10,000	717	10,000	917	10,000
118	10,000	718	10,000	918	10,000
119	10,000	719	10,000	919	10,000
120	10,000	720	10,000	920	10,000

EASEMENTS
 1. EASEMENT OF RECORD IN CONNECTION WITH LANDS OF THE RIVERSIDE COUNTY WATER SUPPLY DISTRICT AS SHOWN ON THE MAP.
 2. EASEMENT OF RECORD IN CONNECTION WITH THE TRACT OF LAND, MORE OR LESS, AS SHOWN ON THE ORIGINAL TRACT MAP NO. 31500, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, CALIFORNIA, ON 01/20/2010.

GENERAL NOTES
 1. THE TRACT OF LAND SHOWN ON THIS MAP IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.
 2. THE TRACT OF LAND SHOWN ON THIS MAP IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.

GENERAL NOTES (CONT'D)
 21. THE TRACT OF LAND SHOWN ON THIS MAP IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.
 22. THE TRACT OF LAND SHOWN ON THIS MAP IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
101	10,000	801	10,000	1001	10,000
102	10,000	802	10,000	1002	10,000
103	10,000	803	10,000	1003	10,000
104	10,000	804	10,000	1004	10,000
105	10,000	805	10,000	1005	10,000
106	10,000	806	10,000	1006	10,000
107	10,000	807	10,000	1007	10,000
108	10,000	808	10,000	1008	10,000
109	10,000	809	10,000	1009	10,000
110	10,000	810	10,000	1010	10,000
111	10,000	811	10,000	1011	10,000
112	10,000	812	10,000	1012	10,000
113	10,000	813	10,000	1013	10,000
114	10,000	814	10,000	1014	10,000
115	10,000	815	10,000	1015	10,000
116	10,000	816	10,000	1016	10,000
117	10,000	817	10,000	1017	10,000
118	10,000	818	10,000	1018	10,000
119	10,000	819	10,000	1019	10,000
120	10,000	820	10,000	1020	10,000

EASEMENTS
 1. EASEMENT OF RECORD IN CONNECTION WITH LANDS OF THE RIVERSIDE COUNTY WATER SUPPLY DISTRICT AS SHOWN ON THE MAP.
 2. EASEMENT OF RECORD IN CONNECTION WITH THE TRACT OF LAND, MORE OR LESS, AS SHOWN ON THE ORIGINAL TRACT MAP NO. 31500, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, CALIFORNIA, ON 01/20/2010.

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GENERAL NOTES (CONT'D)
 21. THE TRACT OF LAND SHOWN ON THIS MAP IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.
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LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
101	10,000	901	10,000	1101	10,000
102	10,000	902	10,000	1102	10,000
103	10,000	903	10,000	1103	10,000
104	10,000	904	10,000	1104	10,000
105	10,000	905	10,000	1105	10,000
106	10,000	906	10,000	1106	10,000
107	10,000	907	10,000	1107	10,000
108	10,000	908	10,000	1108	10,000
109	10,000	909	10,000	1109	10,000
110	10,000	910	10,000	1110	10,000
111	10,000	911	10,000	1111	10,000
112	10,000	912	10,000	1112	10,000
113	10,000	913	10,000	1113	10,000
114	10,000	914	10,000	1114	10,000
115	10,000	915	10,000	1115	10,000
116	10,000	916	10,000	1116	10,000
117	10,000	917	10,000	1117	10,000
118	10,000	918	10,000	1118	10,000
119	10,000	919	10,000	1119	10,000
120	10,000	920	10,000	1120	10,000

EASEMENTS
 1. EASEMENT OF RECORD IN CONNECTION WITH LANDS OF THE RIVERSIDE COUNTY WATER SUPPLY DISTRICT AS SHOWN ON THE MAP.
 2. EASEMENT OF RECORD IN CONNECTION WITH THE TRACT OF LAND, MORE OR LESS, AS SHOWN ON THE ORIGINAL TRACT MAP NO. 31500, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, CALIFORNIA, ON 01/20/2010.

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GENERAL NOTES (CONT'D)
 21. THE TRACT OF LAND SHOWN ON THIS MAP IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.
 22. THE TRACT OF LAND SHOWN ON THIS MAP IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP 31500
 SHEET 1 OF 1

ACS CONSULTING, INC.
 1100 W. MAIN ST. SUITE 100
 RIVERSIDE, CA 92501
 TEL: (951) 509-1234
 FAX: (951) 509-5678
 WWW.ACSCONSULTING.COM

DETAIL 'E' - POROUS LANDSCAPE DETENTION BASIN
 1. DETENTION BASIN SHALL BE DESIGNED TO STORE FLOOD PEAK FLOW FOR 24 HOURS.

DETAIL 'F' - POROUS LANDSCAPE DETENTION BASIN
 1. DETENTION BASIN SHALL BE DESIGNED TO STORE FLOOD PEAK FLOW FOR 24 HOURS.

DETAIL 'G' - POROUS LANDSCAPE DETENTION BASIN
 1. DETENTION BASIN SHALL BE DESIGNED TO STORE FLOOD PEAK FLOW FOR 24 HOURS.

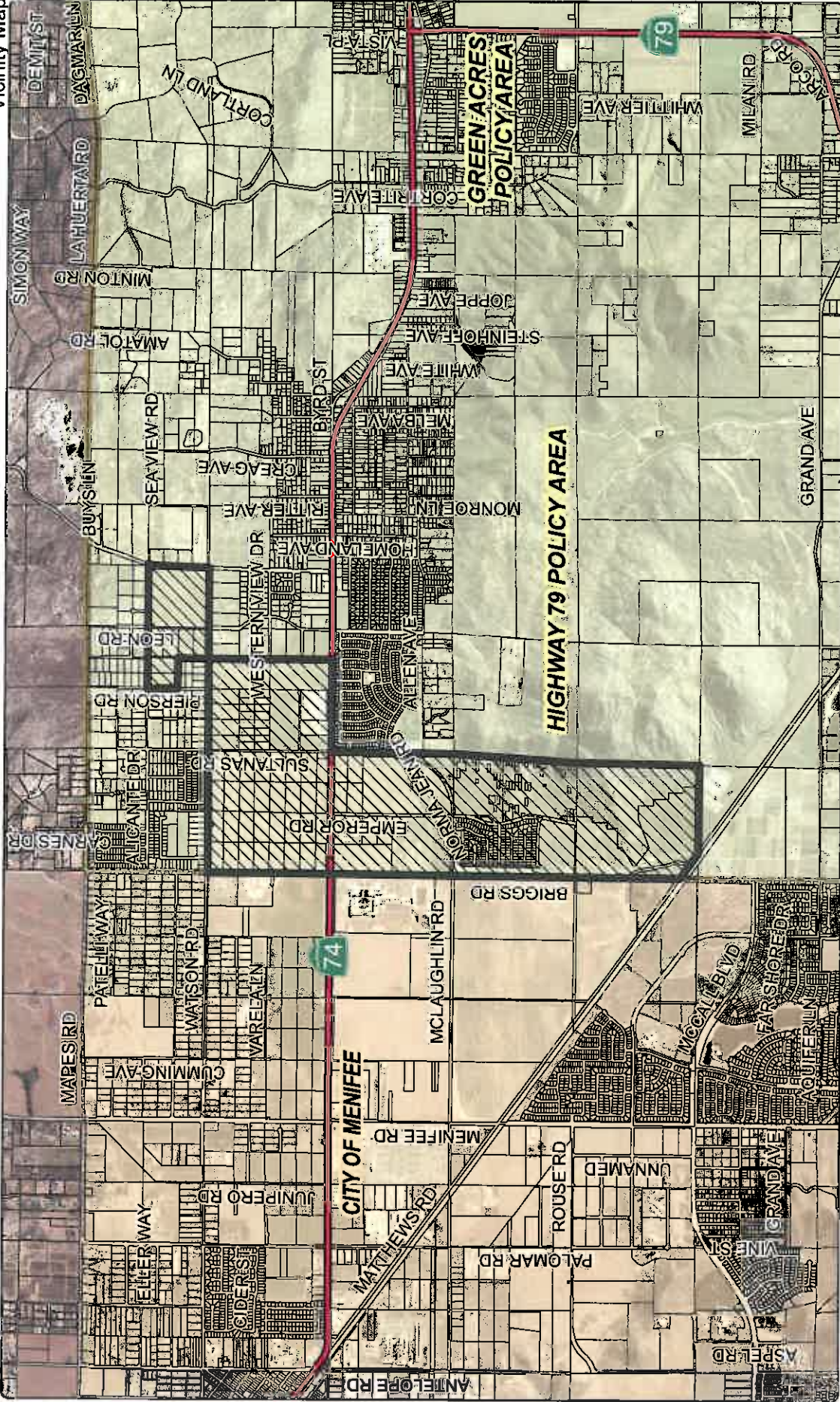
DETAIL 'H' - POROUS LANDSCAPE DETENTION BASIN
 1. DETENTION BASIN SHALL BE DESIGNED TO STORE FLOOD PEAK FLOW FOR 24 HOURS.

PLAN NO.	PLAN NAME	APPROX. AREA (S.F.)	APPROX. VOLUME (CU YD)	APPROX. COST (\$)	APPROX. COST (\$/CU YD)
PA-1	PAVEMENT	1,000,000	100,000	1,000,000	10.00
PA-2	LANDSCAPE	500,000	50,000	500,000	10.00
PA-3	UTILITIES	200,000	20,000	200,000	10.00
PA-4	STREETS	100,000	10,000	100,000	10.00
PA-5	LANDSCAPE	500,000	50,000	500,000	10.00
PA-6	UTILITIES	200,000	20,000	200,000	10.00
PA-7	STREETS	100,000	10,000	100,000	10.00
PA-8	LANDSCAPE	500,000	50,000	500,000	10.00
PA-9	UTILITIES	200,000	20,000	200,000	10.00
PA-10	STREETS	100,000	10,000	100,000	10.00

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07870 SP00260S1 TR31500 CFG02835
VICINITY/POLICY AREAS

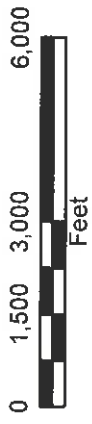
Supervisor: Washington
District 3

Date Drawn: 12/31/2015
Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



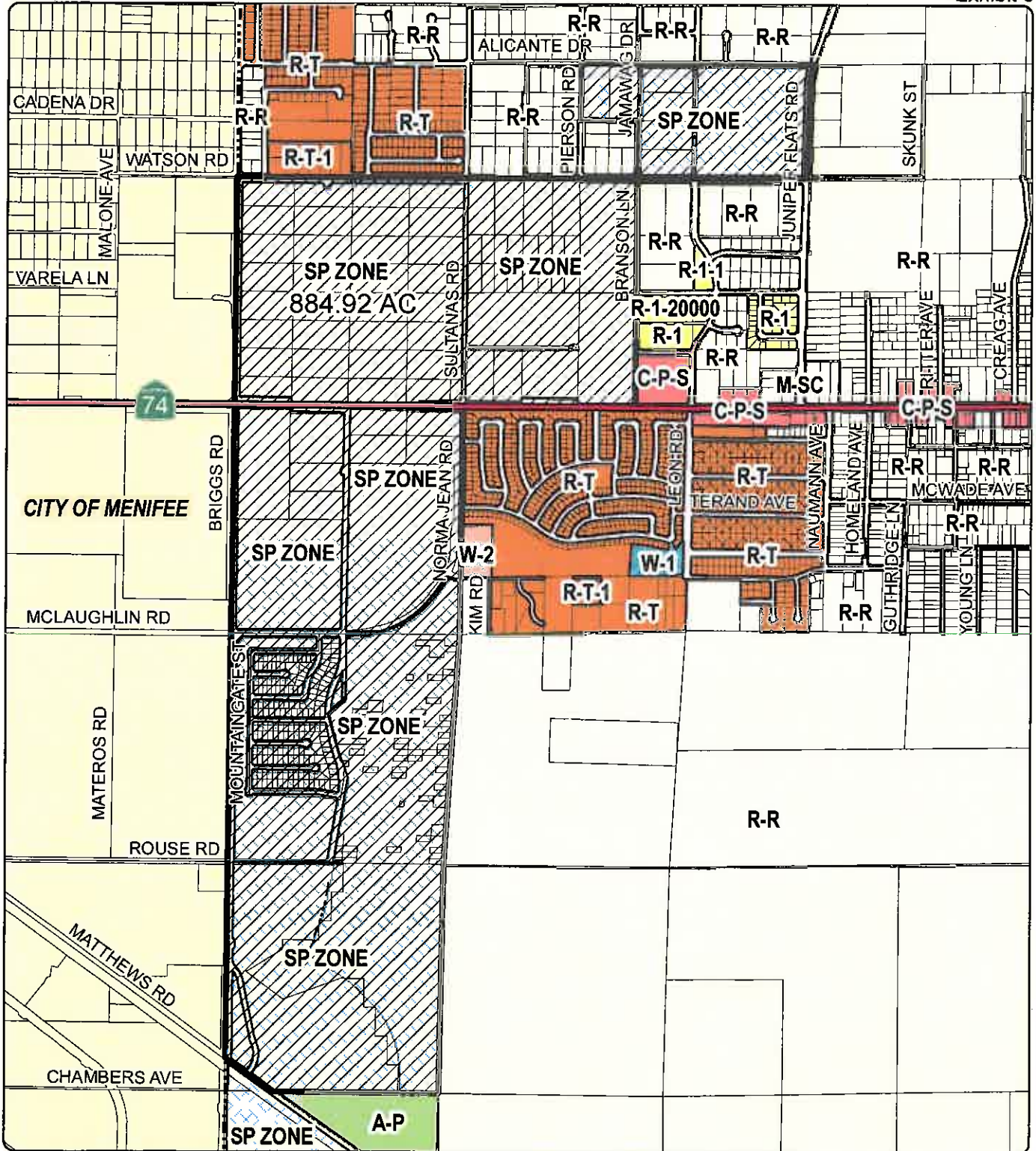
DATE PUBLISHED: On October 7, 2015, the County of Riverside adopted a new General Plan. This plan provides a long-term vision and strategic direction for the County. The plan also provides a framework for the County's future development. For more information, please contact the Riverside County Planning Department at (951) 948-5277. Website: <http://www.riverside.ca.gov/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07870 SP00260S1 TR31500 CFG02835

Supervisor: Washington
 District 3

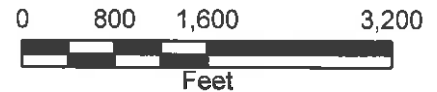
PROPOSED ZONING

Date Drawn: 12/31/15
 Exhibit 3



Zoning Area: Homeland

Author: Vinnie Nguyen



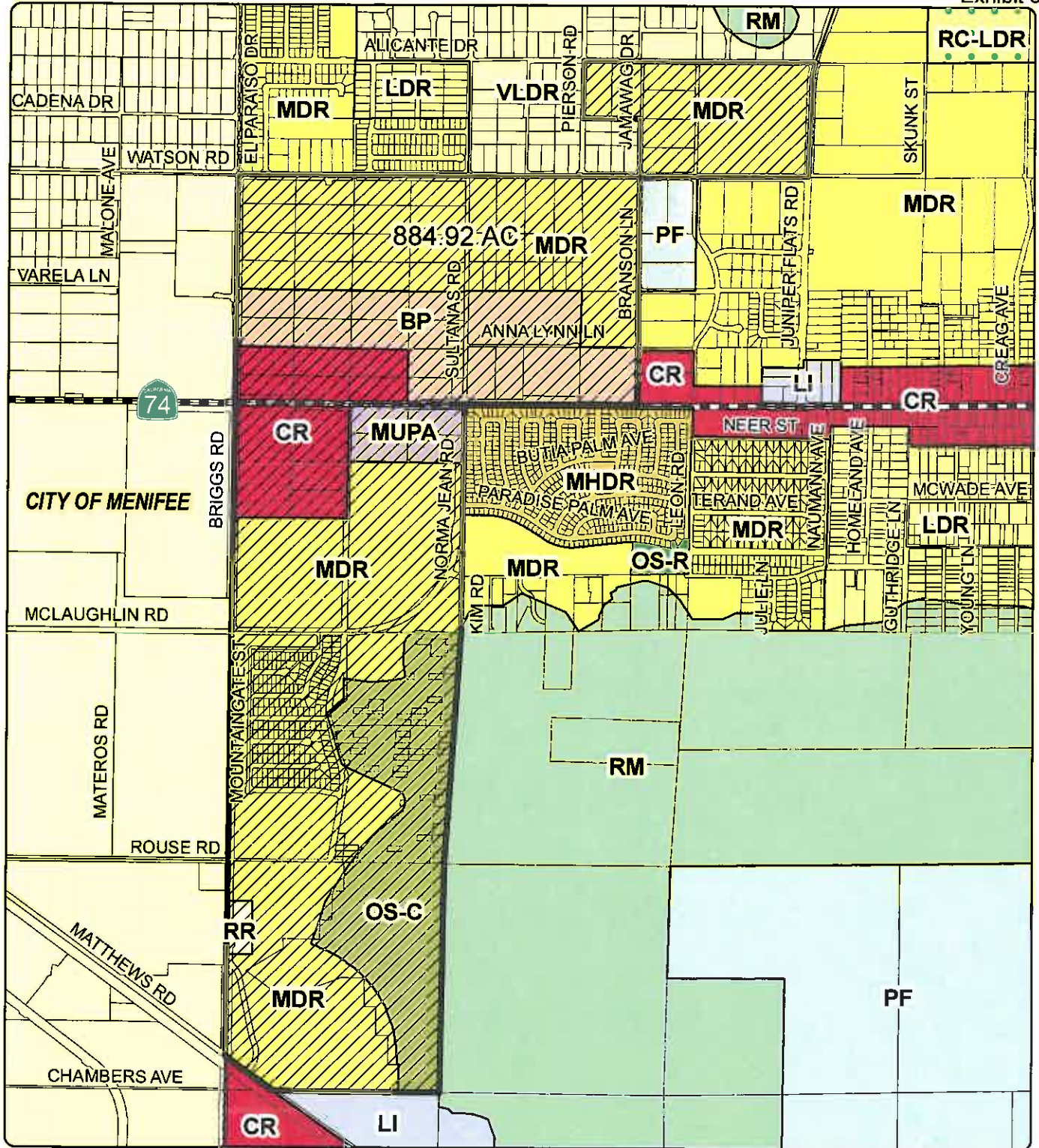
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07870 SP00260S1 TR31500 CFG02835

Supervisor: Washington
 District 3

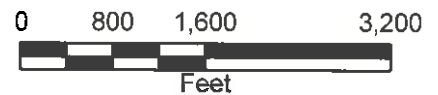
EXISTING GENERAL PLAN

Date Drawn: 12/31/2015
 Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



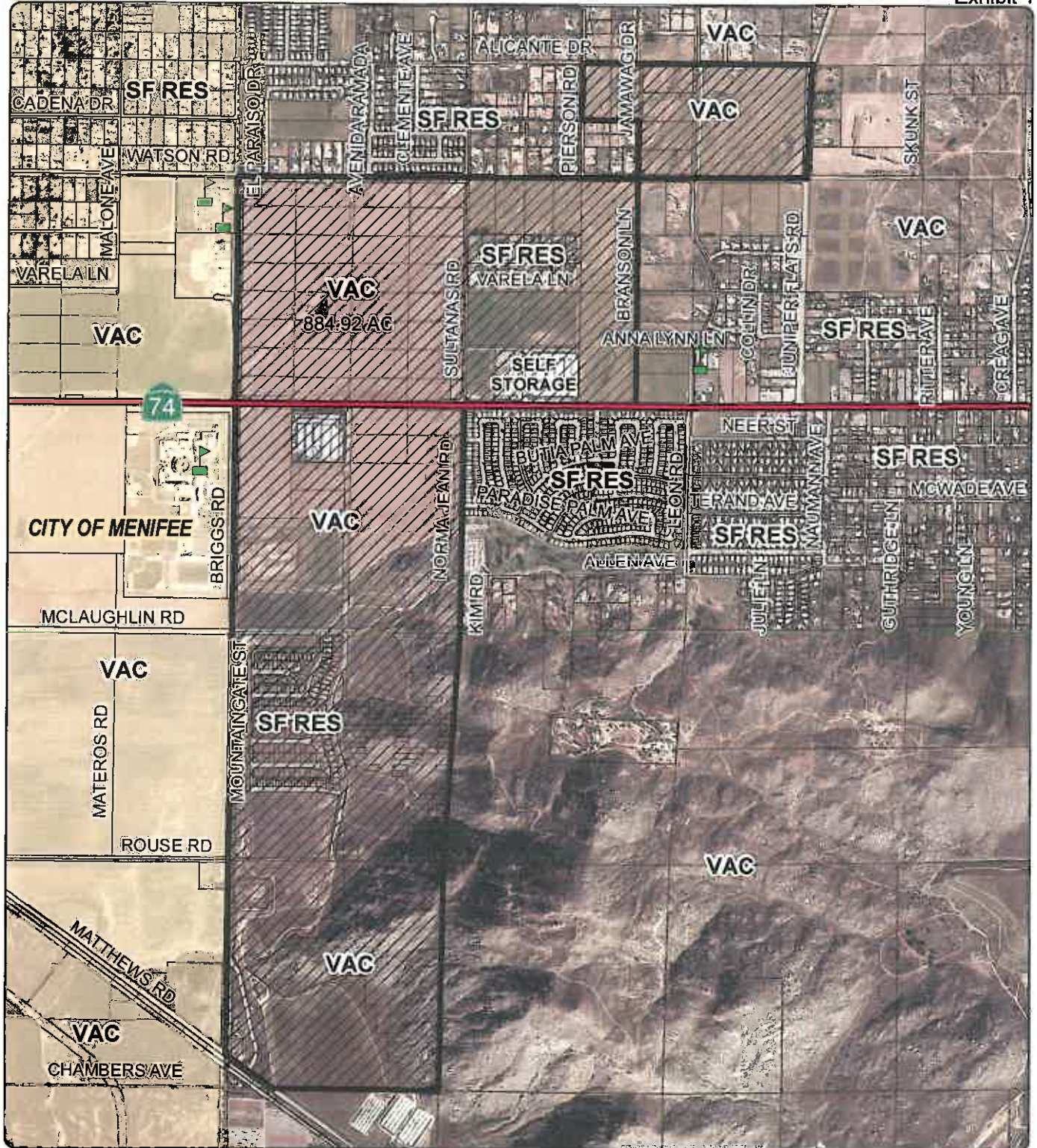
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.crlms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07870 SP00260S1 TR31500 CFG02835

Supervisor: Washington
 District 3

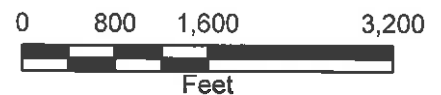
LAND USE

Date Drawn: 12/31/2015
 Exhibit 1



Zoning Area: Homeland

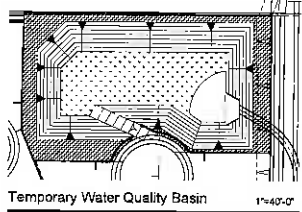
Author: Vinnie Nguyen



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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ncplma.org>

Alameda County Ordinance 15.00000 - Landscape Plan Law Enforcement
EMPEROR VILLAGES NORTH
 PRELIMINARY MASTER PLAN

1. Proposed Street	2. Proposed Street	3. Proposed Street	4. Proposed Street
Street Name	Street Name	Street Name	Street Name
Width	Width	Width	Width
Speed Limit	Speed Limit	Speed Limit	Speed Limit
Other Details	Other Details	Other Details	Other Details



MAINTENANCE LEGEND

SYMBOL	DESCRIPTION
[Symbol]	CONCRETE SIDEWALK
[Symbol]	ASPHALT DRIVEWAY
[Symbol]	GRASS
[Symbol]	LANDSCAPE LIGHTING
[Symbol]	IRRIGATION SYSTEM
[Symbol]	WATER FEATURE
[Symbol]	PERIMETER WALL
[Symbol]	FENCE
[Symbol]	SCREENING WALL
[Symbol]	SCREENING WALL WITH PLANTING
[Symbol]	SCREENING WALL WITH PLANTING AND LIGHTING
[Symbol]	SCREENING WALL WITH PLANTING AND LIGHTING AND WATER FEATURE

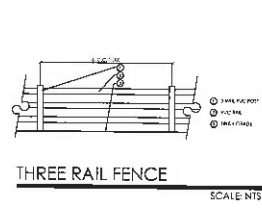
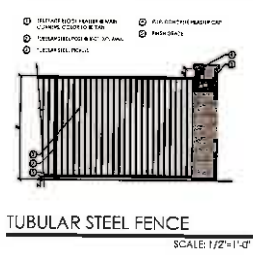
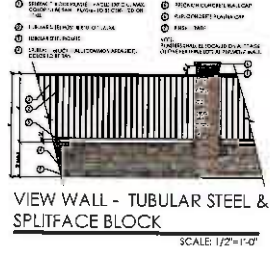
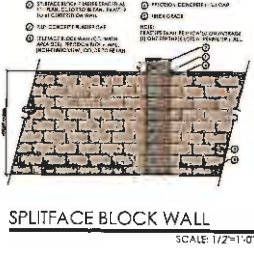
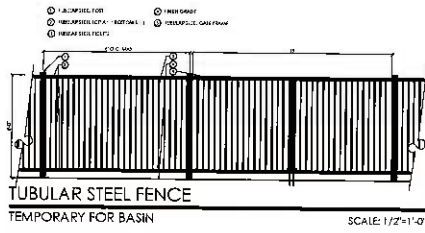
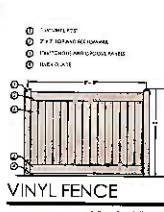
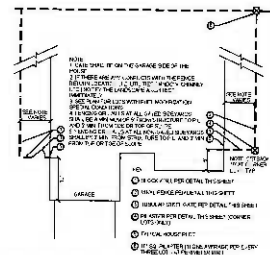
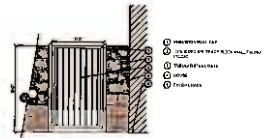
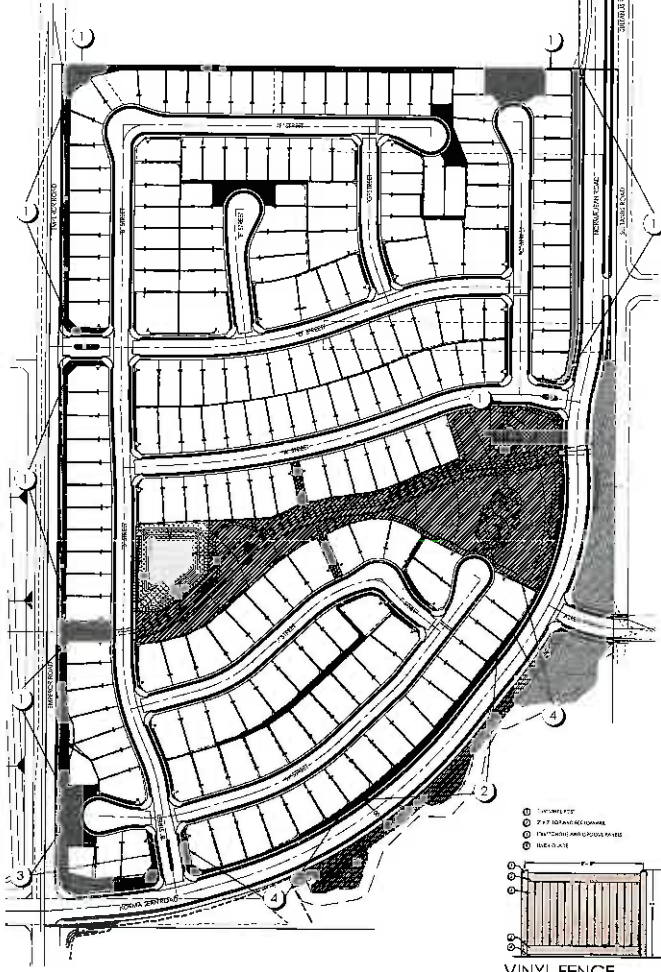
FENCE & WALL LEGEND (R 9150)

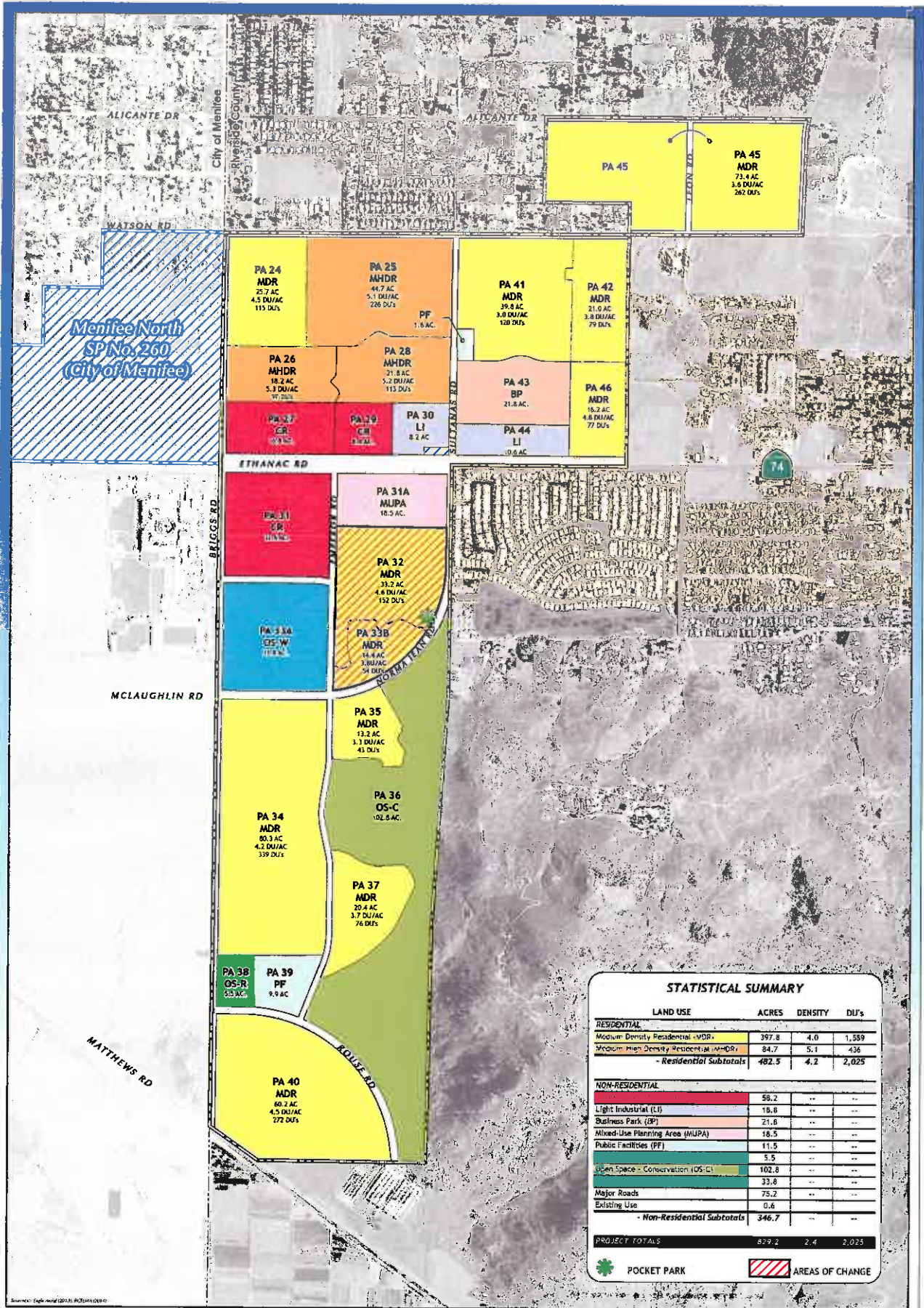
SYMBOL	DESCRIPTION
[Symbol]	4" x 4" TUBULAR STEEL FENCE
[Symbol]	4" x 4" TUBULAR STEEL FENCE WITH 1/2" x 1/2" x 1/2" SQUARE TUBES
[Symbol]	4" x 4" TUBULAR STEEL FENCE WITH 1/2" x 1/2" x 1/2" SQUARE TUBES AND 1/2" x 1/2" x 1/2" SQUARE TUBES
[Symbol]	4" x 4" TUBULAR STEEL FENCE WITH 1/2" x 1/2" x 1/2" SQUARE TUBES AND 1/2" x 1/2" x 1/2" SQUARE TUBES AND 1/2" x 1/2" x 1/2" SQUARE TUBES

PERIMETER WALL HEIGHT LEGEND (PERFORM ANALYSIS REPORT)

1	4" x 4" PERIMETER WALL BLOCK WALL (COMMON AREA) - 10' MAX HEIGHT
2	4" x 4" PERIMETER WALL BLOCK WALL (COMMON AREA) - 10' MAX HEIGHT
3	4" x 4" PERIMETER WALL BLOCK WALL (COMMON AREA) - 10' MAX HEIGHT
4	4" x 4" PERIMETER WALL BLOCK WALL (COMMON AREA) - 10' MAX HEIGHT

NOTE:
 WALL HEIGHT ON CONCRETE SHALL BE REDUCED AND 1/2" x 1/2" x 1/2" SQUARE TUBES SHALL BE USED TO AVOID TOPOGRAPHY COMPATIBILITY.



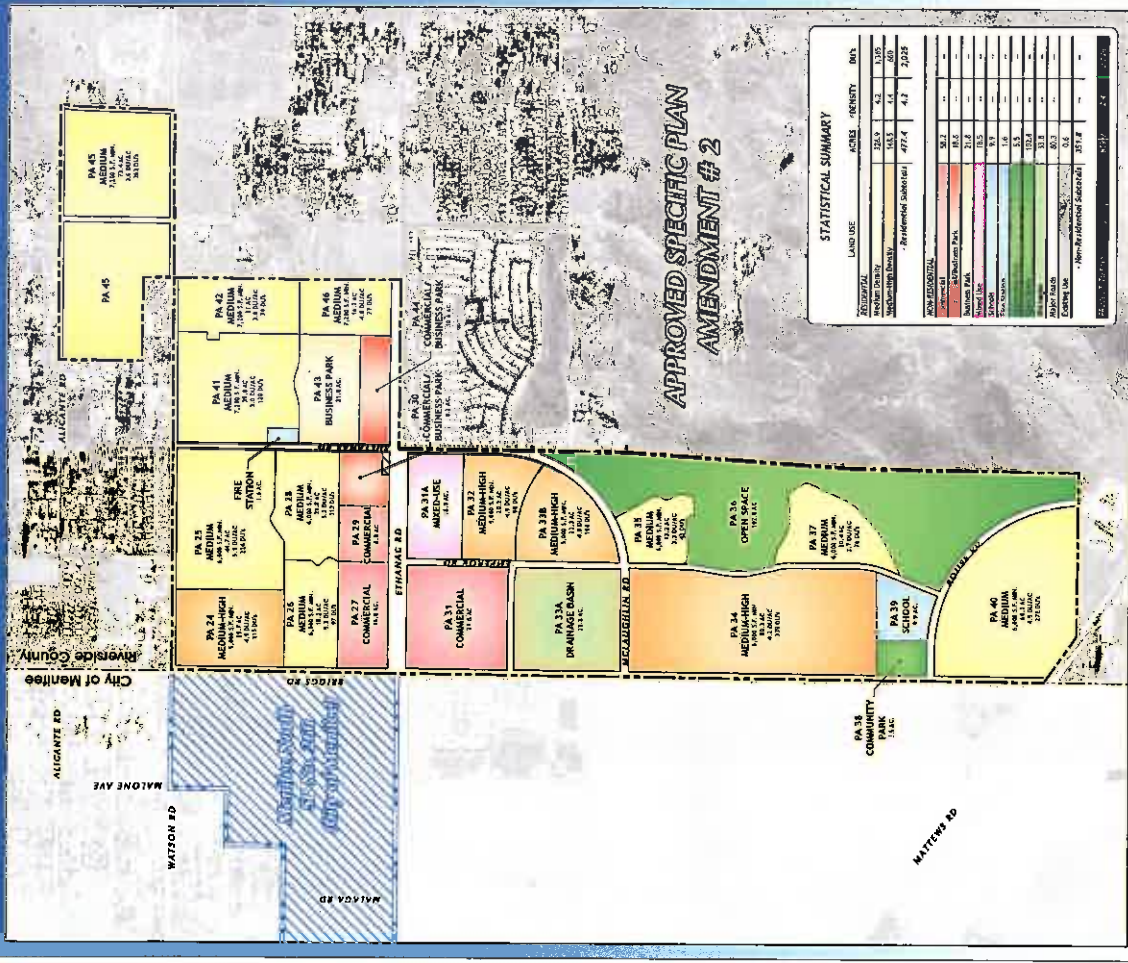
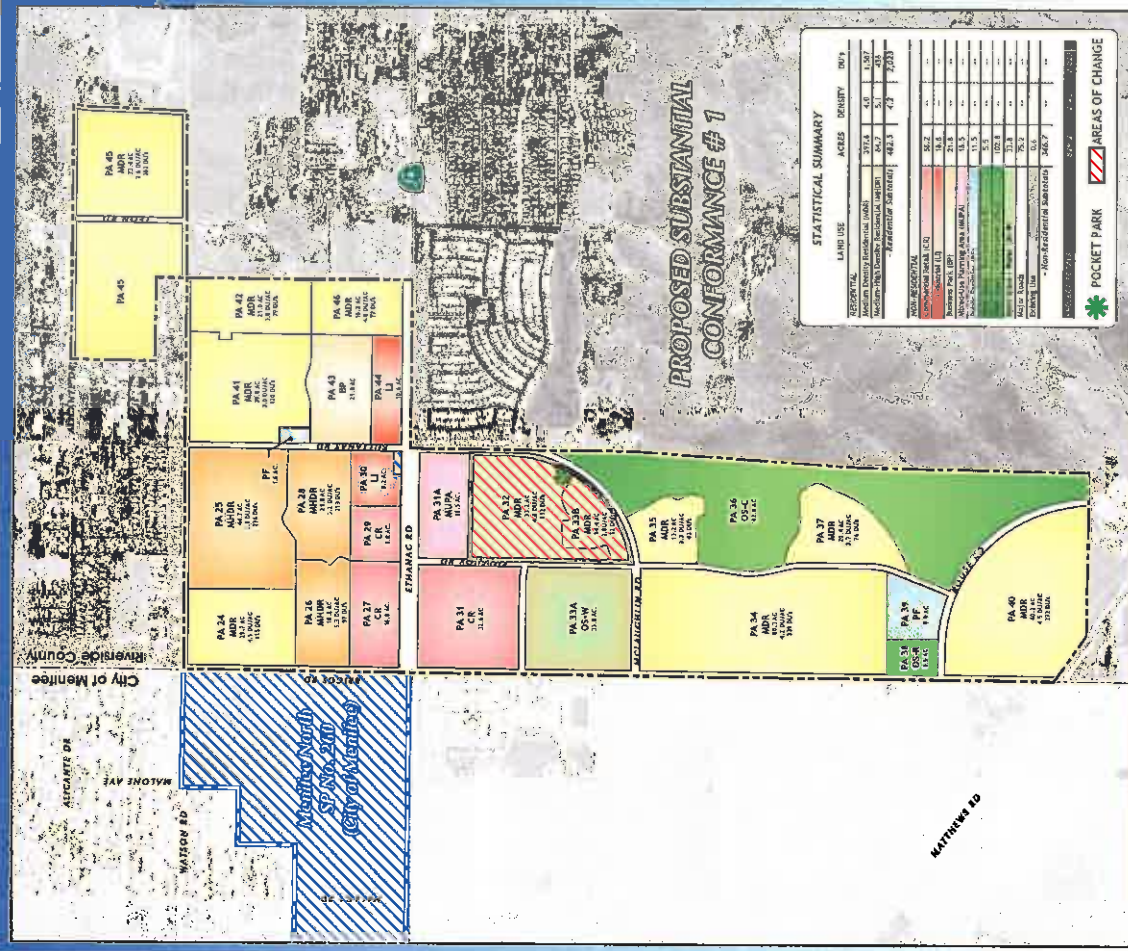


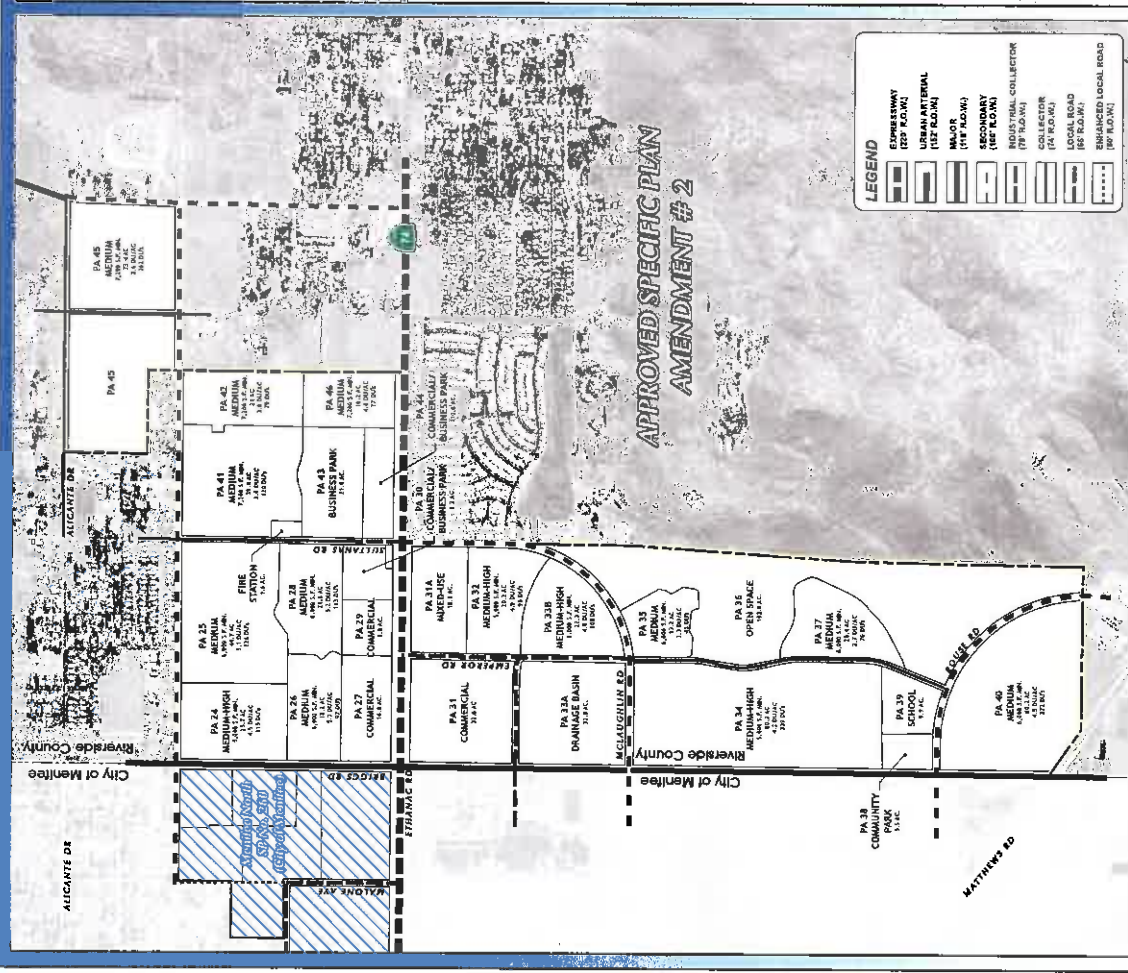
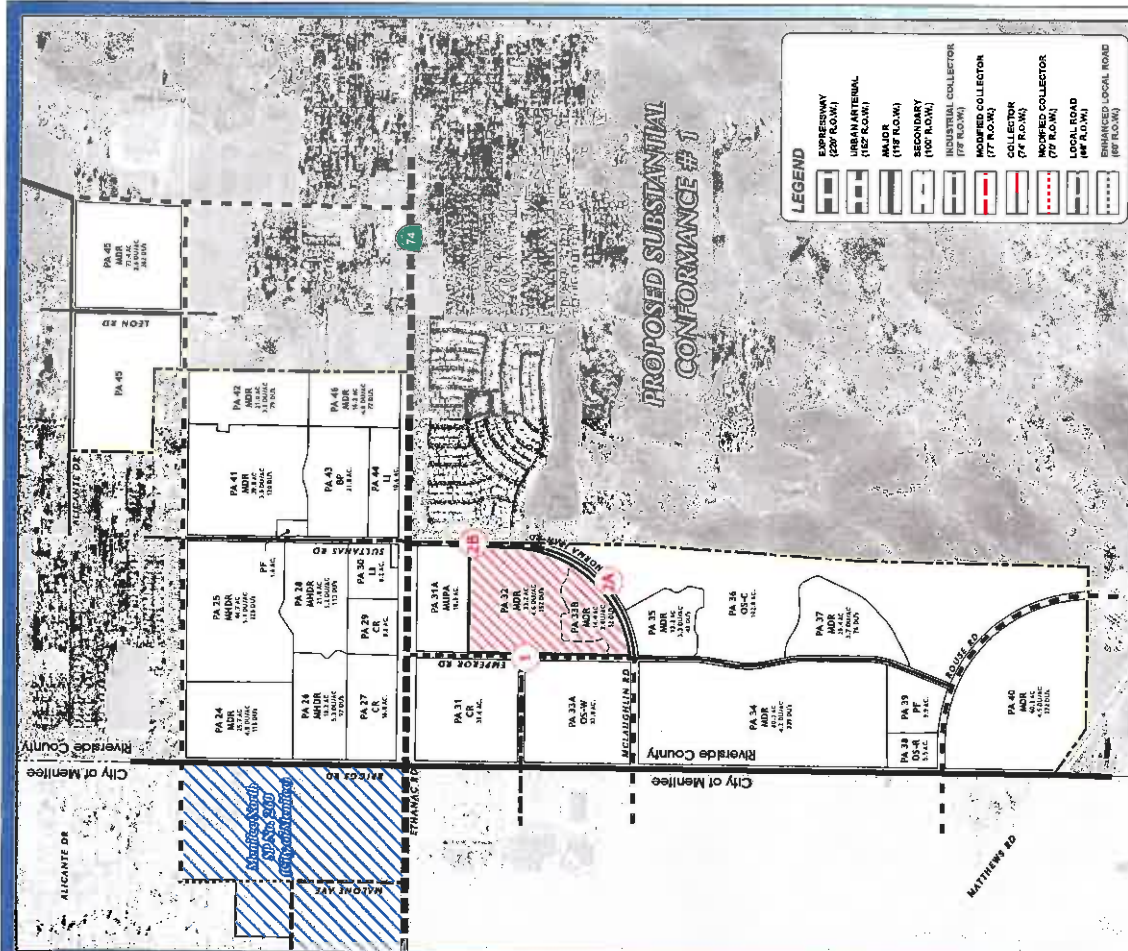
STATISTICAL SUMMARY			
LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Medium Density Residential (MDR)	397.8	4.0	1,589
Medium High Density Residential (MHDR)	84.7	5.1	436
- Residential Subtotals	482.5	4.2	2,025
NON-RESIDENTIAL			
Light Industrial (LI)	58.2	---	---
Business Park (BP)	21.8	---	---
Mixed-Use Planning Area (MUPA)	18.5	---	---
Public Facilities (PF)	11.5	---	---
Green Space - Conservation (OS-C)	5.5	---	---
Green Space - Conservation (OS-C)	102.8	---	---
Major Roads	33.8	---	---
Existing Use	75.2	---	---
Existing Use	0.6	---	---
- Non-Residential Subtotals	346.7	---	---
PROJECT TOTALS	829.2	2.4	2,025

POCKET PARK
 AREAS OF CHANGE

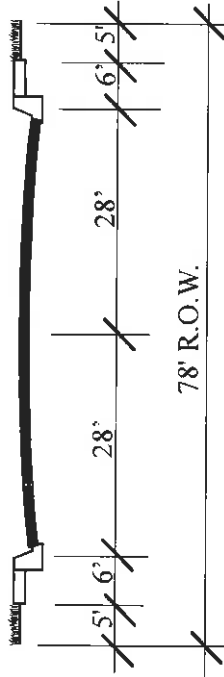
MENIFEE NORTH SUBSTANTIAL CONFORMANCE #1

FIGURE I-2





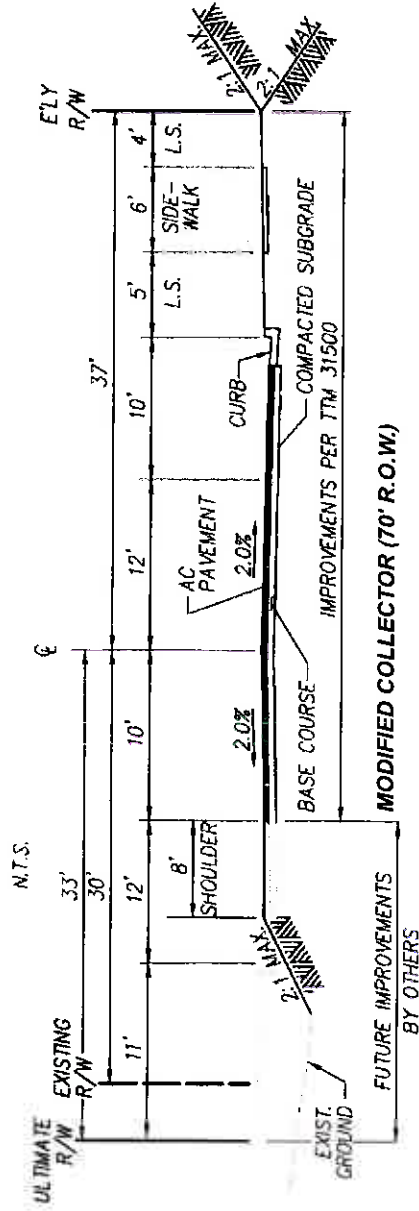
APPROVED



INDUSTRIAL COLLECTOR (78' R.O.W.)

Emperor Road (South Boundary of Planning Area 25 to South Boundary of Planning Area 31)

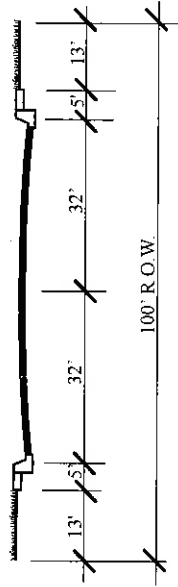
PROPOSED



Emperor Road (Norma Jean Road/McLaughlin Road to Ethanac Road)
(See Segment 1)



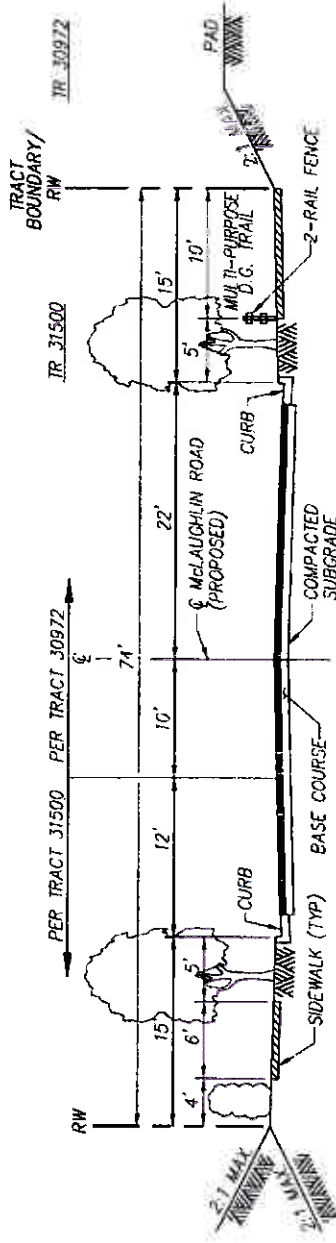
APPROVED



SECONDARY (100' R.O.W.)

McLaughlin Road (Dawson Road to Antelope Road and Briggs Road to Sulfanas Road)

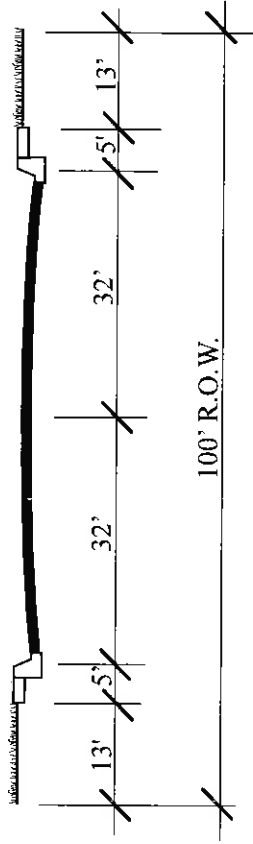
PROPOSED



COLLECTOR (74 R.O.W.)

Norma Jean Road (Emperor Road to Highway 74)
(See Segment 2A)

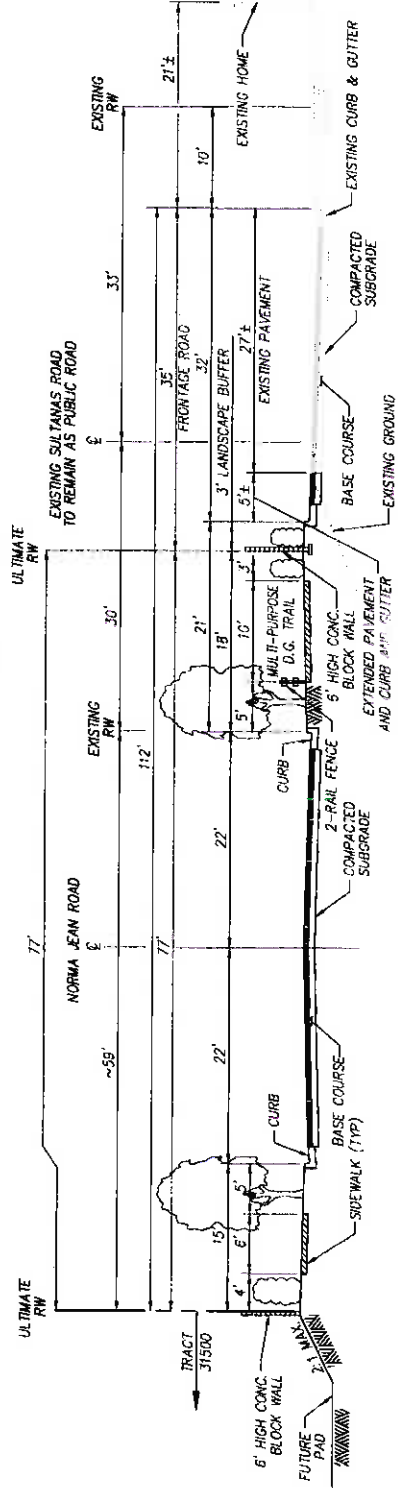
APPROVED



SECONDARY (100' R.O.W.)

Norma Jean Road (Emperor Road to Highway 74)

PROPOSED



MODIFIED COLLECTOR (77' R.O.W.)

Norma Jean Road (Emperor Road to Highway 74)
(See Segment 2B)



ADDENDUM NO. 1 TO
ENVIRONMENTAL IMPACT REPORT (EIR) No. 329
FOR:

MENIFEE NORTH

SPECIFIC PLAN NO. 260, AMENDMENT NO. 2, SUBSTANTIAL
CONFORMANCE NO. 1; Change of Zone No. 07870; and
TENTATIVE TRACT MAP NO. 31500

PREPARED BY:
County of Riverside, CA

January 6, 2016

ADDENDUM NO. 1 TO
ENVIRONMENTAL IMPACT REPORT (EIR) NO. 329
FOR:

MENIFEE NORTH

SPECIFIC PLAN NO. 260, AMENDMENT NO. 2, SUBSTANTIAL
CONFORMANCE NO. 1;
Change of Zone No. 07870; and
TENTATIVE TRACT MAP NO. 31500

APPLICANT:

Lansing Industries, Inc.
12770 High Bluff Drive, Suite 160
San Diego, CA 92130

CEQA CONSULTANT:

T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780
714-505-6360

January 6, 2016

I. Addendum Introduction

A. Document Purpose

This introduction is included to provide the reader with general information regarding: 1) the history of Specific Plan No. 260; 2) the purpose of an Addendum to an Environmental Impact Report (Addendum); 3) standards for adequacy under the California Environmental Quality Act (CEQA); 4) a description of the format and content of this Addendum; and 5) the processing requirements for the proposed Project.

1. History of Specific Plan No. 260

The MENIFEE NORTH Specific Plan No. 260 (SP 260) and Final Environmental Impact Report No. 329 (FEIR 329) were approved by the Riverside County Board of Supervisors on December 27, 1994. The land use plan originally adopted for MENIFEE NORTH allowed for 2,390 single-family dwelling units to be developed on the property along with 142.7 acres of commercial, 52.1 acres of commercial/business park, 18.8 acres of mixed use/neighborhood commercial, 168.6 acres of business park, 197.5 acres of industrial, a school site on 28.7 acres, parks/open space/community center/drainage on 148.9 acres, and a fire station on 1.7 acres.

On June 26, 2007, the Riverside County Board of Supervisors approved Amendment No. 1 to the MENIFEE NORTH Specific Plan concurrent with approval of Change of Zone No. 6786 and Tentative Tract Map No. 29322. The resulting modifications to the plan included: 1) the conversion of Planning Areas 26 and 28 from Business Park to Medium Density Residential; 2) the re-designation of Planning Area 42 from a school site to Medium Density Residential; 3) the consolidation of Planning Areas 47 and 42 into a single planning area (resulting in the elimination of Planning area 47); 4) the re-designation of Planning Area 32 from Medium Density Residential to Medium High Residential; 5) the subdivision of Planning Area 33 into Planning Areas 33A, 33B, 33C, and 33D, which were designated for Medium High Density Residential, Drainage Basin, Open Space, and Community Park, respectively; 6) a total increase in the number of allowed dwelling units within SP 260 by 113 units, from 2,390 units to 2,503 total units; and 7) minor modifications to Planning Area acreage sizes and boundaries in accordance with proposed land use changes and based on updated parcel information. The County of Riverside prepared a Mitigated Negative Declaration (MND; Environmental Assessment No. 38625), which determined that the project would not have a significant effect on the environment.

On April 15, 2008, the Riverside County Board of Supervisors approved Amendment No. 2 to SP 260 and Change of Zone No. 7195, concurrently approved Tentative Tract Map Nos. 34118 and 34600, and adopted Mitigated Negative Declaration for Environmental Assessment No. 40275. Final approval of Amendment No. 2 to SP 260 and Change of Zone No. 7195 occurred on April 15, 2008. The resulting modifications to SP 260 included: 1) the subdivision and re-designation of Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts – Planning Area 7B); 2) the re-designation of Planning Area 10 from Low Density Residential to Community Park; 3) the consolidation of Planning Areas 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park/Center; 4) the subdivision and re-designation of Planning Area 23 as High Density Residential (Planning Area 23A – Garden Courts) and Commercial (Planning Area 23B); 5) a total increase in the number of units allowed in SP 260 by 312 dwelling units, from 2,503 to 2,815 total units, by shifting land uses from commercial to residential; and 6) minor modifications to various planning area boundaries.

On June 3, 2008, the residents of the communities encompassing the Menifee area voted to incorporate into Riverside County's 26th City, the City of Menifee. The new City of Menifee was officially established on October 1, 2008. As a result of the incorporation of the City of Menifee, portions of SP 260 were effectively removed from the jurisdiction of Riverside County. Specifically, all areas located westerly of Briggs Road became part of the City of Menifee, and no longer are considered part of Riverside County Specific Plan No. 260. As a result, Planning Areas 2 through 23B were eliminated from the County portion of SP 260. It should be noted that Planning Area 1 of Specific Plan No. 260 was previously annexed into the City of Perris prior to approval of Amendment No. 1 to SP 260; as with Planning Areas 2 through 23B, Planning Area 1 also is no longer considered a part of the County portion of SP 260. As a result of the incorporation of the City of Menifee and annexation of Planning Area 1 to the City of Perris, the total number of dwelling units allocated to the County portion of SP 260 was reduced by 790 dwelling units, from 2,815 to 2,025 units.

On September 9, 2014, the Riverside County Board of Supervisors approved Tentative Tract Map No. 36430 (TTM 36430) along with Change of Zone No. 7780 (CZ 7780), and adopted a Mitigated Negative Declaration (MND) No. 40275. TTM 36430 subdivided approximately 180 acres (Planning Areas 34, 35, 36, 37, 38, 39, and 40) into 340 residential lots, a park, a school site, a community trail, and open space. CZ 7780 defined the boundaries of Planning Areas 34, 36, 38, 39, and 40 of SP260.

2. Project Description

Substantial Conformance No. 1 to the MENIFEE NORTH Specific Plan, Amendment No. 2 (SP260S1), which is the focus of this Addendum No. 1 to FEIR 329, proposes to adjust planning area boundaries, unit allocations, land use designations, and several roadway classifications as necessary to accommodate minor revisions to the approved Specific Plan Land Use Plan. Specifically, SP260S1 proposes the following revisions:

- The boundary, land use designation, and unit allocations for Planning Areas 32 and 33B have been changed. Planning Area 32, which is approved for 98 Medium High Density Residential (MHDR) dwelling units on 20.2 acres, is now proposed for 152 Medium Density Residential (MDR) dwelling units on 31.5 acres. Planning Area 33B, which is approved for 108 MDR dwelling units on 22.3 acres, is now proposed for 54 MDR units on 14.2 acres. The proposed density for Planning Area 32 would change from 4.9 dwelling units per acre (du/ac) to 4.8 du/ac, while the density for Planning Area 33B would change from 4.8 du/ac to 3.8 du/ac. The total number of dwelling units allocated to these two planning areas remain 206 dwelling units, and the total acreage would increase from 42.5 acres to 45.7 acres. A pocket park is also proposed at the eastern boundary between Planning Areas 32 and 33B.
- The land use designations for Planning Areas 24, 25, 26, 28, and 34 have been changed to reflect approved residential densities and ensure consistency with the existing land use categories of the County's General Plan, which was updated subsequent to the original approval of SP 260. Under the current General Plan, residential densities of 2-5 du/ac are included in the MDR land use category, while residential densities of 5-8 du/ac are included in the MHDR category. The approved land use designations for Planning Areas 24, 25, 26, 28, and 34 are not consistent with the General Plan density ranges for the MDR and MHDR land use categories. It is important to note that no change to the acreage or unit allocations

for these planning areas is proposed as part of SP260S1. Specifically, the following changes to land use designations are proposed as part of SP260S1:

- Planning Area 24, which is approved for 115 dwelling units on 25.7 acres (4.5 du/ac), will be changed from MHDR to MDR;
 - Planning Area 25, which is approved for 226 dwelling units on 44.7 acres (5.1 du/ac), will be changed from MDR to MHDR;
 - Planning Area 26, which is approved for 97 dwelling units on 18.2 acres (5.3 du/ac), will be changed from MDR to MHDR;
 - Planning Area 28, which is approved for 113 dwelling units on 21.8 acres (5.2 du/ac), will be changed from MDR to MHDR; and
 - Planning Area 34, which is approved for 339 dwelling units on 80.3 acres (4.2 du/ac), will be changed from MHDR to MDR.
- When the City of Menifee incorporated, the western portion of the Menifee North Specific Plan was incorporated into the City of Menifee (west of Briggs Road), while the portions of the Specific Plan located east of Briggs Road remained in the County jurisdiction (east of Briggs Road). Accordingly, the proposed Project also would revise the Menifee North Specific Plan to show only that portion of the Specific Plan that still occurs within the County jurisdiction.
 - The roadway classifications for portions of Emperor Road and McLaughlin Road have been changed, as follows:
 - The portion of McLaughlin Road located between Emperor Road and Ethanac Road (SR-74) has been changed to provide for a reduced right-of-way. This roadway segment also is proposed to be renamed as Norma Jean Road.
 - The portion of Norma Jean Road between Emperor Road and approximately Allen Road is proposed to be changed from a “Secondary (100’ ROW)” to a “Collector (74’ ROW).” Along this portion of the roadway, 44 feet of travel lanes would be provided along with 15-foot parkways on each side. Along the west side of the roadway, a six-foot curb-separated sidewalk would be provided between a five-foot and four-foot landscaped area. Along the eastern edge of the roadway, a 10-foot multi-purpose decomposed granite (d.g.) trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A two-rail fence would be provided along the western edge of the multi-purpose trail.
 - The portion of Norma Jean Road from approximately Allen Avenue to the northern boundary of Planning Area 32 is proposed to be changed from a “Secondary (100’ ROW)” to a “Modified Collector (77’ ROW).” Along this portion of the roadway, 44 feet of travel lanes would be provided. Along the western edge of the roadway, a 15-foot parkway would be provided, which would include a 6-foot curb-separated sidewalk and two landscaped strips measuring four and five feet in width. A six-foot high concrete block wall would be provided along the western edge of the ROW. Along the eastern edge of the roadway, a 10-foot multi-purpose d.g. trail would be accommodated, separated from the roadway by a five-foot landscaped strip.

A three-foot landscaped strip also would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall would be provided along the eastern edge of the ROW.

- The portion of Norma Jean Road from approximately the northern boundary of Planning Area 32 to Ethanac Road (SR-74) is proposed to be changed from a “Secondary (100’ ROW)” to a “Modified Collector (77’ ROW).” Along this portion of the roadway, 32 feet of travel lanes would be provided. Along the eastern edge of the roadway, an 18-foot parkway would be provided, which would include a 10-foot multi-purpose d.g. trail separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also will be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall will be provided along the eastern edge of the ROW. The remaining 27 feet of right of way along the western edge of the roadway would be improved in the future by others.
- The portion of Emperor Road between Norma Jean Road/McLaughlin Road and Ethanac Road (SR-74) has been changed from an “Industrial Collector (78’ ROW)” to a “Modified Collector (70’ ROW).” The revised section would accommodate 32 feet of travel lanes. Along the eastern edge of the roadway, a 15-foot parkway complete with a six-foot curb-separated sidewalk would be provided between two landscaped areas measuring five feet and four feet in width. The remaining 23 feet of right of way along the western edge of the roadway would be improved in the future by others..

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Comparison of Approved SP 260 with Proposed Substantial Conformance No. 1, provides a comparison between the existing approved land uses pursuant to Specific Plan 260, Amendment No. 2 and the proposed Substantial Conformance No. 1. Figure 1, *Approved Vs. Proposed Land Use Plans*, provides a graphical depiction of the various changes proposed as part of SP260S1.

Figure 2, *Approved Vs. Proposed Circulation Plan*, provides a comparison between the existing approved circulation network associated with SP 260 and the revisions to Emperor Road and Norma Jean Road that are proposed as part of SP260S1. Figure 3 through Figure 5 provide a comparison of the existing versus the proposed roadway cross-sections for these road segments.

Change of Zone No. 070870 (CZ07870) proposes to formalize the planning area boundaries for Planning Areas 32 and 33b (refer to Figure 1). A zoning ordinance change to the standards of the Specific Plan zoning ordinance would not be required because the implementing map (TR31500) is fully consistent with the standards of the zoning for the existing planning areas (PA’s 32 and 33b). The sizes of the Planning Areas would change as a result of the Project, but not the standards; therefore, the Project would be consistent with the existing zoning and no change is needed.

Tentative Tract Map No. 31500 (TR31500) is a Schedule “A” map proposing to implement the changes proposed by SP260S1 within Planning Areas 32 and 33B, and would subdivide these planning areas into 206 residential lots ranging in size from 5,001 square feet (s.f.) to 12,047 s.f. Common open space lots and private rights-of-way also would be defined as part of TR31500. TR31500 also identifies the location of necessary infrastructure improvements, such as water, sewer,

and storm drain lines. It should be noted that implementation of the southern portion of TR31500 (i.e., within Planning Area 33B) would require blasting and rock crushing activities during grading.

Table 1 Comparison of Approved SP 260 with Proposed Substantial Conformance No. 1

SP 260 Amendment No. 2 (Existing)				SP 260 Amendment No. 2, Substantial Conformance No. 1 (Proposed)			
Land Use	Acres	Density	DUs	Land Use	Acres	Density	DUs
RESIDENTIAL				RESIDENTIAL			
Medium Density Residential	328.9	4.2	1,365	Medium Density Residential	395.9	4.0	1,589
Medium High Density Residential	148.5	4.4	660	Medium High Density Residential	84.7	5.1	436
Residential Subtotal:	477.4	4.2	2,025	Residential Subtotal:	480.6	4.2	2,025
NON-RESIDENTIAL				NON-RESIDENTIAL			
Commercial	58.2	--	--	Commercial	58.2	--	--
Light Industrial	18.8	--	--	Commercial/Business Park	18.8	--	--
Business Park	21.8	--	--	Business Park	21.8	--	--
Mixed-Use	18.5	--	--	Mixed-Use	18.5	--	--
Schools	9.9	--	--	Public Facility	9.9	--	--
Fire Station	1.6	--	--	Fire Station	1.6	--	--
Community Park	5.5	--	--	Community Park	5.5	--	--
Open Space	102.8	--	--	Open Space	102.8	--	--
Drainage Basin	33.8	--	--	Drainage Basin	33.8	--	--
Major Roads	80.3	--	--	Major Roads	77.1	--	--
Existing Use (PA 30)	0.6	--	--	Existing Use (PA 30)	0.6	--	--
Non-Residential Subtotal:	351.8	--	--	Non-Residential Subtotal:	346.7	--	--
TOTAL EXISTING:	829.2	2.4	2,025	TOTAL PROPOSED:	829.2	2.4	2,025

3. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be less than what was previously identified. In the latter case, where minor technical project changes occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

An Addendum to an EIR (Addendum) is an informational document used as part of a comprehensive planning process associated with the proposed Substantial Conformance No. 1 to Specific Plan No. 260 (SP260S1). The following describes the requirements of an Addendum, as defined in Section 15164 of the CEQA Guidelines:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.

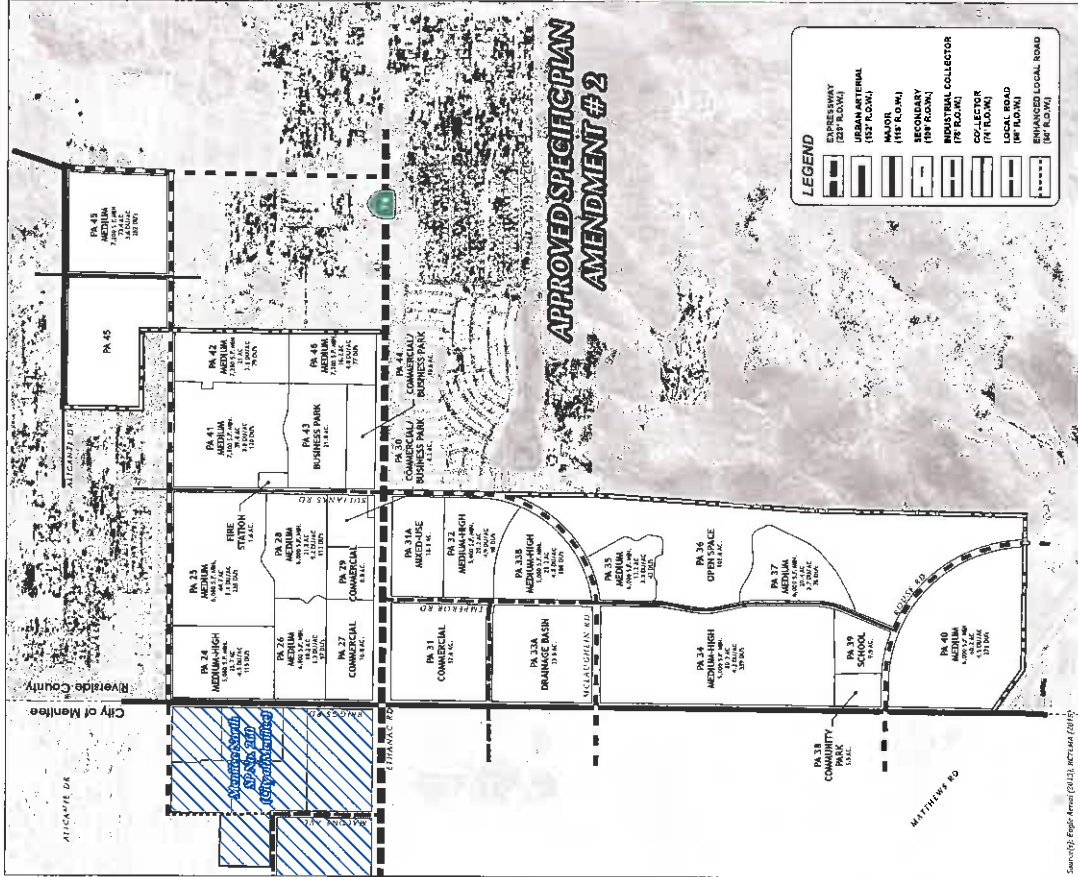
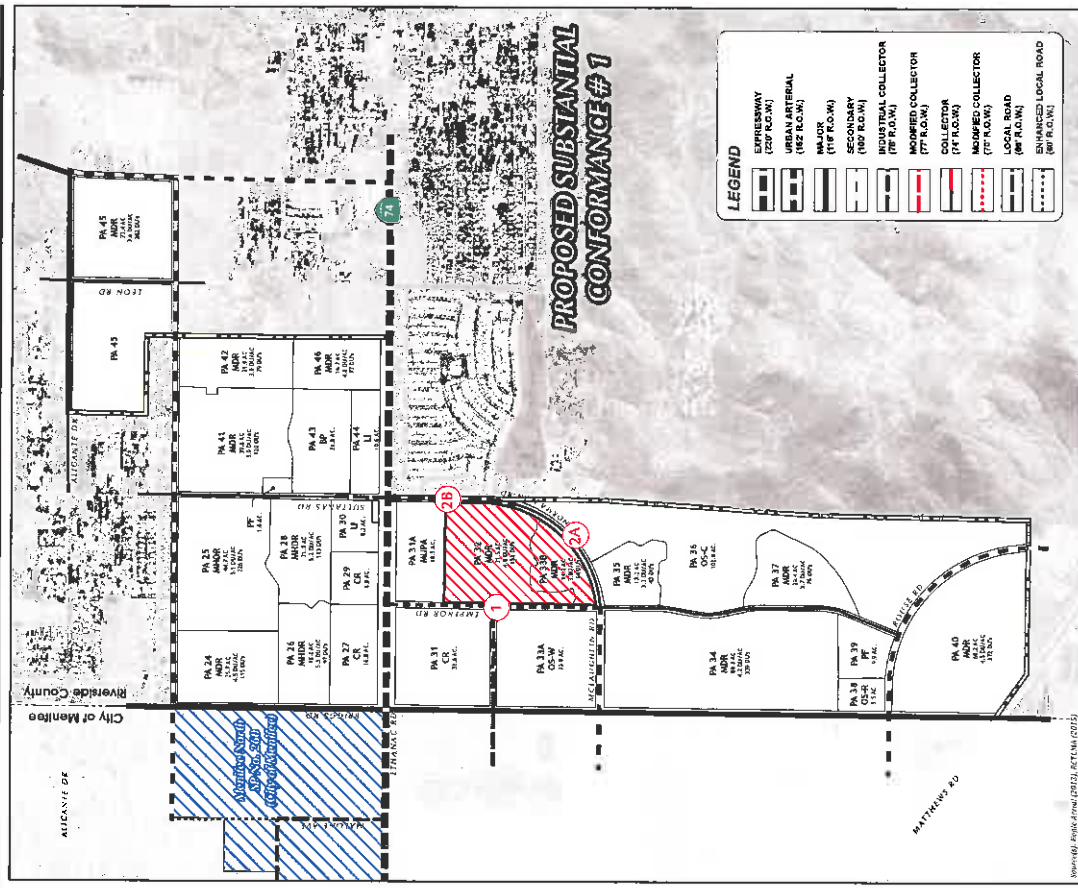
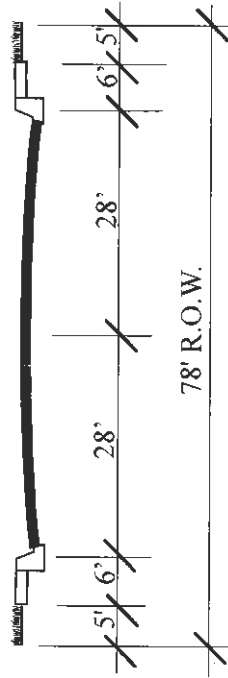


Figure 2

APPROVED VS. PROPOSED CIRCULATION PLAN



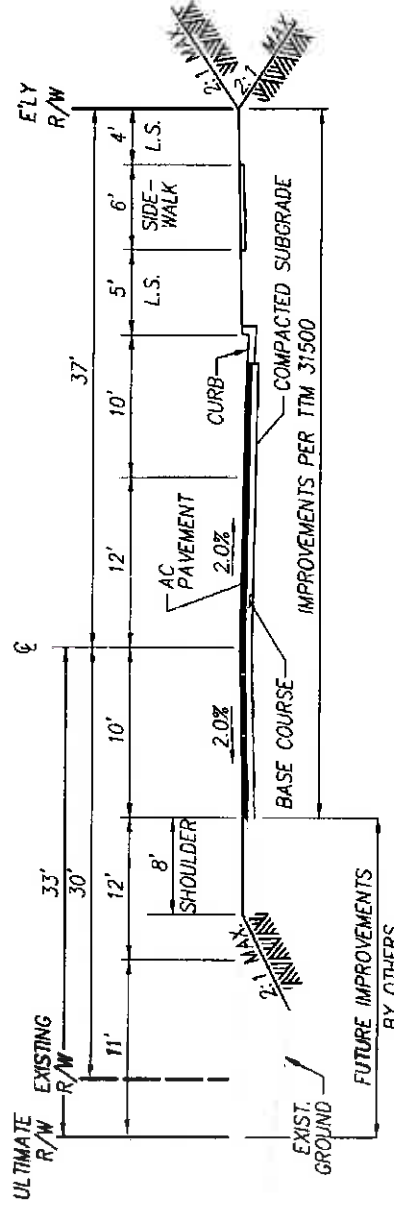
APPROVED



INDUSTRIAL COLLECTOR (78' R.O.W.)

Emperor Road (South Boundary of Planning Area 25 to South Boundary of Planning Area 31)

PROPOSED

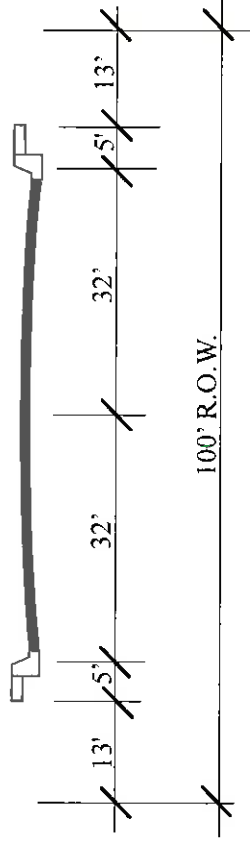


MODIFIED COLLECTOR (70' R.O.W.)

Emperor Road (Norma Jean Road/McLaughlin Road to Ethanac Road)
(See Segment 1)



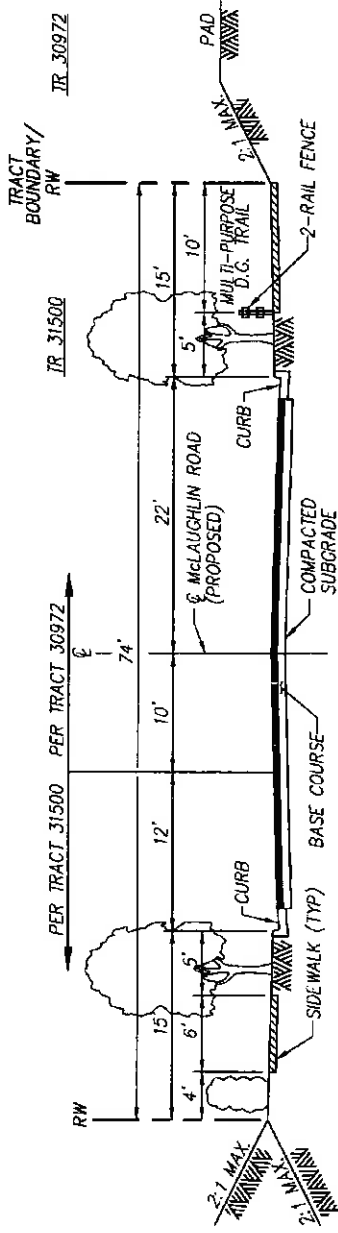
APPROVED



SECONDARY (100' R.O.W.)

McLaughlin Road (Dawson Road to Antelope Road and Briggs Road to Sultanas Road)

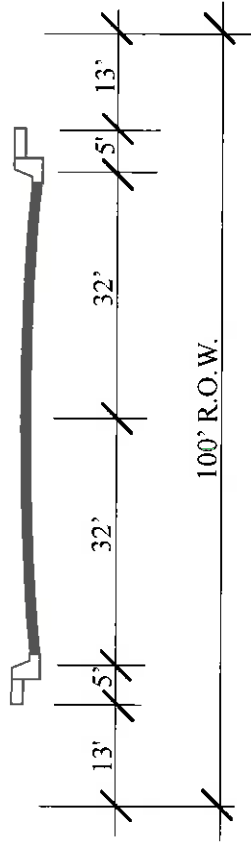
PROPOSED



COLLECTOR (74 R.O.W.)

Norma Jean Road (Emperor Road to Highway 74)
(See Segment 2A)

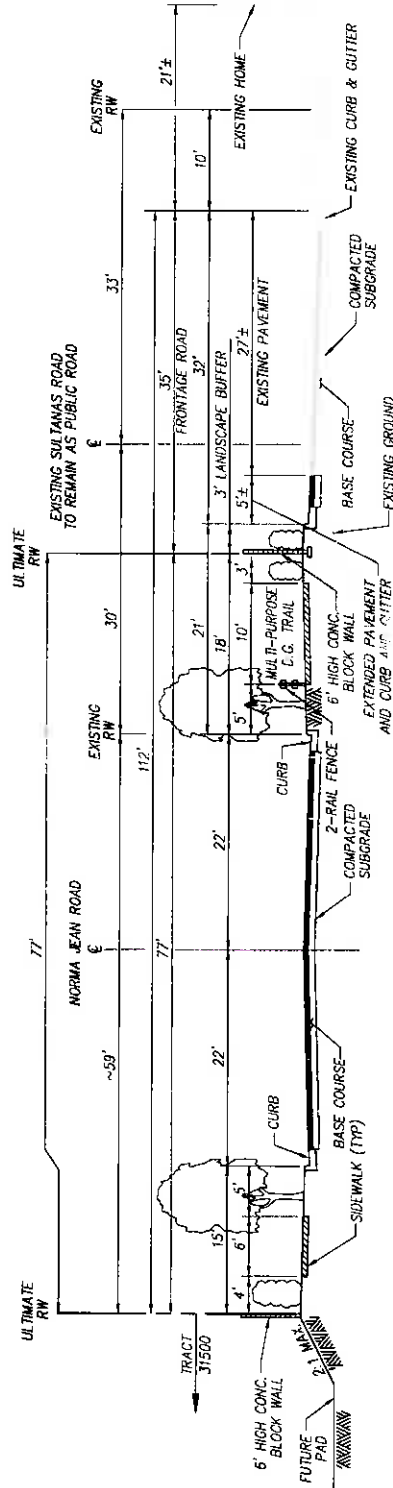
APPROVED



SECONDARY (100' R.O.W.)

Norma Jean Road (Emperor Road to Highway 74)

PROPOSED



MODIFIED COLLECTOR (77' R.O.W.)

Norma Jean Road (Emperor Road to Highway 74)
(See Segment 2B)



Figure 5

NORMA JEAN ROAD SEGMENT 2B - APPROVED VS. PROPOSED ROADWAY CROSS-SECTION

- c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.

A brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, Section 15164(a) allows for the preparation of an Addendum if none of the conditions described in Section 15162 have occurred. CEQA Guidelines Section 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

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

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

4. Type of EIR and Level of Analysis

This document is an Addendum to the previously certified Project EIR (FEIR 329) for the approved Specific Plan 260, Amendment No. 2. As such, it is intended to provide additional information regarding effects associated with implementation of the Specific Plan. Section 15161 of the CEQA Guidelines states that a Project EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, a Project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make a final decision on the current requested entitlement of the proposed Project, which consists of Substantial Conformance

No. 1 to Specific Plan No. 260 Amendment No. 2, "MENIFEE NORTH," Change of Zone No. 07870 (CZ07870), and a tentative tract map (TR31500).

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

- a. The proposed Project would not require "major revisions" to the previous EIR since the Project will not involve any substantial increases in the severity of the previously identified significant impacts. As proposed, SP260S1 would result in the same number of units allocated to SP 260. The total number of units within Planning Areas 32 and 33B would remain 206 dwelling units, and the total number of dwelling units allowed within SP 260 would be remain 2,025. Therefore, SP260S1 would involve development within areas previously evaluated as part of FEIR 329, and SP260S1 would not result in an increase in land use intensity on-site as compared to the project that was evaluated as part of FEIR No. 329.
- b. SP260S1 also involves several changes to the land use designations of existing Planning Areas that would not require "major revisions" to the previous EIR. In 2003, Riverside County updated its General Plan, which included revisions to the allowed density ranges for residential land use designations. As a result, several planning areas within SP 260 are allocated densities that are inconsistent with the density ranges of the 2003 General Plan. SP260S1 proposes changes to the land use designations for Planning Areas 23, 25, 28, and 34 to provide consistency between the land use designations of SP 260 and the 2003 General Plan. As these changes would not result in a change to the allowable land uses or land use intensity within these planning areas, such changes would not result in an increase in impacts to the environment as compared to what was previously evaluated and disclosed as part of FEIR 329.
- c. Revisions to the circulation plan that are proposed as part of SP260S1 also would not require "major revisions" to the previous EIR. As described above under Section I.A.1, SP260S1 proposes to change the roadway classifications for portions of (proposed) Norma Jean Road and Emperor Road. These changes are proposed, in part, in response to concerns from local residents over previous plans to extend McLaughlin (Norma Jean) Road northerly to Highway 74, thereby eliminating an existing portion of Sultanas Road that provides access to existing residential uses located easterly of Planning Areas 32 and 31A. Under the revised circulation plan, SP260S1 instead proposes to retain the existing segment of Sultanas Road as a separate roadway and to construct a new parallel road (Norma Jean Road). The required right-of-way for Norma Jean Road would be reduced to that of Collector/Modified Collector (74- and 77-foot rights-of-way, respectively), and the right-of-way for Emperor Road would be reduced to a Modified Collector (70-foot right-of-way). Based on the results of a traffic impact analysis, these revisions would not result in a substantial change in area circulation, and no new impacts to study area road segments, intersections, or freeways would result from this change.
- d. As indicated in the above description, the majority of changes included as part of SP260S1 involve revisions to the Menifee North Specific Plan to provide consistency with the current land use designations of the 2003 Riverside County

Integrated Project (RCIP) General Plan. Minor revisions to the dwelling unit allocations and planning area boundaries for Planning Areas 32 and 33B also would occur as a result of SP260S1 and CZ07870, along with minor revisions to the proposed circulation plan proposed as part of SP260S1. Revisions proposed as part of SP260S1 and CZ07870 would not result in any changes to allowable land uses or land use intensity within affected planning areas, and environmental effects associated with revisions to SP 260 that occurred concurrent with previously-approved Amendment Nos. 1 and 2 to SP 260 were previously subjected to evaluation under CEQA as part of the following Environmental Assessments/Mitigated Negative Declarations: Environmental Assessment/Mitigated Negative Declaration No. 38625 (adopted June 26, 2007); and Environmental Assessment/Mitigated Negative Declaration No. 40275 (adopted February 5, 2008).

- e. Overall, the proposed SP260S1 would result in impacts that are equal to those addressed in FEIR 329. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA39357), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR 329 and subsequent MNDs.
- f. Subsequent to the certification of FEIR 329 and approval of SP 260, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
- g. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 329 and/or subsequent MNDs, and would therefore not result in any new significant effects that were not previously identified.
- h. The proposed Project would result in a comparable level of development permitted under the approved SP 260, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR 329.
- i. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis, Determination of Biologically Equivalent or Superior Preservation and focused species surveys), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR 329 and the previous MNDs. Specifically, these updated technical reports concluded as follows:
 - 1. The traffic report reaffirmed the findings and mitigation measures established within SP 260 and FEIR 329, and found that no new traffic impacts requiring mitigation would occur as a result of SP260A2;

2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 3. The noise impact analysis fulfills the requirements of the On-Site Noise Mitigation Measures of FEIR 329, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR 329. Mitigation has been identified to require appropriate compensatory mitigation for impacts to Riparian/Riverine areas, in conformance with the Western Riverside County Multiple Species Habitat Conservation Program (MSHCP); and
 5. The hydrology/water quality reports are consistent with the mitigation requirements of FEIR 329 and the County's requirements for tentative tract map applications. These reports did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 6. The cultural resources study determined that the Project would not result in any new or more severe impact to cultural resources beyond what was evaluated and disclosed as part of FEIR 329.
- j. Mitigation measures identified in FEIR 329, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations, would still be appropriate and feasible for the proposed Project.
- k. In June 2008, the residents of the communities encompassing the Menifee area voted to incorporate as a city, which occurred in October 2008. In recognition of this change in jurisdictional boundaries, and as part of SP260S1, the County portion of the Menifee North Specific Plan would be revised to omit the approximately 743.1 acres of SP 260 that are located west of Briggs Road and within the jurisdictional limits of the City of Menifee. There would be no changes to the City of Menifee portion of the Specific Plan as a result of the Project. With approval of SP260S1, the County portion would no longer include the land uses located within the City of Menifee, as summarized on Table 2, *Summary of Menifee North Specific Plan Land Uses by Jurisdiction*.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Final Environmental Impact Report 329 (FEIR 329) would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and EIR.

Table 2 Summary of Menifee North Specific Plan Land Uses by Jurisdiction

Land Use	City of Menifee*		County of Riverside**	
	Acres	DUs	Acres	DUs
Low Density (½ Acre Min.)	6.6	13	--	--
Medium Density Residential	48.0	187	395.9	1,589
Medium-High Density Residential	90.9	379	84.7	436
Business Park	46.9	--	21.8	--
Commercial	115.8	--	58.2	--
Mixed Use (MUPA)	--	--	18.5	--
Light Industrial	52.2	--	18.8	--
Industrial	196.2	--	--	--
Schools	8.5	--	9.9	--
Community Center/ Community Park	22.0	--	5.5	--
Open Space- Conservation	24.7	--	102.8	--
Open Space - Water	--	--	33.8	--
Drainage Channel	15.9	--	--	--
Public Facilities/Fire Station	1.7	--	1.6	--
Major Roads	87.4	--	77.1	--
Utility Easements/Existing Use	124.9	--	0.6	--
TOTAL	841.7 Acres	579 DUs	829.2 Acres	2,025 DUs

Notes:

s.f. = square foot; DUs= dwelling units; -- = Not Applicable; MUPA = Mixed Use Planning Area; Min. = Minimum

*Land uses within the City of Menifee would be eliminated from SP 260 as part of SP260A1.

**As proposed by SP260S1.

5. Format and Content of this Addendum

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

The Mitigation Monitoring and Reporting Program (MMRP) is included as Appendix B to this EIR Addendum. Appendices C1 through J2 contain the updated studies requested by the Planning Department to reaffirm the findings of the previously certified FEIR 329. The studies are as follows:

- Appendix C1 Air Quality and GHG Impact Analysis, prepared by RK Engineering Group, Inc. and dated January 27, 2014;
- Appendix C2 Air Quality and Greenhouse Gas Impact Study- Response to County Comments, prepared by RK Engineering Group, Inc. and dated September 22, 2014
- Appendix D1 Phase I Cultural Resources Survey of PA 26 and PA 17D (Portion), Menifee North Specific Plan, prepared by Brian F. Smith and Associates and dated October 21, 2010.
- Appendix D2 Phase II Cultural Resources Evaluation, prepared by Phillip de Barros, Ph.D., RPA and dated April 30, 2015.
- Appendix E1 Preliminary Geotechnical Investigation, prepared by Leighton and Associates and dated June 18, 2007.

- Appendix E2 Response to County Review Comments, prepared by Leighton and Associates and dated February 8, 2008.
- Appendix E3 Approval Comments on County Geologic Report No. 1833, prepared by County of Riverside and dated February 29, 2008
- Appendix E4 Results of Onsite Percolation Testing, prepared by Leighton and Associates and dated January 30, 2015;
- Appendix F1 Noise Analysis, prepared by Mestre Greve Associates and dated June 3, 2011;
- Appendix F2 Construction Noise Impact Analysis, prepared by Mestre Greve Associates and dated July 12, 2011;
- Appendix F3 Noise Study Update Letter, prepared by RK Engineering Group, Inc., and dated March 16, 2015;
- Appendix G1 MSHCP Consistency Analysis, prepared by Glen Lukos Associates and dated October 2, 2014;
- Appendix G2 Jurisdictional Delineation, prepared by Glen Lukos Associates and dated October 3, 2014;
- Appendix G3 Analysis of Long-Term Conservation for the Los Angeles Pocket Mouse, prepared by Golder Associates and dated August 4, 2014;
- Appendix G4 MSHCP Consistency Analysis, prepared by Principe and Associates and dated August 3, 2011;
- Appendix G5 Los Angeles Pocket Mouse Survey, prepared by AMEC and dated August 2011;
- Appendix G6 Burrowing Owl Nesting Season Survey, prepared by Principe and Associates and dated August 1, 2011;
- Appendix G7 Determination of Biologically Equivalent or Superior Preservation (DBESP) for Impacts to MSHCP Riparian/Riverine Areas, prepared by Glen Lukos Associates and dated November 3, 2014
- Appendix G8 DBESP Response Letter, prepared by UFWS and CDFW, and dated January 20, 2015.
- Appendix H Water Quality Management Plan, prepared by A C S Consulting, Inc., and dated January 3, 2015.
- Appendix I Tentative Tracy Map 31500 Preliminary Hydrology and Hydraulics Report, prepared by JLC Engineering & Consulting and dated November 14, 2007;
- Appendix J1 Tentative Tract Map. No. 31500 Traffic Impact Analysis, prepared by Kunzman Associates, Inc. and dated August 24, 2011.
- Appendix J2 Traffic/Circulation Review, prepared by RK Engineering Group, Inc. and dated October 14, 2013.

These studies, in conjunction with the Environmental Assessment/Initial Study Checklist contained in Appendix A that was prepared by County of Riverside staff, describe the findings of FEIR 329 as they relate to each environmental topic or issue, predict the potential impacts attributable to the proposed Project, reference the mitigation measures identified in FEIR 329 that are intended to

minimize or avoid significant impacts, and identify the significant impacts which would occur even after mitigation measures are implemented.

6. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum. It will be forwarded, along with FEIR 329, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission, which will provide a recommendation to the Board of Supervisors as to whether to approve, conditionally approve, or deny the proposed Project. Following conclusion of the hearing(s) before the Riverside County Planning Commission, SP260S1, CZ07870, and TR31500 would be forwarded to the Riverside County Board of Supervisors for final approval. Subsequently, a hearing before the Riverside County Board of Supervisors will be held, during which the Board of Supervisors will evaluate the Project and the adequacy of this Addendum to EIR No. 329 and take final action to approve, conditionally approve, or deny approval of the proposed Project.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA39357

Project Case Type (s) and Number(s): SP260S1, TR31500, CZ07870

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite

Telephone Number: (951) 955-8631

Applicant's Name: Lansing Industries, Inc.

Applicant's Address: 12770 High Bluff Drive, Suite 160, San Diego, CA 92130

I. PROJECT INFORMATION

A. Project Description:

Specific Plan No. 260 Amendment No. 2 (herein referred to as SP260A2), Substantial Conformance No. 1 (Menifee North, SP260S1) proposes to adjust planning area boundaries, unit allocations, land use designations, and several roadway classifications as necessary to accommodate minor revisions to the approved Specific Plan Land Use Plan. More specifically, SP260S1 proposes the following revisions:

- The boundary, land use designation, and unit allocations for Planning Areas 32 and 33B have been changed. Planning Area 32, which is approved for 98 Medium High Density Residential (MHDR) dwelling units on 20.2 acres, is now proposed for 152 Medium Density Residential (MDR) dwelling units on 31.5 acres. Planning Area 33B, which is approved for 108 MHDR dwelling units on 22.3 acres, is now proposed for 54 MDR units on 14.2 acres. The proposed density for Planning Area 32 would change from 4.9 dwelling units per acre (du/ac) to 4.8 du/ac, while the density for Planning Area 33B would change from 4.8 du/ac to 3.8 du/ac. The total number of dwelling units allocated to these two planning areas would remain as 206 dwelling units and the total acreage would increase from 42.5 acres to 45.7 acres. A pocket park is also proposed at the eastern boundary between Planning Areas 32 and 33B.
- The land use designations for Planning Areas 24, 25, 26, 28, and 34 have been changed to reflect approved residential densities and ensure consistency with the existing land use categories of the County's General Plan, which was updated subsequent to the original approval of SP 260. Under the current General Plan, residential densities of 2-5 du/ac are included in the MDR land use category, while residential densities of 5-8 du/ac are included in the MHDR category. The approved land use designations for Planning Areas 24, 25, 26, 28, and 34 are not consistent with the General Plan density ranges for the MDR and MHDR land use categories. It is important to note that no change to the acreage or unit allocations for these planning areas is proposed as part of SP260S1. Specifically, the following changes to land use designations are proposed as part of SP260S1:
 - Planning Area 24, which is approved for 115 dwelling units on 25.7 acres (4.5 du/ac), will be changed from MHDR to MDR;
 - Planning Area 25, which is approved for 226 dwelling units on 44.7 acres (5.1 du/ac), will be changed from MDR to MHDR;
 - Planning Area 26, which is approved for 97 dwelling units on 18.2 acres (5.3 du/ac), will be changed from MDR to MHDR;
 - Planning Area 28, which is approved for 113 dwelling units on 21.8 acres (5.2 du/ac), will be changed from MDR to MHDR; and

- Planning Area 34, which is approved for 339 dwelling units on 80.3 acres (4.2 du/ac), will be changed from MHDR to MDR.
- When the City of Menifee incorporated, the western portion of the Menifee North Specific Plan was incorporated into the City of Menifee (west of Briggs Road), while the portions of the Specific Plan located east of Briggs Road remained in the County jurisdiction (east of Briggs Road). Accordingly, the proposed Project also would revise the Menifee North Specific Plan to show only that portion of the Specific Plan that still occurs within the County jurisdiction.
- The roadway classifications for portions of Emperor Road and McLaughlin Road have been changed, as follows:
 - The portion of Emperor Road between Norma Jean Road/McLaughlin Road and Ethanac Road (SR-74) has been changed from an "Industrial Collector (78' ROW)" to a "Modified Collector (70' ROW)." The revised section would accommodate 32 feet of travel lanes. Along the eastern edge of the roadway, a 15-foot parkway complete with a six-foot curb-separated sidewalk would be provided between two landscaped areas measuring five feet and four feet in width. The remaining 23 feet of right of way along the western edge of the roadway would be improved in the future by others. The portion of McLaughlin Road located between Emperor Road and Ethanac Road (SR-74) has been changed to provide for a reduced right-of-way. This roadway segment also is proposed to be renamed as Norma Jean Road.
 - The portion of Norma Jean Road between Emperor Road and approximately Allen Road is proposed to be changed from a "Secondary (100' ROW)" to a "Collector (74' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided along with 15-foot parkways on each side. Along the west side of the roadway, a six-foot curb-separated sidewalk would be provided between a five-foot and four-foot landscaped area. Along the eastern edge of the roadway, a 10-foot multi-purpose decomposed granite (d.g.) trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A two-rail fence would be provided along the western edge of the multi-purpose trail.
 - The portion of Norma Jean Road from Allen Road to the northern boundary of Planning Area 32 a is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided. Along the western edge of the roadway, a 15-foot parkway would be provided, which would include a 6-foot curb-separated sidewalk and two landscaped strips measuring four and five feet in width. A six-foot high concrete block wall would be provided along the western edge of the ROW. Along the eastern edge of the roadway, a 10-foot multi-purpose d.g. trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A three-foot landscape strip also would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall will be provided along the eastern edge of the ROW.
 - The portion of Norma Jean Road from approximately the northern boundary of Planning Area 32 to Ethanac Road (SR-74) is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 32 feet of travel lanes would be provided. Along the eastern edge of the roadway, an 18-foot parkway would be provided, which would include a 10-foot multi-purpose d.g. trail separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall would be provided along the eastern edge of the ROW. The remaining 27 feet of right of way along the western edge of the roadway would be improved in the future by others.

Figure 2, provided above, provides a comparison between the existing approved circulation network associated with SP 260 and the revisions to Emperor Road and Norma Jean Road that are proposed as part of SP260S1. Figure 3 through Figure 5 provide a comparison of the existing versus the proposed roadway cross-sections for these road segments.

Table 1, presented above, provides a comparison between the existing approved land uses pursuant to Specific Plan 260, Amendment No. 2 and the proposed Substantial Conformance No. 1. Figure 1, also presented above, provides a graphical depiction of the various changes proposed as part of SP260S1. It should be noted that Table 1 and Figure 1 depict only those land uses that occur within SP 260 and within the unincorporated portion of Riverside County. As summarized above in Table 2, a portion of SP 260, including Planning Areas 1 through 23B, is located within the City of Menifee, which was incorporated as a City in October 2008. As part of SP260S1, and in order to reflect the revised jurisdictional boundaries, the land uses shown in Table 1 (presented above) as occurring within the City of Menifee would be eliminated from the County of Riverside portion of SP 260. Figure 6, *Revised Specific Plan Boundaries*, shows the land uses located within the Menifee North Specific Plan that would be eliminated from the County portion of the Menifee North Specific Plan as part of SP260S1.

Change of Zone No. 070870 (CZ07870) proposes to formalize the planning area boundaries for Planning Areas 32 and 33b (refer to Figure 1). A zoning ordinance change to the standards of the Specific Plan zoning ordinance would not be required because the implementing map (TR31500) is fully consistent with the standards of the zoning for the existing planning areas (PA's 32 and 33b). The sizes of the Planning Areas would change as a result of the Project, but not the standards; therefore, the Project would be consistent with the existing zoning and no change is needed.

Tentative Tract Map No. 31500 (TR31500) is a Schedule "A" map proposing to implement the changes proposed by SP260S1 within Planning Areas 32 and 33B, and would subdivide these planning areas into 206 residential lots ranging in size from 5,001 square feet (s.f.) to 12,047 s.f. Common open space lots and private rights-of-way also would be defined as part of TR31500. TR31500 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. Figure 7, *Tentative Tract Map No. 31500*, depicts proposed Tentative Tract Map No. 31500. It should be noted that implementation of the southern portion of TR31500 (i.e., within Planning Area 33B) would require blasting and rock crushing activities during grading.

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

C. Total Project Area: 829.2 acres (total); approximately 53.3 acres would be affected by SP260S1 and approximately 45.7 acres are proposed for subdivision by TR31500.

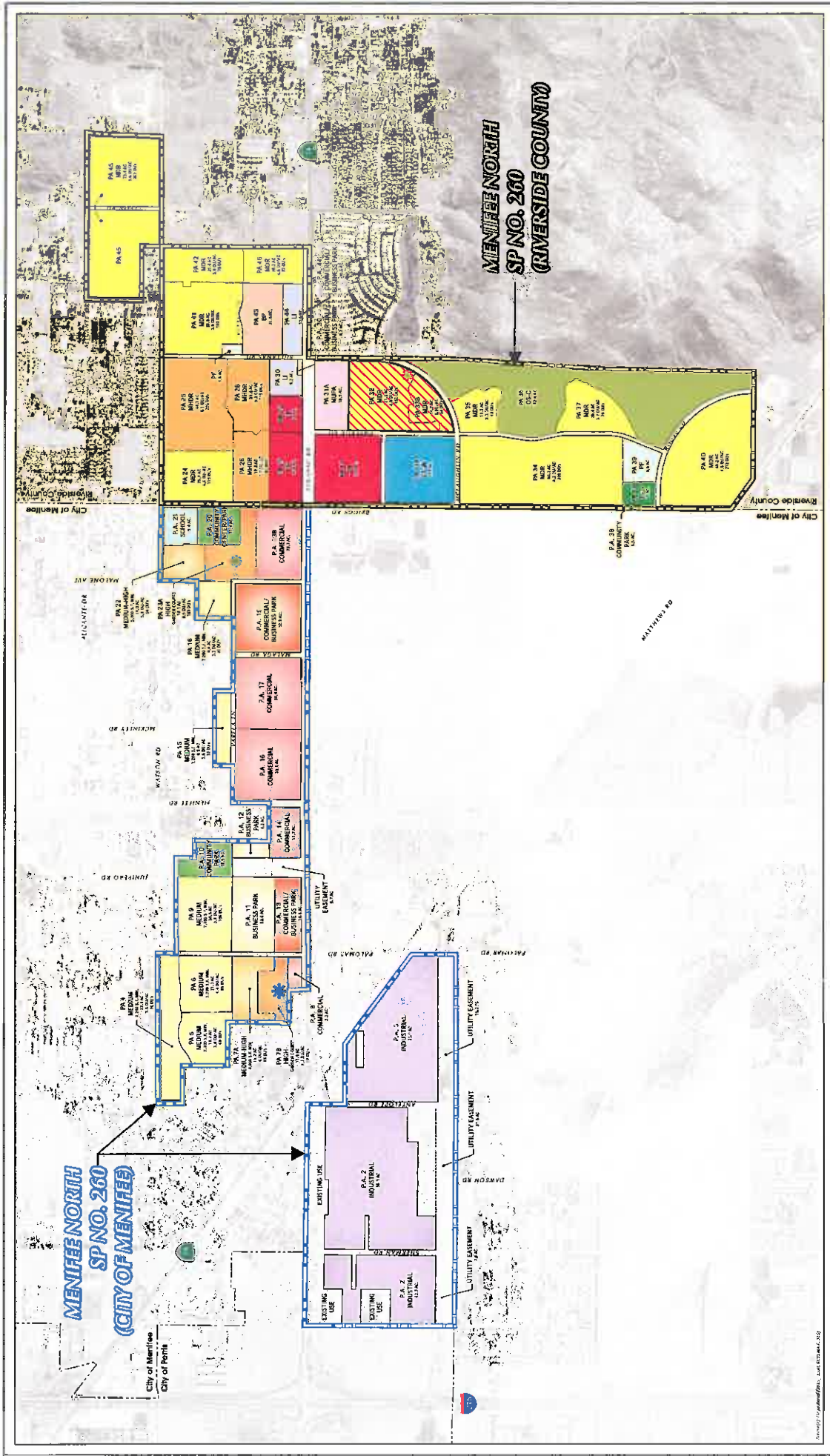
Residential Acres: 480.6	Lots: 2,025	Units: 2,025	Projected No. of Residents: 6,095
Commercial Acres: 58.2	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 18.8	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other: Business Park: 21.8 acres; Mixed-Use: 18.5 acres; Public Facilities: 11.5 acres; Community Park: 5.5 acres; Open Space: 102.8 acres; Drainage Basin: 33.8 acres; Major Roads: 77.1 acres; Existing Uses: 0.6 acre.

D. Assessor's Parcel No(s): Numerous; please refer to attached List of APNs for SP260A2.

E. Street References: West of Juniper Flats Road, Jamawag Drive, and Sultans Road; south of Alicante Drive and Watson Road; east of Briggs Road and Pierson Road; north of Mathews Road, Ethanac Road (SR-74), and Watson Road. Please refer to Figure 8, Vicinity Map

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 7, 8, 18, and 19, Township 5 South, Ranch 2 West, San Bernardino Baseline and Meridian



**MENIFEE NORTH
SP NO. 260
(CITY OF MENIFEE)**

**MENIFEE NORTH
SP NO. 260
(RIVERSIDE COUNTY)**

FIGURE 6
REVISED SPECIFIC PLAN BOUNDARIES WITH LAND USES



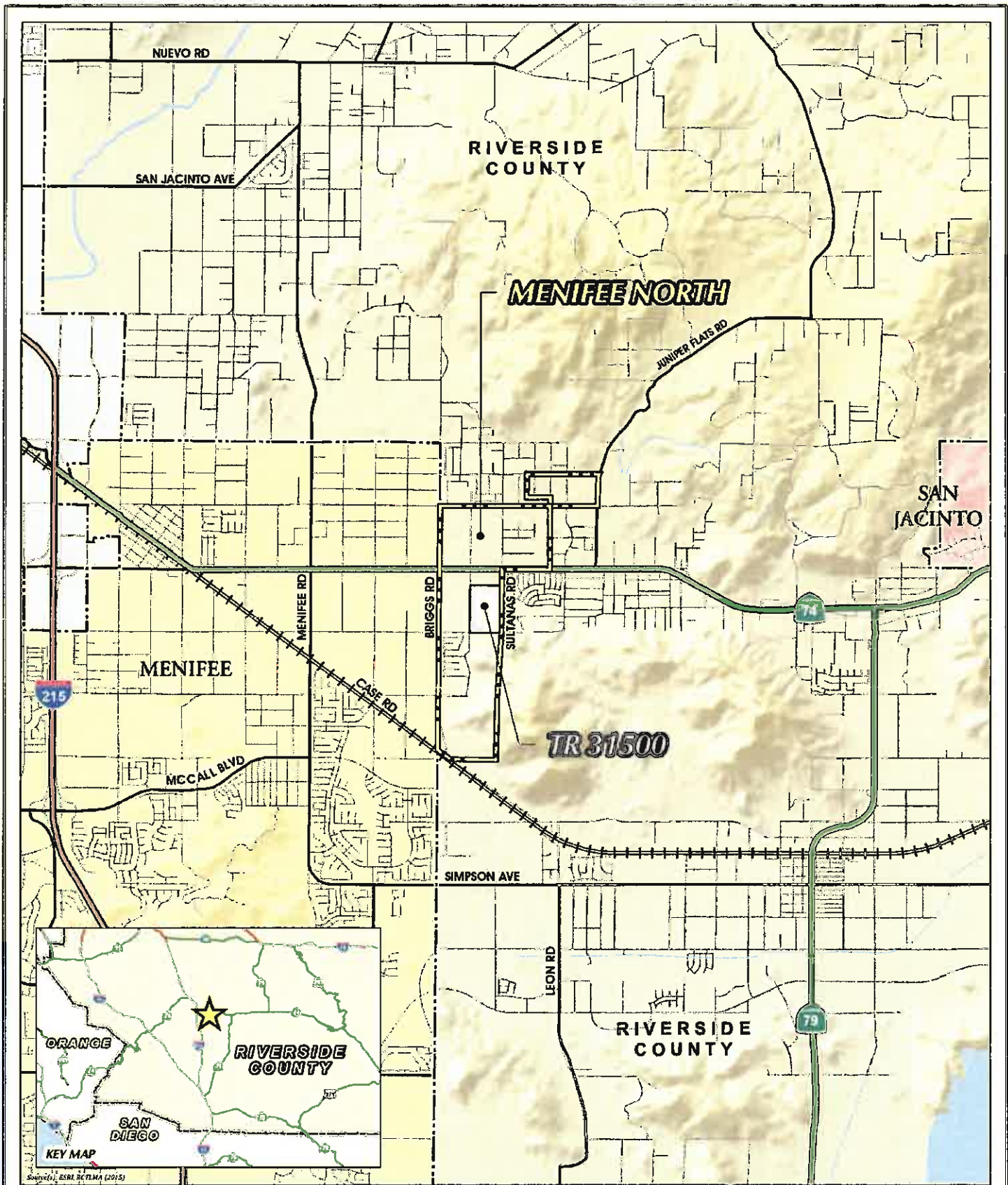
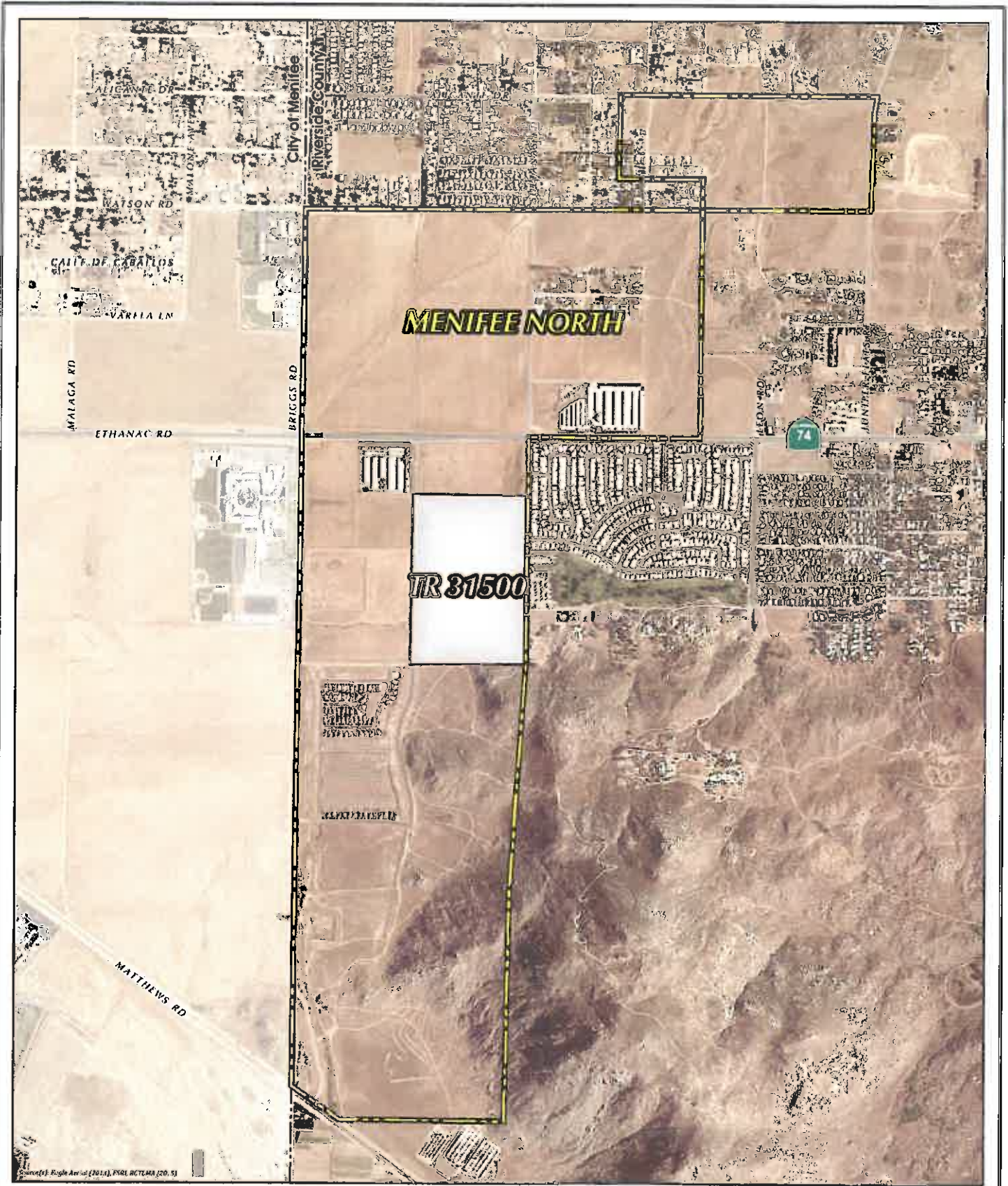


FIGURE 8
VICINITY MAP



Source(s): Eagle Aerial (2014), PSRI OCT/EMA (20, 5)

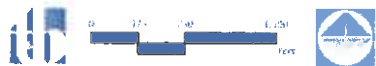


FIGURE 9
AERIAL PHOTOGRAPH

G. Brief description of the existing environmental setting of the project site and its surroundings:

The Project site is located within the approved Menifee North Specific Plan (SP 260). As shown on Figure 9, *Aerial Photograph*, under existing conditions the portion of SP 260 located within unincorporated Riverside County is largely undeveloped, although portions of the site have been developed pursuant to SP 260. As shown in Figure 9, the residential land uses within Planning Area 34 are in the process of being developed. A self-storage facility ("Menifee Ranch Self Storage") also has been developed within the northeastern portion of Planning Area 31. A second self-storage facility ("StaxUP Storage") has been developed within the western portion of Planning Area 44. A fire station has been constructed at the southwestern corner of Planning Area 41, and several existing single-family homes are located in the southern portion of Planning Area 41 (all of which were constructed prior to the original approval of SP 260 in 1994).

The remaining portions of SP 260 are currently undeveloped. In general, the portion of the Specific Plan area located northerly of McLaughlin Road is characterized as relatively flat land that has been disturbed by past agricultural activities. Several prominent hillsides occur in the southeastern portion of the Specific Plan area. The site also is traversed by two main north-south oriented drainage courses, with one drainage occurring in the northwestern corner of the Specific Plan area, and the second occurring in the northeastern portion of the Specific Plan. Several smaller drainage courses also traverse the site. To the south of McLaughlin Road are large areas of undisturbed lands that are traversed by several existing dirt trails. An existing hillside characterized by boulder outcroppings occurs in the eastern part of this portion of the Specific Plan (generally within the limits of Planning Area 36). The southwestern portion of the Specific Plan area appears to have been disturbed due to past agricultural production, and a portion of Briggs Road has been constructed at the extreme southwest corner of the site.

Interstate 215 is located approximately 3.0 miles west of the site, and can be accessed by Ethanac Road (SR-74), which traverses the Project site in an east-west direction. Highway 79 also is located approximately 3.0 miles east of the site, and provides north-south access between SR-74 in the north and the City of Temecula and Interstate 15 (I-15) in the south.

Lands surrounding the Project site include a mixture of urban, agriculture, and undeveloped lands. Lands to the north of the Specific Plan area generally consist of single-family residential units with varying lot sizes, beyond which are undeveloped and undisturbed hillsides associated with the Lakeview Mountains. To the west of the Specific Plan area is the Heritage High School and Harvest Valley Elementary School, with the remaining areas consisting primarily of disturbed lands that appear to have been used in the past for agricultural production. To the south of the Specific Plan area are an existing agricultural operation, open space lands associated with the Double Butte County Park, undeveloped/disturbed lands, and several existing single-family residential neighborhoods. To the east of the Specific Plan area is the Homeland community, which includes several existing single-family neighborhoods, an existing golf course (Highland Palm Golf Course), several existing commercial developments, and disturbed/undeveloped lands.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Upon approval of the proposed Project, the Project would be consistent with the requirements of SP260A2, and would result in the same number of dwelling units as the existing approved Specific Plan. Pursuant to General Plan Land Use Element Policy LU 1.10, the "Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document." The proposed Project would be fully with all provisions of the revised Specific Plan; accordingly, with approval of SP260A2, the Project would be fully

consistent with the General Plan Land Use Map. The proposal meets all other applicable land use policies.

2. **Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 460 by the Riverside County Transportation Department. Adequate circulation facilities exist and/or are proposed to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** Although the site is not designated for conservation pursuant to the MSHCP, the County portion of SP260S1 accommodates a total of 102.8 acres of open space, concentrated in the southeast portion of the Specific Plan area. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed Project is not located within an area that is subject to fault hazards, although the site is subject to seismic activity characteristic of the Southern California region. The southern and northern portions of SP 260 are located within a high fire area; however, the portion of SP 260 proposed for subdivision by TR31500 is not identified as a high fire hazard area. The western portion of SP 260 located southerly of SR-74 is identified as being within a 100-year flood zone, including the western portion of TR31500. The Project site is not located in a dam inundation area. The proposed Project allows 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 adheres to all other applicable Safety Element policies.
5. **Noise:** The proposed Project adheres to all applicable Noise Element policies.
6. **Housing:** Implementation of the proposed Project would result in no change in the total number of dwelling units allocated to SP 260 (2,025 dwelling units within the portions of SP 260 located within unincorporated Riverside County). Thus, the Project would not adversely impact the General Plan Housing Element goals or policies.
7. **Air Quality:** The proposed Project has been conditioned to control fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): SP260A2 (MHDR, MDR, CR, LI, BP, MUPA, PF, OS-R, OS-C, OS-W)

E. Overlay(s), if any: None

F. Policy Area(s), if any: Specific Plan No. 260, Highway 79 Policy Area.

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan(s):** City of Menifee and the Sun City/Menifee Valley Area Plan to the West; Lakeview/Nuevo Area Plan to the north; San Jacinto Valley Area Plan to the east; Southwest Area Plan to the south.
2. **Foundation Component(s):** City of Menifee to the west (Community Development and Open Space); Community Development and Open Space to the north; Rural Community, Rural, and Community Development to the east; Rural and Community Development to the south.

3. **Land Use Designation(s):** City of Menifee to the west (Medium Density Residential, Low Density Residential, Very Low Density Residential, Commercial Retail, Business Park, Open Space – Recreation, and Open Space – Conservation); Medium Density Residential, Low Density Residential, Very Low Density Residential, Public Facilities, and Rural – Rural Mountainous to the north; Medium High Density Residential, Medium Density Residential, Commercial Retail, Rural – Rural Mountainous, Public Facilities, and Open Space - Recreation to the east; Light Industrial, Commercial Retail, Rural – Rural Mountainous, and Public Facilities to the south.
4. **Overlay(s):** None.
5. **Policy Area(s):** March Air Reserve Base Influence Area, Highway 79 Policy Area, Specific Plan No. 301, Specific Plan No. 293, Specific Plan 260 (City of Menifee).

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Menifee North Specific Plan No. 260
2. **Specific Plan Planning Area, and Policies, if any:** Proposed changes as part of SP260S1 would affect the following Planning Areas from the existing approved SP 256, Amendment No. 2: Planning Areas 24, 25, 26, 28, 32, 33B, and 34 (refer to Section I.A, *Project Description*, for a description of proposed changes to these planning areas).

I. Existing Zoning: Specific Plan (SP)

J. Proposed Zoning, if any: Specific Plan (SP)

K. Adjacent and Surrounding Zoning: City of Menifee to the west (SP Zone); Mobile Home Subdivisions & Mobile Home Parks (R-T-1) and Rural Residential (R-R) to the north; Rural Residential (R-R), One Family Dwellings (R-1), Scenic Highway Commercial (C-P-S), Mobile Home Subdivisions & Mobile Home Parks (R-T), and Controlled Development Areas (W-2) to the east; and Light Agriculture with Poultry (A-P) and Specific Plan Zone (S-P) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

As indicated by the checklist on the following pages the environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is: a) "New Significant Impact," b) "More Severe Impact," or c) an impact for which mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the Project proponent declines to adopt the mitigation measure or alternative.

- | | | |
|---|--|---|
| <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 type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input 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
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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

Matt Straite

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.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; FEIR No. 329; Google Earth

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Highway 74 traverses the site in an east-west orientation and is designated by the County General Plan as a “State Eligible” scenic highway (Riv. County, 2003a, Figure C-7). Impacts to scenic highway corridors were evaluated as part of FEIR No. 329, which concluded that compliance with the Specific Plan’s development standards and design guidelines would preclude significant impacts to this State-eligible facility. As such, and consistent with the finding of FEIR 329, impacts to scenic highways would be less than significant. Therefore, revisions proposed as part of the Project would not result in any new impacts to this scenic highway facility beyond what was already evaluated and disclosed as part of FEIR No. 329.

b) **No Substantial Change from Previous Analysis:** SP260S1 proposes various changes to the land use designations for various planning areas, but primarily would involve changes to Planning Areas 32 and 33B, both of which also are proposed for subdivision by TR31500.

The majority of Planning Area 32 and the northwestern portion of Planning Area 33B consist of relatively flat land that was disturbed in the past for agricultural use. However, the southern and eastern portions of Planning Area 33B encompass a small hillside measuring approximately 80 feet in height that is characterized by rock outcroppings (Google Earth, 2014). Although implementation of the Project would largely eliminate this hillside through grading and development, such impacts are evaluated as less than significant because the on-site hillside comprises only a small portion of a much larger complex referred to as Double Butte. The majority of hillsides associated with the Double Butte landform would not be affected by Project development. In addition this landform already is planned for conservation both as a part of Planning Area 36 within SP 260 and through the County’s designation of these areas as “Rural Mountainous,” which allows for very limited development. Therefore, although implementation of the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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proposed Project would result in the elimination of a single landform, such impacts would be less than significant because views of the Double Butte landform from public viewing locations (e.g., SR-74) would not be affected by such development.

There are no prominent trees or unique or landmark features on-site under existing conditions. Implementation of the proposed Project would not result in the creation of an aesthetically offensive site, as the Specific Plan incorporates a variety of development standards and design guidelines that would ensure that development of the site occurs in a manner that is not offensive.

Based on the foregoing analysis, implementation of the proposed Project would result in a less-than-significant impact to scenic resources. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation measures were specified by EIR No 329 and no mitigation is required.

Monitoring: Monitoring is not required.

2. Mt. Palomar Observatory

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Ord. No. 655 (Regulating Light Pollution), Harvest Valley/Winchester Area Plan, FEIR No. 329

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** The proposed Project is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on HVWAP Figure 7 (Riv. County, 2003b). Changes proposed to the Specific Plan would not affect the number of proposed dwelling units. Impacts associated with light and glare were previously evaluated in FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels with incorporation of mitigation, including, but not limited to, mandatory compliance with County Ordinance No. 655 which regulates light pollution in the County (Riv. County, 1988a). Mitigation measures from FEIR No. 329 would continue to apply to the proposed Project (refer to Mitigation Measures MM 26.1 and 26.3). The mitigation prohibits the use of high pressure sodium lighting, and also requires compliance with County Ordinance No. 655, which regulates light pollution including light pollution that has the potential to impact nighttime views at the Mt. Palomar Observatory. As such, and consistent with the conclusion of FEIR No. 329 impacts to the Mt. Palomar Observatory would be less than significant. Therefore, no new impacts to the Mt. Palomar Observatory would result from implementation of the proposed Project beyond that which was previously evaluated and mitigated to a level below significant as part of FEIR No. 329.

Mitigation: No new mitigation measures are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project. EIR No. 329 mitigation measures that are applicable to the proposed Project are provided below. Mitigation Measure MM 26.3 has been eliminated because it is duplicative of the requirement per Mitigation Measure 26.1.

MM 26.1 (Condition of Approval 50.PLANNING.025) Because of the property's location with respect to Palomar Observatory, all proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655. ~~low pressure sodium vapor lamps for street lighting will be utilized.~~

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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MM 26.3 ~~The project will be subject to County Ordinance No. 655 regulating light pollution.~~

Monitoring: Monitoring shall occur as specified by EIR No. 329.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Description, FEIR No. 329

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** SP260S1 includes standards for outdoor lighting within Section IV.C.7, *Lighting*. Standards included in the Specific Plan would ensure that the proposed Project does not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area, nor would it expose residential property to unacceptable light levels. Additionally, light and glare impacts were evaluated as part of FEIR No. 329, which concluded that such impacts would be reduced to below a level of significance with the incorporation of mitigation. Mitigation measures identified in FEIR No. 329 would continue to apply to the proposed Project. For example, mitigation measure MM 26.2 requires that lighting for all outdoor lighted areas, such as monumentation, must be oriented downwards and shielded to prevent direct upward illumination. As such, and consistent with the conclusion of FEIR No. 329 impacts associated with Project lighting would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project, as modified below. EIR No. 329 mitigation measures that are applicable to the proposed Project are provided below.

MM 26.2 (Condition of Approval 30.PLANNING.038) Commercial and industrial projects within Planning Areas 8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create and additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects within these Planning Areas~~Other potentially lighted areas (i.e. entry monumentation, commercial, business, and industrial signage) shall orient and shield light to prevent direct upward illumination.~~

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<u>Agency, to non-agricultural use?</u>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, FEIR No. 329, and Project Application Materials.

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** According to the Riverside County GIS database, the portions of SP 260 located within unincorporated Riverside County includes lands designated by the Farmland Mapping and Monitoring Program as "Farmland of Local Importance" and "Urban Built-Up Land" (Riv. County, n.d.; Riv. County, 2003a, Figure OS-2). Thus, the proposed Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Accordingly, no impact to Farmland would occur with Project implementation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) **No Substantial Change from Previous Analysis:** The Project site is not zoned for agricultural use, and there are no lands subject to a Williamson Act contract or Agricultural Preserves in the Project vicinity (Riv. County, n.d.). Although portions of the site are used for agricultural production, including a portion of the area proposed for subdivision by TR31500, impacts to agricultural resources that would result from such conversion were fully evaluated and disclosed as part of FEIR No. 329. The Project would not conflict with existing agricultural zoning, land use, Williamson Act contracts or agricultural preserves and no impact would occur. Therefore, impacts to existing on-site agricultural operations would not be greater than was previously evaluated and disclosed as part of FEIR No. 329, and no new mitigation measures would be required.

c) **No Substantial Change from Previous Analysis:** Only one property located within 300 feet of SP 260 (i.e., south of and adjacent to the SP area) is zoned for agricultural use (Light Agriculture with Poultry), although no lands proposed for development as part of TR31500 are located within 300 feet of any properties zoned for agricultural use. Impacts to surrounding agricultural uses were evaluated and mitigated for as part of FEIR No. 329. (Riv. County, n.d.) The mitigation requires compliance with Riverside County Ordinance No. 625, which requires notification to future homeowners on-site that existing agricultural uses are occurring in the area and that the introduction of residential uses into the area shall not cause such agricultural uses to become a nuisance. Mitigation from FEIR No. 329 would continue to apply to the proposed Project; however, it should be noted that the area proposed for subdivision by TR31500 is not located within 300 feet of existing agricultural operations or agriculturally zoned property; thus, the provisions of Ordinance No. 625 (and associated mitigation from FEIR No. 329) would not apply to TR31500. Accordingly, significant impacts to off-site agriculturally zoned properties would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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d) **No Substantial Change from Previous Analysis:** Under existing conditions, there are no active agricultural operations within 300 feet of the Project site. Impacts to off-site agricultural use were previously evaluated and mitigated for as part of FEIR No. 329, as noted above under the discussion of Threshold 4.c). Therefore, impacts to existing surrounding agricultural uses would not occur and would be no greater than was previously evaluated, disclosed, and mitigated for as part of FEIR No. 329.

Mitigation: No new mitigation measures are required

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan, Project Application Materials.

Findings of Fact:

a) through c) **No Substantial Change from Previous Analysis:** The Project site has been subject to development pursuant to the approved SP 260. In addition to the development of residential, commercial, business park, and recreational uses on-site, much of the Specific Plan area has been subject to disturbance associated with past agricultural uses on the site. The Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the General Plan (Riv. County, 2003a, Figure OS-3). There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality and GHG Impact Study, RK Engineering Group, Inc., January 27, 2014; FEIR No. 329; SCAQMD AQMP; SCAQMD CEQA Air Quality Handbook; County General Plan Program EIR (Section 4.5, Air Quality); Google Earth

Findings of Fact:

Since the Air Quality and GHG Impact Study was prepared for the Project (January 27, 2014), minor revisions to TR31500 have occurred. As such, the Air Quality and GHG Impact Study calculated impacts that would result from the development of 206 dwelling units on the Project site which are currently proposed as part of TR31500. Therefore, the analysis included in the Air Quality and GHG Impact Study and in this EIR Addendum, accurately represents the impacts from the proposed Project.

a) **No Substantial Change from Previous Analysis:** The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce emissions in the Basin. The 2012 SCAQMD AQMP is the applicable air quality plan for the Project area. This AQMP is based on motor vehicle projections provided by the California Air Resources Board (CARB) in their EMFAC 2007 model and demographics information provided by the Southern California Association of Governments (SCAG) (SCAQMD, 2013).

The Project's consistency with the 2012 AQMP is discussed below. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993) (SCAQMD, 2003).

- Consistency Criterion No. 1:** *The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). With standard regulatory compliance with EPA and CARB Tier 2 emission standards and SCAQMD Rule 403, the proposed Project would not produce emissions under near-term construction activities or long-term operational activities that would exceed the SCAQMD Thresholds of Significance (refer to the discussion of Issues 6.b) and 6.c), below). Emissions generated during construction and operation also would not exceed SCAQMD's localized significance thresholds (LSTs), as indicated below under the discussion of Issues 6.b) and 6.c). Furthermore, revisions proposed by the Project would not result in any exceedance of applicable standards due to traffic volume increases at nearby intersections (i.e., carbon monoxide "hot spots"). On the basis of the preceding discussion, the Project would be consistent with Consistency Criterion No. 1.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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- Consistency Criterion No. 2:** *The proposed project will not exceed the assumptions in the AQMP in 2011 or increments based on the years of project build-out phase.*

Assumptions used in the AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments, changes of zone, or changes to approved specific plans may increase the intensity of use which may, in turn, result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. The Project proposes a Substantial Conformance to an approved Specific Plan, which would result in the modification of planning area designations and boundaries. The proposed Substantial Conformance would not, however, result in a net increase in the number of units allowed within the specific plan area, nor would the Project result in an increase to the intensity of any previously-approved land uses. Accordingly, Project-related emissions would be consistent with the adopted Specific Plan. As such, the Project would not substantially exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

Based on the foregoing analysis, the proposed Project would not conflict with or obstruct implementation of the AQMP. Therefore, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in FEIR No. 329.

b) & c) **No Substantial Change from Previous Analysis:** The SCAQMD has developed regional and localized significance thresholds for regulated pollutants. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2009) indicate that any project in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. The land uses proposed by the Project would generate emissions that may adversely affect air quality in the near-term (construction phase) and the long-term (Project operation). Project-related air quality effects are discussed below.

Construction Emissions-Regional Thresholds

Project-related construction activities would result in emissions of CO, volatile organic compounds (VOCs), nitrogen oxides (NO_x), sulfur dioxide/sulfates (SO_x), and particulate matter (PM₁₀ and PM_{2.5}) due to the operation of mechanical construction equipment and fugitive dust emissions. Construction emissions are expected to occur during the following construction activities:

- Site Preparation,
- Grading,
- Building Construction,
- Architectural Coatings, and
- Paving

Each of these activities accounts for worker and vendor trips to and from the site as shown in Table 9 of the Project's Air Quality Impact Analysis (Appendix C).

Construction emissions can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors. The proposed Project would be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust. Table 1, *Construction Emissions*, illustrates the total construction emissions that would result from the proposed Project. These emission calculations incorporate a number of feasible control measures that could be reasonably implemented by the proposed Project to significantly reduce PM₁₀ emissions during construction. Table 1 illustrates that during all construction phases, the daily total construction emissions would be below the daily thresholds established by the SCAQMD. Therefore the Project would not result

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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in significant regional emissions during construction and a less-than-significant impact would occur. (RK Engineering, 2014, p. 6-1)

Table 1 Construction Emissions

Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	5.38	57.74	44.39	0.04	4.62	3.65
Grading	6.95	80.85	53.18	0.06	4.70	3.88
Building Construction	10.21	70.93	79.83	0.13	8.61	5.01
Architectural Coating	33.07	2.56	6.51	0.01	0.95	0.39
Paving	2.79	20.37	15.61	0.02	1.29	1.09
Maximum ²	35.87	80.85	79.83	0.13	8.61	5.01
SCAQMD Threshold	75.	100.	550.	150.	150.	55
Exceeds Threshold (?)	No	No	No	No	No	No

All measurements are in lbs/day.

¹ Indicates air quality emissions levels with mitigation.

² Construction activities are not expected to overlap except during paving and painting; therefore, the maximum emissions represent the largest of each activity alone except for painting and paving which are combined (RK Engineering, 2014, Table 14)

Therefore, with mandatory compliance to SCAQMD Rule 403 and EPA/CARB Tier 3 standards, construction emissions generated by the Project would not exceed criteria pollutant thresholds established by the SCAQMD and are determined to be less than significant. Accordingly, the proposed Project would not substantially increase the severity of short-term construction impacts previously identified in FEIR No. 329.

Construction Emissions- Localized Significance Thresholds

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQs/CAAQs). These are referred to as Localized Significance Thresholds (LSTs). Table 2, *Construction Localized Significance*, illustrates the construction related LSTs for the Project area. As shown in Table 2, the emissions from the Project would be below SCAQMD thresholds of significance for localized construction emissions. Therefore, the Project would result in less-than-significant impacts associated with LSTs (RK Engineering, 2014, p. 6-1). Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Table 2 Construction Localized Significance

LST Pollutants ¹	CO (lbs/day)	NO _x (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-site Emissions	79.83	80.85	8.6	5.01
SCAQMD Construction Threshold ²	1,577	270	13	8
Exceeds Threshold (?)	No	No	No	No

¹ Reference LST thresholds are from 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation Table C-1 for a disturbance area of 5 acres and at a receptor distance of 25 meters

² Reference: Source Receptor Area 24 Thresholds. (RK Engineering, 2014, Table 15)

Operational Emissions-Regional Thresholds

Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources involving any Project-related changes. The stationary source emissions would come from additional natural gas consumption for on-site buildings and electricity for the lighting in the buildings and at the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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parking area. Long-term operational emissions associated with the proposed Project, calculated with the CalEEMod model, are shown in Table 3, *Regional Significance - Operational Emissions*. Area sources include architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for heating. Table 3 shows that the increase of all criteria pollutants as a result of the proposed Project is below the SCAQMD daily emission thresholds. Therefore, the Project would not result in significant Regional Operational emissions. (RK Engineering, 2014, p. 6-2)

Table 3 Regional Significance - Operational Emissions

Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources	19.75	0.20	17.20	0.00	0.46	0.46
Energy Sources	0.21	1.76	0.75	0.01	0.14	0.14
Mobile Sources	7.37	21.54	87.19	0.23	15.37	4.31
Total: Area Sources + Energy + Mobile	27.32	23.50	105.14	0.24	15.97	4.91
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

All measurements are in lbs/day.

¹ Emissions levels do not exceed the significance thresholds, therefore additional air quality reduction measures will further reduce emissions levels.

(RK Engineering, 2014, Table 16)

As demonstrated in Table 3, above, the Project's long-term operational emissions would not exceed the criteria pollutant thresholds established by the SCAQMD, and would not substantially contribute to an existing air quality violation. Therefore, long-term emissions are determined to be less than significant and the Project would not substantially increase the severity of long-term air quality impacts previously identified in FEIR No. 329.

Operation Emissions- Localized Significance Thresholds

Table 4, *Localized Significance- Operational Emissions*, shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. Table 4 indicates that the operational emission rates would not exceed the LST thresholds for the nearest sensitive receptors at 25 meters. Therefore, the Project would not result in significant Localized Operational emissions (RK Engineering, 2014, p. 6-2). Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Conclusion

As indicated in the above analysis, no impacts would occur based on the SCAQMD regional thresholds during construction activities or long-term operation. Additionally, construction and long-term operation of the proposed Project would not exceed the SCAQMD LSTs. Accordingly, regional and operation air quality impacts would be less than significant. Therefore, the Project would not substantially increase the severity of air quality impacts previously identified in FEIR No. 329.

d) No Substantial Change from Previous Analysis: The Project site is located approximately 0.25 mile to the east of the Heritage High School, and in close proximity to several existing residential neighborhoods (i.e., to the east and southwest of the Project site); both residential uses and school uses are considered sensitive receptors (Google Earth, 2014). Therefore, the Project has the potential to expose nearby sensitive receptors to substantial pollutant concentrations during both near-term construction activities and long-term operation.

New
Significant
Impact

More
Severe
Impacts

New Ability
to
Substantially
Reduce
Significant
Impact

No
Substantial
Change from
Previous
Analysis

Table 4 Localized Significance- Operational Emissions

LST Pollutants ¹	CO (lbs/day)	NOx (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-site Emissions ²	26.66	4.11	2.1	1.03
SCAQMD Operation Threshold ³	1,577	270	4	2
Exceeds Threshold (?)	No	No	No	No

¹ Reference LST thresholds are from 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation Table C-1 for a disturbance area of 5 acres and at a receptor distance of 25 meters.

² Per LST methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 10% of mobile emissions will occur on the project site.

³ Reference: Source Receptor Area 24 Thresholds.

Source: Air Quality and GHG Impact Study (Table 17)

Construction and Operational LST Analysis

As indicated above under the discussion and analysis of Thresholds 6.b) and 6.c), near-term construction activities (refer to Table 2) and long-term operational activities (refer to Table 3) associated with the proposed Project would not exceed SCAQMD LST thresholds. Accordingly, impacts to nearby sensitive receptors that could occur during construction and operation of the proposed Project would be less than significant.

CO “Hot Spot” Analysis

The SCAQMD recommends that a local CO hot spot analysis be conducted if an intersection meets one of the following criteria: 1) the intersection is at level of service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decrease at an intersection from C to D.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no “hot spots” anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no “hot spot” potential, any local impacts will be below thresholds.

Conclusion

Based on the foregoing analysis, the proposed Project would not expose sensitive receptors which are located within one mile of the Project side to substantial point source emissions, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) **No Substantial Change from Previous Analysis:** The proposed Project would not involve the construction of residential land uses within one (1) mile of any substantial point-source polluters. As shown previously on Figure 9 and previously described, land uses within one mile of the Project site include only agriculture, schools, urban and rural residential, open space, and two self-storage facilities (Google Earth, 2014). None of these land uses are considered “substantial point-source emitters.” Additionally, and as indicated under the analysis of Issue 6.d), above, there are no intersections in the Project vicinity with the potential to be impacted by CO Hotspots, and Project operations would not result in substantial pollutant concentrations on-site. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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f) No Substantial Change from Previous Analysis: Construction activities on the Project site may result in objectionable odors from construction equipment exhaust, application of asphalt, and the application of architectural coatings. However, mandatory compliance with applicable regulatory standards, including SCAQMD Rule 1113 (Architectural Coatings), would minimize odor impacts associated with Project construction activities. Furthermore, odors generated during construction would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. As such, short-term odor impacts associated with Project construction would be less than significant and not mitigation is required.

The Project proposes to develop the site with residential land uses, as well as associated infrastructure (roadways, water mains, wastewater mains). These land uses are not typically associated with the generation of objectionable odors. Accordingly, long-term operation of the Project would not generate objectionable odors that affect a substantial number of people. Long-term odor impacts would be less than significant and mitigation would not be required.

Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project, and are summarized below. Modifications to the EIR No. 329 mitigation have been made as necessary to reflect current County and regulatory requirements. In addition, the proposed Project shall be conditioned to comply with SCAQMD Rules 403 and 1113 and the EPA and CARB Tier 3 standards pursuant to Mitigation Measure MM 6.6.

- MM 6.1 (Condition of Approval 10-30) The quantity of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403. Though not required by SCAQMD Rule 403, the following additional mitigations are recommended to minimize construction activity emissions: Water site and equipment morning and evening; spread soil binders on site, unpaved roads and parking areas; operate street-sweepers on paved roads adjacent to site; reestablish ground cover on construction site through seeding and watering; pave construction access roads, clean up the access roads and public roadways of soil, if necessary; and implement rapid cleaning up of debris from streets after major storm events. The following mitigations are recommended to reduce construction equipment emissions: wash off trucks leaving site; require trucks to maintain two feet of freeboard, i.e., the distance between the top of the load and the top of the truck bed sides; properly tune and maintain construction equipment, and use low sulfur fuel for construction equipment.
- MM 6.2 (Condition of Approval 10-31) In response to the County of Riverside General Plan, a Class II Bikeway shall be provided along Highway 74 through the project site.
- MM 6.4 (Condition of Approval 10-32) Figure V-19, *Bus Turnout and Stop Locations*, shows recommended bus turnout and potential future bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.
- MM 6.5 (Condition of Approval 10-33) Low VOC (Volatile Organic Compound) emitting paints should be used.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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MM 6.6 (Condition of Approval 10-34) The Project shall demonstrate compliance with SCAQMD Rules 403 and 1113 and the EPA and CARB Tier 3 standards.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database; WRC-MSHCP; On-site Inspection; MSHCP Consistency Analysis, Paul A. Principe and Associates, August 3, 2011; *Burrowing Owl Survey*, Paul A. Principe and Associates, August 1, 2011; *Los Angeles Pocket Mouse Survey*, AMEC, August 2011; *Determination of Biological Equivalent or Superior Mitigation*, Glenn Lukos Associates, Inc., November 3, 2014.; MSHCP Consistency Analysis, Glen Lukos Associates, Inc., October 2, 2014; Jurisdictional Delineation, Glen Lukos Associates, Inc., October 3, 2014;

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a) **No Substantial Change from Previous Analysis:** The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) (Riv County, 2003c). The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. TR31500, which proposes to implement Medium Density Residential land uses within Planning Areas 32 and 33B of SP260, is not located within any MSHCP conservation cells, indicating that the site is not designated for conservation under the plan. The Project site is located approximately 1.9 miles southwest of the nearest conservation cell (Cell #3295 of Lakeview Mountains – West Subunit (2) of the Lakeview/Nuevo Area Plan). (Principe, 2011a)

Although the Project site is not designated for conservation under the MSHCP, all lands within the MSHCP plan area are required to demonstrate compliance with all other terms of the MSHCP, including, but not limited to, the protection of species associated with riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures set forth in MSHCP Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2. A discussion and analysis of the Project consistency with these elements of the MSHCP is provided below.

MSHCP Section 6.1.2 – Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Riparian/ Riverine Areas

Volume I, Section 6.1.2 of the MSHCP defines Riparian/Riverine Areas as follows:

Riparian/Riverine Areas are lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.

With the exception of wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating characteristics as described above which are artificially created are not included in the definition. (GLA, 2014a, p. 4)

Project biologists conducted an updated assessment for MSHCP riparian/riverine areas on March 28 and September 26, 2014. The Project site contains approximately 0.77 acre of riparian/riverine areas, including 0.38 acre of riparian vegetation and 0.39 acre of unvegetated riverine areas. Table 3- 1 of the 2014 MSHCP Consistency Analysis (Appendix G1) provides a summary of MSHCP riparian/riverine areas for the Project site. (GLA, 2014a, p. 4)

The Project site contains a primary drainage feature (Drainage A) that originates offsite to the east and extends west through the property for approximately 1,643 linear feet. The drainage exhibits a deeply incised channel with a predominantly unvegetated sandy bottom, ranging from five to 15 feet wide. The upper portions of the channel supports riparian vegetation dominated by mulefat scrub, but also includes Fremont’s cottonwood and palo verde (*Parkinsonia aculeata*), and a number of non-native shrubs near the eastern property boundary. Upland areas immediately adjacent to the channel support Riversidean sage scrub, including California buckwheat and tarragon (*Artemisia dracunculus*). A smaller drainage feature (Drainage A1) originates offsite to the north and extends south/southwest before joining Drainage A at the western property boundary. Drainage A1 has an average width of three to four feet and does not support any riparian vegetation. The majority of the drainage is regularly disced by farming activities. (GLA, 2014a, p. 4)

As such, the proposed Project would unavoidably impact all riparian/riverine areas within the Project site, totaling 0.77 acre, which includes 0.38 acre of riparian areas and 0.39 acre of unvegetated riverine areas.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Pursuant to *Volume I, Section 6.1.2* of the MSHCP, a Determination of Biological Equivalent or Superior Preservation (DBESP) is required for unavoidable impacts to riparian/riverine areas, and has been prepared for the proposed Project (refer to Appendix G7). The DBESP proposes to offset Project impacts to riparian/riverine through the purchase credits through an approved mitigation bank/in-lieu fee program. The DBESP proposes to replace the loss of riparian habitat at a 3:1 ratio (2.31 acres), including riparian creation/restoration at a 1:1 replacement ratio (0.77 acre), and enhancement at an additional 2:1 replacement ratio (1.54 acres). With the approval of a DBESP, the Project would be consistent with *Volume I, Section 6.1.2* of the MSHCP as it pertains to riparian/riverine areas. (GLA, 2014a, pp. 5-6; GLA, 2014c, p. 7)

Vernal Pools

Volume I, Section 6.1.2 of the MSHCP defines Riparian/Riverine Areas as follows:

Vernal pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, drainage characteristics, uses to which it has been subjected, and weather and hydrologic records.

The Project site does not support vernal pools. Therefore, the proposed Project would not impact vernal pools, and as such would be compliant with *Volume I, Section 6.1.2* as it pertains to vernal pools. (GLA, 2014a, p. 7)

Purpose Species

As outlined in *Volume I, Section 6.1.2*, focused surveys are required for the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), vernal pool fairy shrimp (*Branchinecta lynchi*), if suitable habitat is present and not being avoided by a project. The Project site does not contain suitable habitat for these species, and therefore focused surveys are not required. (GLA, 2014a, p. 5)

MSHCP Section 6.1.3 – Protection of Narrow Endemic Plant Species

Volume I, Section 6.1.3 addresses 14 Narrow Endemic Plants distributed throughout the MSHCP Plan Area. *Volume I, Section 6.3.2* addresses 13 Criteria Area Plants. Projects are required to conduct habitat assessments (and focused surveys within suitable habitat) for designated Narrow Endemic Plants and/or Criteria Area Plants if a project occurs within a Narrow Endemic Plant Species Survey Area (NEPSSA) and/or a Criteria Area Plant Species Survey Area (CAPSSA). (GLA, 2014a, p. 5)

The Project site is not located within the NEPSSA or CAPSSA. As such focused surveys are not required for special-status plants pursuant to the MSHCP. As such, the proposed Project would be consistent with *MSHCP Section 6.1.3*. (GLA, 2014a, p. 5)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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MSHCP Section 6.1.4 – Guidelines Pertaining to the Urban/Wildlands Interface

The Project site is not located in close proximity to a MSHCP Conservation Area. The most proximate conservation area is Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains), which is located approximately 1.9 miles northeast of the site (Principe, 2011a, p. 16). Future development would not result in edge effects that would adversely affect biological resources within the MSHCP Conservation Area. Therefore, the proposed Project is not subject to Guidelines Pertaining to the Urban/Wildlands Interface for the management of edge effects such as lighting, urban runoff, toxics, and domestic predators as presented in Volume 1, Section 6.1 of the MSHCP. Accordingly, the proposed Project would be consistent with MSHCP Section 6.1.4. (GLA, 2014a, p. 8)

MSHCP Section 6.3.2 – Additional Survey Needs and Procedures

Volume I, Section 6.3.2 of the MSHCP states that in addition to the Narrow Endemic Plant Species addressed in Volume I, Section 6.1.3, additional surveys may be needed for other certain plant and animal species in conjunction with MSHCP implementation in order to achieve full coverage for these species. The Project site is not located within the CAPSSA or amphibian survey areas, but is located within the burrowing owl survey area and mammal survey area for Los Angeles Pocket Mouse (LAPM). (GLA, 2014a, p. 7)

Implementation of the proposed project shall impact an area that is occupied by Los Angeles Pocket Mouse (*Perognathus longimembris breviansus*) (LAPM) as was determined by focused surveys conducted in 2011. Section 6.3.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) calls for at least 90 percent avoidance of any areas that are occupied by LAPM and provide long-term conservation value for the species. Suitable habitat within the Project site will be removed by the build out of a flood control facility that is required as part of the Romoland-Homeland Master Drainage Plan. Without the flood control improvements most of the LAPM habitat would be negatively impacted by high rates of erosion within the drainage present onsite.

The Double Butte area that is adjacent to the proposed Project site does contain suitable habitat for LAPM however the area is not considered a Core Area for LAPM. The Western Riverside County Regional Conservation Authority does not consider the area as having long term conservation value and does not plan on making any acquisitions in the area to protect LAPM at this time. The Riverside County Waste Management Department which controls a large portion of the Double Butte area has no plans for conserving any land within the Double Butte area for LAPM or any other species. Without any long term conservation within the Double Butte the LAPM population on the project site could be considered genetically isolated and therefore not viable in the future.

Because a determination was made that the subject property and the surrounding areas do not have any long term conservation value the project was found to be in compliance with the MSHCP without any further mitigation for LAPM.

Burrowing owls were not detected onsite during focused surveys performed by Principe and Associates in 2011 (GLA, 2014a, p. 7; Principe , 2011b, p. 4). As a follow up to confirm the presence/absence of burrowing owls, the MSHCP requires pre-construction surveys to be conducted within 30 days prior to site grading. If present, burrowing owls would be relocated from the site following accepted protocols, pursuant to MSHCP Objective 6 for burrowing owls.

AMEC performed a trapping study targeting the LAPM in 2011. The LAPM was detected onsite by AMEC, with five individuals trapped in the southern portion of the property (Golder, 2014, p. 1). The MSHCP requires 90-percent avoidance of areas with long-term conservation value for the species in areas with positive detections. If the 90-percent avoidance goal cannot be achieved, then a DBESP is required to address mitigation for impacts to LAPM habitat. Golder Associates (2014) recently analyzed whether the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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site contains habitat with long-term conservation value for LAPM. Based on Golder's analysis, the Project site and areas to the west of the site contains 30.1 contiguous acres of habitat potentially occupied by LAPM. The Golder analysis stated that the areas of suitable habitat are too small to support a population of LAPM that is genetically diverse enough to provide long-term conservation. The habitat contiguous with the Project site is highly constrained and isolated from any larger occupied habitat areas to the south by Double Butte and an existing housing development along Briggs Road. As a further future constraint, Riverside County Flood Control District will construct the Briggs Detention Basin. Golder's analysis concluded that the LAPM population at the Project site and its associated habitat lacks long-term conservation value. As such, avoidance of the population would not be required by the MSHCP, and the Project would not require a DBESP to address LAPM impacts. (GLA, 2014a, p. 8)

The proposed Project would therefore be consistent with Volume I, Section 6.3.2 of the MSHCP.

Based on the foregoing analysis, the proposed Project would be fully consistent with the MSHCP requirements, and impacts would be less than significant. There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plan applicable to the Project area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b & c) No Substantial Change from Previous Analysis: An assessment of habitat within TR31500 was conducted by Principe Associates in August 2011 and is documented in the Project's MSHCP Consistency Analysis report (Appendix G4). The assessment found that the Project site contains several vegetation communities, including Riversidean Sage Scrub (7.0 acres), Non-Native Grassland (14.3 acres), Southern Cottonwood/Willow Riparian Forest (0.2 acre), Mule Fat Scrub (0.3 acre), and Field Croplands (30.8 acres) (GLA, 2014a, p. 2). Figure 10, *Biological Resources Map*, depicts the distribution of these vegetation communities on the Project site.



The MSHCP Consistency Analysis for TR31500 determined that although the Project site contains suitable habitat for the burrowing owl, no burrowing owls were observed on-site during a nesting season survey of the site conducted by Principe and Associates in 2011. In addition, the survey did not uncover evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last three years on the site. (Principe, 2011b, p. 1).

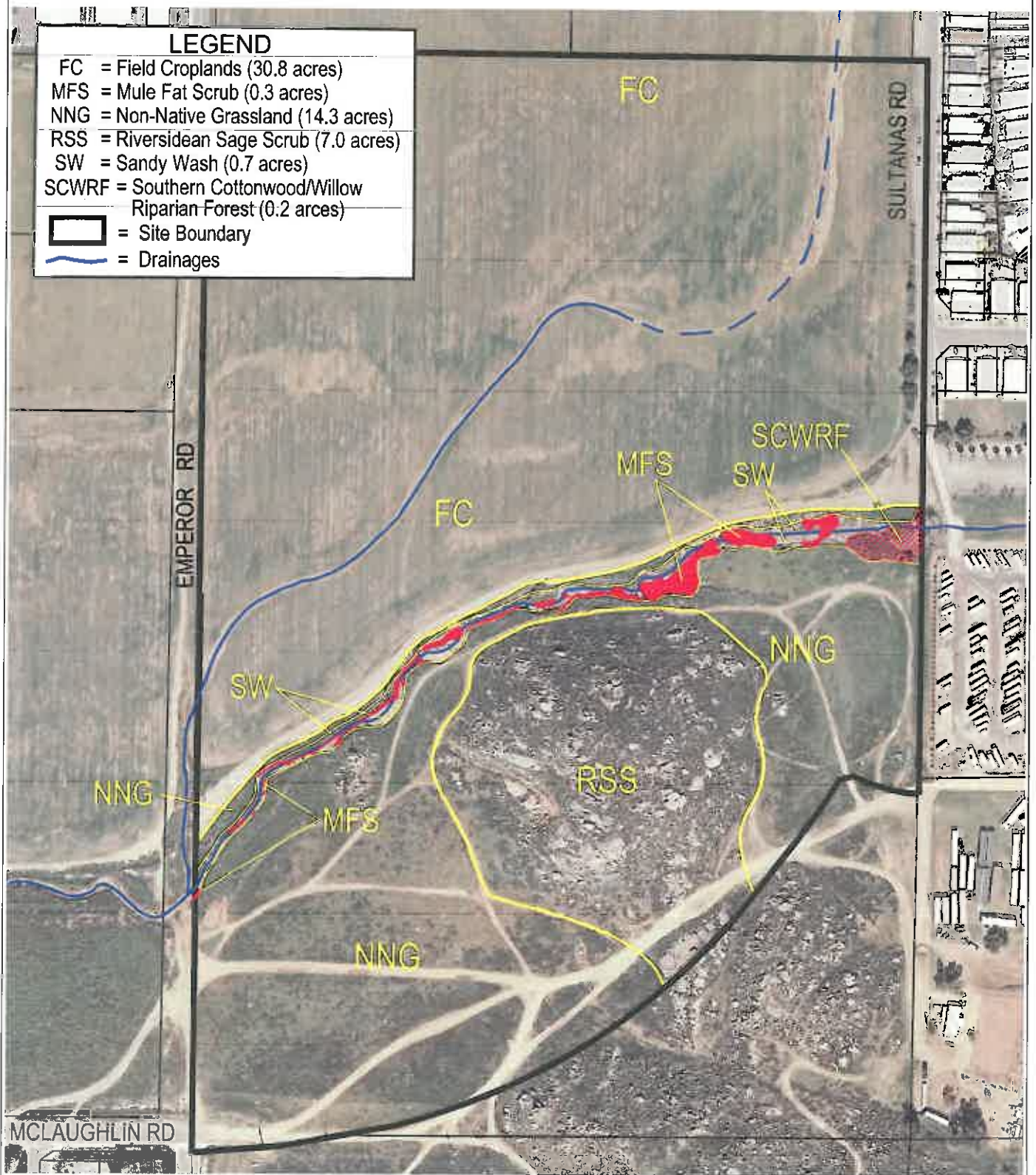
The MSHCP Consistency Analysis identified the presence of five (5) L.A. Pocket Mouse individuals on-site. However, the areas of suitable habitat are too small to support a population of LAPM that is genetically diverse enough to provide long-term conservation. As such, avoidance of the population would not be required by the MSHCP, and the Project would not require a DBESP to address LAPM impacts (GLA, 2014a, p. 8).

In addition, the Project site contains riparian areas that may provide habitat for sensitive species listed in Section 6.1.2 of the MSHCP. As discussed above under the analysis of Issue 7.a, Project impacts to the MSHCP Riparian Areas on-site would be reduced to less than significant levels through the purchase of off-site conservation credits at an approved mitigation bank.

The Project site is not located in a portion of the MSHCP area where narrow endemic plant species are targeted for conservation, and no narrow endemic plant species are known to occur on-site. Accordingly, the Project would not result in any new significant impacts to narrow endemic plant species. In addition, other than the Burrowing Owl and L.A. Pocket Mouse (discussed above), the Project site does not contain suitable habitat for any other sensitive, threatened, candidate, or endangered species.

LEGEND

- FC = Field Croplands (30.8 acres)
- MFS = Mule Fat Scrub (0.3 acres)
- NNG = Non-Native Grassland (14.3 acres)
- RSS = Riversidean Sage Scrub (7.0 acres)
- SW = Sandy Wash (0.7 acres)
- SCWRF = Southern Cottonwood/Willow Riparian Forest (0.2 acres)
-  = Site Boundary
-  = Drainages



Source(s): Princi and Associates (08-03-2011)

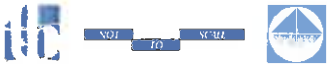


FIGURE 10
BIOLOGICAL RESOURCES MAP

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Based on these findings, and assuming compliance with applicable MSHCP requirements (as would be required pursuant to Mitigation Measure's 11.3 and 11.4), implementation of TR31500 would not result in any new significant impacts to sensitive plant or wildlife species, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) No Substantial Change from Previous Analysis: Specific Plan No. 260 was designed to incorporate large areas of open space within the southeastern portions of the Specific Plan area, which would provide for on-site habitat that is contiguous with the Double Butte County Park. In addition, SP 260 is located approximately 1.9 miles from the nearest MSHCP conservation cells, which were designed, in part, to accommodate wildlife movement areas throughout western Riverside County. Therefore, since SP 260 already accommodates 102.8 acres of contiguous open space that would accommodate wildlife movement, and because the Project area is not targeted for conservation under the MSHCP, the proposed Project would not result in any impacts to wildlife movement corridors. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) No Substantial Change from Previous Analysis: As indicated on Figure 10, the Project site contains a blueline stream supporting Southern Cottonwood-Willow Riparian Forest (0.2 acre) and Mule Fat Scrub (0.3 acre), both of which meet the MSHCP's definition of a Riparian/Riverine Area. Although an ephemeral drainage also occurs on-site, the ephemeral drainage is void of vegetation, and therefore does not provide for habitat for sensitive plant or animal species.

Implementation of the proposed Project would result in impacts to the on-site blueline stream and associated riparian habitat. However, compliance with the Project's DBESP would ensure that the proposed Project's impacts to riparian habitat would be less than significant. Mitigation for impacts to riparian/riverine areas is proposed as the purchase of credits at a 3:1 replacement ratio through an approved mitigation bank/in-lieu fee program such as the Riverside-Corona Resource Conservation District (RCRCD) (GLA, 2014a, p. 7).

Based on the foregoing analysis, and assuming compliance with applicable MSHCP requirements (as would be required pursuant to Mitigation Measure's 11.3 and 11.4), implementation of TR31500 would not result in any new significant impacts to riparian habitats or other sensitive natural communities, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

f) No Substantial Change from Previous Analysis: Based on the site specific analysis conducted by Glen Lukos Associates, areas proposed for development by TR31500 do not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, wetlands, vernal pools and swales, vernal pool-like ephemeral ponds, stock ponds and other human-modified depressions, etc.). The Project site contains one drainage system that exhibits an ordinary high water mark (OHWM) with several characteristics of stream flow including destruction of terrestrial vegetation, terracing, change in soil characteristics, debris racks, and/or visible water marks. However, the drainage system does not exhibit a significant nexus or surficial connection with any traditionally navigable water, does not support an interstate commerce connection, and is considered isolated pursuant to SWANCC. Therefore, the drainage system is not subject to Corps jurisdiction pursuant to Section 404 of the CWA (GLA, 2014b, p. 9). Accordingly, a significant impact to federally protected wetlands would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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g) No Substantial Change from Previous Analysis: Aside from the MSHCP (which is addressed above under Issue 7.a), the only local policy/ordinance protecting biological resources within the Project area is the Riverside County Oak Tree Management Guidelines, which requires surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on site surveys conducted by Principe Associates, the Project site does not contain any oak trees or any other tree species regulated by County ordinance or addressed by County policy (refer to Figure 10) (Principe, 2011a, pp. 6-10). Accordingly, a significant impact to oak trees would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation:

Impacts would be less than significant; therefore, additional mitigation beyond the applicable mitigation measures specified in FEIR No. 329 would not be required. Applicable mitigation measures from FEIR No. 329 are provided below, and have been modified to address current County requirements.

MM 11.2 (Condition of Approval 30.PLANNING.028) Prior to the issuance of grading permits, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 53.3 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. The project will be required to participate in the County's Interim Mitigation Plan, requiring payment of \$1,950 per acre of land developed within Stephens' Kangaroo Rat (SKR) fee assessment areas.

However, to address planned impacts to the 0.38 acre of riparian habitat and another 0.3 acre of unvegetated streambed, and in order to ensure that the Project complies with MSHCP Section 6.1.2 and the site-specific DBESP requirements, the following shall be imposed as a condition of Project approval:

MM 11.3 (Condition of Approval 60.EPD.003) Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 5.0 of the document entitled, "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis," prepared by Glenn Lukos Associates and dated November 3, 2014. The mitigation requires the Project Applicant to obtain mitigation credits reflecting a 3:1 ratio for Project-related impacts (i.e., 2.31 acres of riparian habitat, including creation/restoration at a 1:1 replacement ratio (0.77 acre) and enhancement at an additional 2:1 replacement ratio (1.54 acres)) have been purchased at an approved conservation bank. The required compensatory mitigation must be approved by the California Department of Fish and Game (CDFG) and the Santa Ana Regional Water Quality Control Board (RWQCB) prior to the purchase of any mitigation credits. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

Additionally, although impacts to the burrowing owl are anticipated to be less than significant, the following mitigation measure is intended to ensure appropriate measures are taken in the event the site becomes occupied by burrowing owls prior to Project construction.

MM 11.4 (Condition of Approval 60.EPD.001) 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.

Monitoring:

MM 11.2 The County shall ensure the appropriate SKR fee has been paid and other requirements met prior to the issuance of building and/or grading permits, as appropriate.

MM 11.3 Prior to final grading inspection, the Riverside County Environmental Programs Department shall verify that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in in Section 5.0 of the document entitled, "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis," prepared by Glenn Lukos Associates and dated November, 2014.

MM 11.4 Prior to commencement of grading activities, the Riverside County Environmental Programs Department shall review a report to be provided by the Project applicant documenting the results of the pre-grading burrowing owl survey and shall verify compliance with the recommendations specified therein.

CULTURAL RESOURCES Would the project

8. Historic Resources

a. Alter or destroy an historic site?

b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials, Phase II Cultural Resources Report, FEIR No. 329

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** Impacts to historic resources were evaluated as part of FEIR No. 329, which determined that the Project site does not contain any historical resources as defined in California Code of Regulations, Section 15064.5. Areas proposed for impact by the proposed Project would be the same as was evaluated in FEIR No. 329. In addition, no historic sites were recorded on the Project site during a Phase I Cultural Resources Survey conducted by White and White in 2004 and none were found during the Phase II Cultural Resources Survey of the site conducted in November 2014 and April 2015 (Barros, 2015, p. 25, Attachment F-6). Therefore, there would be no impacts to historic resources or sites as a result of the proposed Project and the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a. Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Project Application Materials, Phase II Cultural Resources Report, FEIR No. 329, Assembly Bill 52

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** The site-specific Phase II Cultural Resources Report (Technical Appendix D2) prepared for the Project determined that nine bedrock milling (BRM) sites (RIV-2607, -7529, -7530, -11897, -11898, -11899, -11900, -11901, and -11902) are present on the Project site. On-site excavations were conducted in November 15, 2014 and April 18, 2015. A description of each of the BRMs uncovered on-site is provided below. None of the BRMs on the Project site are considered significant resources under CEQA. (Barros, 2015, pp. 30, 73, 74)

RIV-2607

RIV-2607 produced a flake scraper and eight pieces of debitage made of a diverse set of lithic materials. The overall density of materials was quite low and aside from the scraper and a worked tool edge piece of debitage, no ground or flaked stone tools, fire-altered rock, bone or utilitarian ornamental or ceremonial items were recovered. No evidence of structural features were observed. Given the low density and diversity of artifact types recovered and the lack of cultural features other than bedrock milling outcrops, the Phase II Cultural Resources Report determined that the research potential of RIV-2607 has been essentially exhausted. RIV-2607 is not viewed as a significant resource under CEQA. (Barros, 2015, p. 73)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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RIV-7529

Aside from the bedrock milling features, only a single possible Native American artifact was recovered from RIV-7529: a broken bird leg bone from an unidentified species. Given its location in a highly rodent-disturbed unit, its somewhat fresh appearance, and the recovery of a shotgun shell in the same unit, it is uncertain whether this bird leg bone is a prehistoric find. Therefore, the Phase II Cultural Resources Report determined that this prehistoric component has no further research potential beyond what has already been established through on-site test excavations. (Barros, 2015, p. 73)

In addition, a 0.22 bullet casing and a 12-gauge shotgun shell, both dating no earlier than the 1950s, were recovered from Units 2 and 5 of RIV-7529. The bullet casing and shotgun shell are viewed as historic isolates which are not considered significant by definition. In any event, the historic component of this BRM has no further research potential beyond what has already been established through on-site test excavations. (Barros, 2015, p. 73)

RIV-7529 is not viewed as a significant resource under CEQA. (Barros, 2015, p. 73)

RIV-7530

This bedrock milling site consists of two slicks on two different rock outcrops approximately 11 meters apart. The Phase II excavations did not reveal any subsurface deposits and no artifacts were recovered from the surface or the subsurface test excavations. As a result, this site has no further research potential beyond what has been accomplished through the test excavations and an update of the existing site record. RIV-7530 is not viewed as significant resources under CEQA. (Barros, 2015, p. 74)

RIV-11897 and -11898

These bedrock milling sites each consist of a granitic outcrop with a single slick. They have no surface artifacts and no artifacts were recovered during the excavations conducted as part of the Phase II Cultural Resources Survey. As a result, these two sites have no further research potential beyond what has been accomplished through the test excavations and site recordation. RIV-11897 and -11898 are not viewed as significant resources under CEQA. (Barros, 2015, p. 74)

RIV-11899

RIV-11899 consists of a granitic bedrock milling outcrop with a single slick. On-site test excavations produced a prehistoric quartz flake fragment and a 0.22 shell casing dating to after World War II. The 0.22 shell is an historic isolate and is not a significant historical resource by definition. As a prehistoric site, the recovery of a single quartz flake indicates that the site has a very low density and diversity of artifacts with little or no potential to contribute additional information. As a result, the Phase II Cultural Resources Survey determined that the research potential of the RIV-11899 has been essentially exhausted. RIV-11899 as a prehistoric site is not viewed as a significant resource under CEQA. (Barros, 2015, p. 74)

RIV-11900

RIV-11900 consists of a granitic bedrock milling outcrop with a single slick. On-site test excavations produced a 0.22 shell casing post-dating World War II. The 0.22 shell is an historic isolate and is not a significant historical resource by definition. No prehistoric artifacts were recovered. This indicates that this milling site has virtually no additional research potential given the apparent absence or probability of a very low density and diversity of artifacts. As a result, the Phase II Cultural Resources Survey determined that the research potential of the RIV-11900 has been essentially exhausted. RIV-11900 as a prehistoric site is not viewed as a significant resource under CEQA. (Barros, 2015, p. 74)

RIV-11901

RIV-11901 consists of a granitic bedrock milling outcrop with a single slick. No prehistoric artifacts were recovered from the surface or from subsurface test excavations as part of the Phase II Cultural Resources

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Survey. However, a 12-gauge shotgun shell headstamp dating to the 1930s or 1940s was noted on the surface of the site. The 12-gauge shotgun shell head stamp is a historic isolate and is not a significant historical resource by definition. The lack of prehistoric artifacts indicates that this milling site has virtually no additional research potential given the apparent absence or probability of a very low density and diversity of artifacts. As a result, the Phase II Cultural Resources Survey determined that the research potential of the RIV-11901 has been essentially exhausted. RIV-11901 as a prehistoric site is not viewed as a significant resource under CEQA. (Barros, 2015, p. 75)

RIV-11902

RIV-11902 consists of a granitic bedrock milling outcrop with a single slick. While no surface artifacts are present, the test excavations produced a 12-gauge shotgun shell head stamp dating to after World War II. The 12-gauge shotgun shell head stamp is an historic isolate and is not a significant historical resource by definition. No prehistoric artifacts were recovered. This indicates that this milling site has virtually no additional research potential given the apparent absence or probability of a very low density and diversity of artifacts. As a result, the Phase II Cultural Resources Survey determined that the research potential of the RIV-11902 has been essentially exhausted. RIV-11902 as a prehistoric site is not viewed as a significant resource under CEQA. (Barros, 2015, p. 75)

Impacts to archaeological resources were evaluated as part of FEIR No. 329, which determined that there is a potential for Project grading activities to uncover previously unknown resources on-site. Monitoring by a qualified archaeologist is required as mitigation during construction and is recommended in the Phase II Cultural Resources Report (Technical Appendix D2). With mitigation incorporated, impacts to historical resources and sites would be less than significant. Impacts associated with the proposed Project (i.e., the area encompassing TR31500) are consistent with the areas identified for impact as part of FEIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts to archaeological resources beyond that which was evaluated and mitigated for as part of FEIR No. 329. However, since the certification of FEIR No. 329 in 1994, the County of Riverside has updated its mitigation for previously undiscovered archaeological resources. As such, revised mitigation measures 15.1 through MM 15.3 (Condition of Approval Nos. 10.PLANNING.024, 30.PLANNING.023, and 90.PLANNING.018) are proposed that are functionally equivalent to what was provided in FEIR No. 329 but provide consistency with current County requirements.

c) **No Substantial Change from Previous Analysis:** No human remains have been identified on-site during past archaeological investigations. Nonetheless, in the event that human remains are uncovered, the Project developer would be required to comply with California Public Resources Code Section 5097.98, which requires notification of the County coroner and Native American Heritage Commission and specifies the procedures for disposition of the remains. With mandatory compliance with state law, potential impacts to human remains would be precluded. Therefore, impacts to human remains are determined to be less than significant and the Project would not substantially increase the severity of long-term air quality impacts previously identified in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** The Project site does not contain any existing religious or sacred uses. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) **No Substantial Change from Previous Analysis:** Assembly Bill 52 (AB 52) was signed into law by on September 25, 2014, and requires a Lead Agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a project site, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project (AB 52, p. 1). The

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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environmental analysis for the proposed Project commenced in 2011/2012, and the County determined prior to the adoption of AB 52 that the appropriate form of CEQA-compliance documentation is an Addendum to FEIR No. 329. Additionally, the legislature declared that AB 52 "shall apply only to a project that has a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015" (AB 52, p. 2). Although AB 52 is not applicable to the proposed Project, and as detailed in the Phase II Cultural Resources Evaluation for the proposed Project, a letter was sent to the Native American Heritage Commission requesting a Sacred Lands check on November 19, 2014. Subsequently scoping letters were sent to all groups or individuals listed in the NAHC response, informing them of the project and of the preliminary results of the test excavations. (Barros, 2015, page vii) No responses were received indicating that the Project site contains tribal cultural resource as defined in Public Resources Code 21074. As such, it can reasonably be concluded that the proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified impact as analyzed in FEIR No. 329.

Mitigation:

Revised/Supplemented Mitigation Measures

FEIR No. 329 includes one mitigation measure, which would continue to apply to the proposed Project. However, the mitigation measure identified by FEIR No. 329 for impacts to archeological resources is out of date and does not reflect current regulatory requirements. Accordingly, the following FEIR No. 329 Mitigation Measure would be supplemented and replaced by the revised (and more stringent) requirements listed below:

Former FEIR No. 329 Mitigation Measure 15 [Renumbered as Mitigation Measure 15.1]:

MM 15.1 ~~(Condition of Approval 10.PLANNING.024) Given the element of uncertainty of any archeological survey due to the potential sub-surface dimension, it is recommended that should archaeological materials be discovered during grading activities, a qualified archaeologist shall be retained for evaluation. If during ground disturbing activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conduction prior to Project approval, the following procedures shall be followed. A cultural resources site is defined, for this mitigation measure, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.~~

In the event that a cultural resource(s) site is discovered:

- a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the Project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
- b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource(s).
- c) Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Supplemental/New Mitigation Measures

In addition, although impacts would be less than significant, the County nonetheless has imposed the following new mitigation measures on the proposed Project:

MM 15.2 (Condition of Approval 30.PLANNING.023) Prior to grading permit issuance within Planning Areas 32 and 33B, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American monitor(s), 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 issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the Building and Safety Department (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."

MM 15.3 (Condition of Approval 60.PLANNING.032) Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate tribal consultation, and potential recovery of cultural resources in coordination with the tribal monitor. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder, and tribal monitor throughout the process.

MM 15.4 (Condition of Approval 60.PLANNING.034) Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, conduct tribal consultation, and potential recovery of cultural resources in coordination with the Project Archaeologist. The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The tribal monitor is responsible only to the Tribe for consultation purposes. Tribal monitoring does not replace any required archaeological resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the Tribe's interests only. For any identified significant resources, should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

MM 15.5 (Condition of Approval 60.PLANNING.038) Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

MM 15.6 (Condition of Approval 60.PLANNING.039) Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-RIV-7538A during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements: Prior to grading permit issuance, the developer/permit holder shall provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:

- a. In the event that construction activities are to take place within 100 feet of archaeological site(s) CA-RIV-7538A, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
 - i. The project archaeologist shall identify the site boundaries.
 - ii. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist.
 - iii. Upon approval of buffers, install fencing under the supervision of the project archaeologist.
 - iv. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-RIV-7538A.
 - v. Fencing may be removed after the conclusion of construction activities.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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MM 15.7 (Condition of Approval 60.PLANNING.040) Prior to grading approval the Project Applicant shall determine the ultimate disposition for this site. All efforts will be made to avoid and preserve this site. In the event that this site cannot be avoided, the applicant agrees to relocate the site within previously designated open space within property contiguous to the south of TR31500.

MM 15.8 (Condition of Approval 70.PLANNING.001) Prior to grading permit final inspection (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.

MM 15.9 (Condition of Approval 70.PLANNING.002) Prior to grading permit final inspection, The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

- a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.
- b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.
- c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.
- d. Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

MM 15.10 (Condition of Approval 90.PLANNING.018) Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance.

Monitoring: Monitoring shall occur as specified above in Mitigation Measures MM 15.1 through MM 15.10.

10. Paleontological Resources

a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, FEIR No. 329

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** According to the Riverside County General Plan, portions of SP260 contain areas with high paleontological sensitivity (Riv. County, 2003a, Figure OS-8). Potential impacts to paleontological resources were evaluated and disclosed in FEIR No. 329, which identified significant, but mitigable impacts to paleontological resources. Mitigation was imposed requiring the monitoring of site grading activities by a qualified paleontological monitor. Mitigation measures from FEIR No. 329 would continue to apply to the proposed Project. Accordingly, no new or increased impacts to paleontological resources would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required; however, applicable mitigation measures from FEIR No. 329 would continue to apply to the proposed Project. FEIR No. 329 mitigation measures that are applicable to the proposed Project are provided below, and have been modified (as shown) to reflect the County's current mitigation requirements for paleontological resources. The revised mitigation provides a better level of protection for paleontological resources as compared to the mitigation that was identified in FEIR No. 329.

MM 15.511 (Conditions of Approval 30.PLANNING.024, 60.PLANNING.031, and 90.PLANNING.017) Prior to the issuance of grading permits, the developer shall submit a copy of a fully executed contract, including the name, telephone number, and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The qualified paleontologist shall be included on the County's Paleontology Consultant List. The Project Applicant also shall enter into an agreement with the qualified paleontologist, which 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. Prior to the commencement of grading, pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. 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. Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Paleontology Monitoring report. Since the paleontologic sensitivity for the site is very low, there is

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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~~no need to have a grading monitor present on the property for near surface grading. However, earthmoving occurring at depths greater than 10 feet should be monitored by a qualified paleontologist, along with older alluvium deposits which occur at depths of less than ten feet. Monitoring on a part time basis should be satisfactory for this project given the relatively low sensitivity of the sediments. If fossils are found by the owners of the property, their agents, contractors, or subcontractors during the development of the property, they should be reported immediately to a qualified, professional paleontologist for evaluation.~~

~~If grading of older alluvium occurs or earthmoving occurs at depths of more than ten feet, or if fossils are encountered on the property during development, the following mitigation procedures shall be followed:~~

- ~~• The project paleontologist shall immediately evaluate the fossils which have been discovered to determine if they are significant and, if so, to develop a plan to collect and study them for the purpose of mitigation.~~
- ~~• A paleontologic monitor shall be immediately retained to be present during earthmoving on the property. The monitor must be empowered to temporarily halt or redirect excavation equipment if additional fossils are found to allow evaluation and removal of them if necessary. The monitor shall be equipped to speedily collect specimens if they are encountered.~~
- ~~• The monitor, with assistance if necessary, shall collect individual fossils and/or samples of fossil bearing sediments. If specimens of small animal species are encountered, the most time and cost efficient method of recovery is to remove a selected volume of fossil bearing earth from the grading area and stockpile it off site for processing by screen washing.~~
- ~~• Fossils recovered during earthmoving or as a result of screen washing of sediment samples shall be cleaned and prepared sufficiently to allow identification. This allows the fossils to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs.~~
- ~~• A report of findings shall be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report will minimally include a settlement of the types of paleontologic resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a settlement of their scientific significance.~~
- ~~• The paleontological specimens recovered as a result of mitigation shall be donated to a qualified scientific institution where they would be afforded long term preservation to allow future scientific study.~~

Monitoring: Monitoring shall occur as specified above in Mitigation Measure MM 15.11.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
Fault Hazard Zones				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; GIS database; Geologist Comments; Geotechnical Report for Tract 31500, Leighton and Associates, June 18, 2007; FEIR No. 329.

Findings of Fact:

a) & b) **No Substantial Change from Previous Analysis:** All potential impacts associated with Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones were addressed as part of FEIR No. 329. A site-specific geotechnical report also has been prepared for Tract 31500, which concludes that the Project site is suitable/provisionally suitable for development as proposed, assuming adherence to the recommendations contained in the site-specific geotechnical report. As disclosed in FEIR No. 329 and the site-specific geotechnical report, the Project site is not located within an Alquist-Priolo Special Studies Zone and no faults occur on-site (Riv. County, 2003a, Figure S-2). The site-specific geotechnical report concluded that the nearest zoned active faults are the San Jacinto-San Jacinto Valley Fault, located approximately 8.9 miles (14.3 km) northeast of the site; the San Jacinto-Anza Fault, located approximately 12.2 miles (19.6 km) east and the Elsinore-Temecula Fault, located approximately 13.5 miles (21.7 km) southwest of the site. The Project would not be subject to seismic hazards beyond those that naturally occur throughout the Southern California region (Leighton, 2007, p. 7). Consistent with the findings of FEIR No. 329, the proposed Project's impacts to geology and soils would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project. EIR No. 329 mitigation measures that are applicable to the proposed Project are provided below, although some modifications have been made in order to reflect current building code requirements.

MM 1.1 (Condition of Approval 10-35) The proposed structures and foundations shall be designed to resist seismic forces in accordance with the seismic design criteria contained in the Uniform California Building Standards Code, Section 2312.

In addition, the following mitigation measure shall apply:

MM 1.2 (Condition of Approval 10-36) The proposed Project shall demonstrate compliance with the Project's geotechnical investigation, dated June 18, 2007, on all plans prior to the issuance of grading and/or building permits.

Monitoring: Monitoring shall occur as specified in FEIR No. 329 and/or as specified above for Mitigation Measure MM 1.2.

12. Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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including liquefaction?

Source: *Geotechnical Report for Tract 31500*, Leighton and Associates, June 18, 2007; *FEIR No. 329*.

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Liquefaction hazards were evaluated in FEIR No. 329, which found that such impacts would not be significant due to the depth to groundwater on-site (over 100 feet). In addition, the site-specific geotechnical report concluded that the potential for liquefaction to affect proposed on-site structures is low (Leighton, 2007, p. 8). Accordingly, significant impacts associated with liquefaction would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in FEIR No. 329.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Be subject to strong seismic ground shaking?				

Source: *Riverside County General Plan; Geotechnical Report for Tract 31500*, Leighton and Associates, June 18, 2007; *FEIR No. 329*.

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** All potential seismic impacts were addressed in FEIR No. 329 for Specific Plan No. 260. A geological investigation was prepared in conjunction with FEIR No. 329, and a site-specific geotechnical evaluation has been prepared for Tentative Tract Map No. 31500. FEIR No. 329 and the site-specific geotechnical evaluation conclude that the Project site is subject to seismic activity that is characteristic of Southern California, and that compliance with requirements of the California Building Code and the site-specific recommendations of the geotechnical evaluation would ensure that hazards associated with strong seismic ground shaking remain less than significant (Leighton, 2007, p. 7). In addition, the Project site is not located in any fault zones (Riv. County, 2003a, Figure S-4). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required (refer to Mitigation Measures MM 1.1 and 1.2, above).

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

14. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?				

Source: *On-site Inspection; Riverside County General Plan; Geotechnical Report for Tract 31500*, Leighton and Associates, June 18, 2007; *FEIR No. 329*

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Slope stability was evaluated as part of FEIR No. 329, which concluded that landslide risk is primarily associated with the west margin of the Double Butte, and that such risks affect only Planning Areas 25, 27, 39 and 40. The potential for landslides affecting other Planning Areas within SP 260 were evaluated as less than significant given the general lack of slopes on-site (other than adjacent to Double Butte). In addition, a site-specific geotechnical evaluation was conducted for TR31500, which concludes that no previous landslides have been reported on the maps reviewed (Leighton, 2007, p. 8). In addition, no evidence of landslides was identified during site-specific investigations. However, the site-specific geotechnical evaluation does recommend that further study of rockfall hazards take place in conjunction with the review of future rough grading plans. Preparation of geotechnical reports in conjunction with rough grading plans already is a requirement of Riverside County; therefore, no new impact is identified. The site-specific geotechnical evaluation also concludes that the risk of lateral spread or collapse would be attenuated with mandatory compliance with the geotechnical report recommendations. Therefore, compliance with the recommendations of the site-specific geotechnical evaluation would ensure that impacts associated with landslide risk would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required (refer above to Mitigation Measures MM 1.1 and 1.2).

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

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?

Source: *Geotechnical Report for Tract 31500*, Leighton and Associates, June 18, 2007; FEIR No. 329.

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** As concluded in FEIR No. 329, ground subsidence is not anticipated on-site due to the lack of water level declines beneath the Project site. This finding is confirmed by the site-specific geotechnical evaluation, which identifies a slight potential for subsidence due to Project grading activities (Leighton, 2007, p. 14). The geotechnical evaluation provides recommendations to ensure that impacts associated with ground subsidence would be less than significant. Compliance with the recommendations contained in the site-specific geotechnical evaluation would be required as a condition of Project approval (refer above to Mitigation Measure MM 1.2). Accordingly, no new impacts would occur beyond what was disclosed as part of FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

16. Other Geologic Hazards

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

Source: *On-site Inspection, Project Application Materials*

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Findings of Fact:

a) **No Substantial Change from Previous Analysis:** The Project site is not located within an area which has a known risk of seiche, mudflow, or volcanic activity. In addition, and according to Riverside County General Plan Figure S-10, the Project site is not subject to inundation due to the failure of any nearby dams (Riv. County, 2003a). Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above or below. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes				
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps; Project Application Materials; Geotechnical Report for Tract 31500, Leighton and Associates, June 18, 2007; FEIR No. 329

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** The proposed Project generally would maintain the topography of the site, although the southern portion of Planning Area 33B would require extensive grading. Grading in Planning Area 33B would result in the removal of a landform measuring up to 80 feet in height as necessary to accommodate development. This change in the site's topography was evaluated in the site-specific geotechnical evaluation, which concludes that the Project would result in less-than-significant topographical impacts assuming compliance with the geotechnical report recommendations. Compliance with the geotechnical report recommendations would be required as a condition of approval (refer above to Mitigation Measure MM 1.2), and future geotechnical evaluations would be prepared in conjunction with future site grading permit applications to verify the findings and conclusions of the site-specific preliminary investigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) **No Substantial Change from Previous Analysis:** As indicated in General Note 21 on TR31500, all slopes proposed on-site would have a maximum gradient of 2:1. As shown on TR31500, the tallest slopes on-site would occur at the rear of lots 161 through 166, where the maximum height of slopes would be approximately 7.5 feet. As such, the Project would not create cut or fill slopes greater than 2:1 or higher than 10 feet, and a significant impact would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) **No Substantial Change from Previous Analysis:** Under existing conditions, there are no existing subsurface disposal systems within the areas proposed for development by TR31500. As such, impacts

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

18. Soils

a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: U.S.D.A. Soil Conservation Service Soil Surveys; Project Application Materials; On-site Inspection; Geotechnical Report for Tract 31500, Leighton and Associates, June 18, 2007; FEIR No. 329.

Findings of Fact:

a) No Substantial Change from Previous Analysis: Impacts associated with soil erosion were previously evaluated as part of FEIR No. 329. In addition, a site-specific geotechnical evaluation was prepared for Tract Map 31500, as required by FEIR No. 329. The site-specific geotechnical report includes surface drainage recommendations that would mitigate excessive erosion during construction and long term operation of the site (Leighton, 2007, p. 16). Compliance with the recommendations contained in the site-specific geotechnical evaluation would be required as a condition of Project approval (refer above to Mitigation Measure MM 1.2). Furthermore, development of the site would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would further reduce the potential for soil erosion on site. As such, impacts associated with soil erosion and the loss of topsoil are evaluated as less than significant and would not increase beyond what was evaluated and disclosed as part of FEIR No. 329.

b) No Substantial Change from Previous Analysis: Based on a site-specific geotechnical evaluation prepared for TR31500, the expansion potential of on-site soils is considered "very low" (Leighton, 2007, p. 10). However, the geotechnical evaluation notes that moderately expansive clayey lenses may be encountered locally during rough grading. The potential for expansive soils on-site would be evaluated in conjunction with future grading permits and recommendations would be provided for addressing any potential for soil expansion, as required by mitigation provided in FEIR No. 329. As such, development of the site as proposed would not result in any substantial risks to life or property associated with expansive soils, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) No Substantial Change from Previous Analysis: The proposed Project would not involve the construction of septic systems on-site, as the Project would connect to a sanitary sewer system for treatment of Project wastewater. As such, significant impacts associated with septic systems would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

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: U.S.D.A. Soil Conservation Service Soil Surveys, FEIR No. 329

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** All potential impacts associated with erosion were addressed in FEIR No. 329, which concluded that erosion-related impacts would be reduced to a level below significance with the incorporation of mitigation measures. In addition, a NPDES permit would be required for Project construction activities, which would require that measures be incorporated to reduce the potential for substantial soil erosion from the site. Furthermore, protective measures to mitigate excessive site erosion during construction would be implemented in accordance with County of Riverside grading ordinances (Leighton, 2007, p. 19). Therefore, with compliance with the mitigation measures specified in FEIR No. 329 and mandatory compliance with the NPDES permit, impacts would be reduced to less than significant levels.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project. EIR No. 329 mitigation measures that are applicable to the proposed Project are provided below.

MM 2.1 (Condition of Approval 10-38) Positive drainage of the site shall be provided, and water shall not be allowed to pond behind or flow over any cut and fill slopes. Where water is collected in a common area and discharged, protection of the native soils shall be provided by planting erosion resistant vegetation, as the native soils are susceptible to erosion by running water.

MM 2.2 (Condition of Approval 10.BS GRADE.014) Maximum inclination of all cut and fill slopes shall be 2 horizontal to 1 vertical.

MM 2.4 (Condition of Approval 10-37) Final determination of the foundation characteristics of soils within on-site development areas shall be performed by a geotechnical engineer.

MM 2.5 (Condition of Approval 60-35) Prior to issuance of grading permits, a seismic refraction survey shall be conducted to evaluate the rippability characteristics of the bedrock on-site indicating the approximate rippability of the bedrock materials at various depths for grading purposes.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

20. Wind Erosion and Blowsand from project either on or off site.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: *Riverside County General Plan, Ord. No. 484, FEIR No. 329.*

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Wind erosion and blowsand impacts were evaluated in FEIR No. 329, which concluded that such impacts would not occur because the Project site is not located in a portion of the County subject to strong winds or blowsand-related hazards. General Plan Figure S-8, indicates that the project site is an area with a “moderate” erodibility rating (Riv. County, 2003a). In addition, the project would comply with Ordinance No. 484 which regulates blowsand in the County (Riv. County, 2000). As such, impacts related to wind erosion and blowsand would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

GREENHOUSE GAS EMISSIONS Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: *Project Application Materials, Air Quality and GHG Impact Study, CARB Scoping Plan*

Findings of Fact:

Since the *Air Quality and GHG Impact Study* was prepared for the Project (January 27, 2014), minor revisions to TR31500 have occurred. As such, the *Air Quality and GHG Impact Study* calculated impacts that would result from the development of 206 dwelling units on the Project site which is currently proposed as part of TR31500. Therefore, the analysis included in the *Air Quality and GHG Impact Study* and in this EIR Addendum, accurately represents the impacts from the proposed Project.

a & b) **No Substantial Change from Previous Analysis:** Provided below is a discussion and analysis of the Project’s potential to produce greenhouse gas (GHG) emissions.

Background

Gases that trap heat in the atmosphere are commonly referred to as “greenhouse gases” because they function like a greenhouse by letting light in while preventing heat from escaping. Naturally occurring GHGs include water vapor, carbon dioxide (CO₂), methane (CH₄) and nitrogen dioxide/oxides (N₂O and NO_x). The natural accumulation of GHGs in the atmosphere has a warming effect on the Earth’s temperature. Without these natural GHGs, the Earth’s temperature would be cooler. (RK Engineering, 2014, p. 3-4)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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In addition to the naturally occurring gases, man-made chemicals also act as GHGs and include the following common compounds: chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆), ozone (O₃), and aerosols. It is believed that emissions from human activities, such as electricity production and vehicle use, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. (RK Engineering, 2014, p.3-5)

Emissions in California were approximately 450 million tons of carbon dioxide equivalents (MMTCO₂e) in 2009 (California Air Resources Board). (RK Engineering, 2014, p.3-5)

Analysis

The greenhouse gas analysis is restricted to greenhouse gases identified by AB 32 and the CEQA Guidelines (section 15364.5), which include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The Project would generate a variety of greenhouse gases during construction and operation, including several defined by AB 32 and the CEQA Guidelines such as carbon dioxide, methane, and nitrous oxide. Modeling parameters and assumptions are explained in Section 4.0 of the Project’s Air Quality and Greenhouse Gas Analysis. (RK Engineering, 2014, p.3-5)

Thresholds for Determining Significance

CEQA Guidelines define a significant effect on the environment as “a substantial, or potentially substantial, adverse change in the environment.” To determine if a project would have a significant impact on greenhouse gases, the type, level, and impact of emissions generated by the project must be evaluated. (RK Engineering, 2014, p. 5-3)

In addition to CEQA guidelines, the SCAQMD established working group to develop an interim significance threshold for GHG emissions under CEQA as discussed in Section 2.4.4. This analysis compares the Project’s GHG emissions to the SCAQMD’s Tier 3 and Tier 4 (option 3) approach. (RK Engineering, 2014, p. 5-3)

Riverside County Planning Department is in the process of developing a draft Standard Operating Procedure (SOP) for GHGs and CEQA compliance. Accordingly, a non-industrial project must demonstrate that the project has reduced GHG emissions by 30% or more below a BAU standard, if the intent is to demonstrate a less than significant impact. To determine whether the Project is significant, this Project utilizes the Riverside County Threshold but it also compares the GHG emissions to the SCAQMD’s Tier 3 and Tier 4 (option 3) threshold. (RK Engineering, 2014, p. 5-3)

Project- Related Greenhouse Gas Emissions

Construction Emission Assumptions

CalEEMod was used to estimate the Project’s onsite and offsite greenhouse gas emissions during construction. Assumptions used in estimating these emissions are located in Section 4.1 of the Project’s Air Quality and GHG Impact Study. Greenhouse gas emissions from Project construction equipment and worker vehicles are shown in Table 5, *Construction Greenhouse Gas Emissions*. The total construction emissions amortized over a period of 30 years are estimated at 124 metric tons of CO₂e per year. CalEEMod output calculations are provided in Appendix A of the Project’s Air Quality and GHG Study. (RK Engineering, 2014, p.7-1)

New Significant Impact More Severe Impacts New Ability to Substantially Reduce Significant Impact No Substantial Change from Previous Analysis

Table 5 Construction Greenhouse Gas Emissions

Activity	Emissions (MTCO ₂ e) ¹		
	Onsite	Offsite	Total
Site Preparation	57	3	60
Grading	224	8	233
Building Construction ²	1,223	2,105	3,328
Paving	57	4	61
Coating	7	21	28
Total	1,568	2,142	3,710
Averaged over 30 years³	52	71	124

¹ MTCO₂e=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbons).

² Building construction is estimated to take approximately 2-3 years.

³ The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD recommendations.

* CalEEMod output (Appendix A)
(RK Engineering, 2014, Table 18)

Operational Emission Assumptions

Operational or long-term emissions occur over the life of a project. For assumptions used in estimating the emissions and details regarding the emissions, please refer to Section 4.2 of the Air Quality and GHG Impact analysis. The operational business as usual emissions for the proposed Project are 5,022 metric tons of CO₂e per year as shown in Table 6, *Operational Greenhouse Gas Emissions*. Business as usual emissions refer to emissions without incorporation of regulation, project design, or mitigation measures that would reduce emissions. It is appropriate to use business-as-usual emissions because the threshold for this analysis correlates with AB 32, and the SCAQMD and Riverside County methodologies. One of the goals of AB 32 is to reduce California’s emissions to Year 1990 levels by the Year 2020. If emissions were to increase without reductions from regulation (the business as usual scenario), a 28.4 percent reduction would be required to reduce emissions to Year 1990 levels. (RK Engineering, 2014, p.7-1)

The estimation does not include changes in carbon storage or sequestration. Carbon is stored in biological material such as trees and lumber. There is little vegetation on the Project site of this specific type, although landscaping will be provided. In addition, the structures that would be operational once the Project is constructed will retain carbon. Therefore, the carbon sequestration ability of the Project site pre and post Project is speculative at this time. (RK Engineering, 2014, p.7-1)

The Project’s operational GHG emissions when incorporating the various applicable regulations and mitigation measures MM GG-1 through GG-3 are 3,458 metric tons of CO₂e per year as shown in Table 7, *Significance of Greenhouse Gas Emissions*, below. With the combined regulations and Mitigation Measures MM 13.1, MM 13.2, MM 6.7, MM 6.8, and MM 6.9, GHG emissions from the Project would be 31% below the BAU.

Conclusion

As shown in Table 7, with the implementation of GHG reduction measures and mitigation measures MM 13.1, MM 13.2, MM 6.7, MM 6.8, and MM 6.9, the proposed Project would reduce GHG emissions by 31 percent. The proposed Project would therefore meet the target of 30% below BAU that has been established for the purposes of assessing operational GHG emissions of projects in Riverside County (RK Engineering, 2014, p.7-2). Therefore, emissions would be less than significant after implementation of regulations, project design features, and mitigation measures. As such, the Project would have a less-than-significant impact due to a conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, implementation of the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Table 6 Operational Greenhouse Gas Emissions

Emission Source	Emissions (MTCO ₂ e) ¹		Percent Reduction ⁵
	Business-as-Usual ²	With Regulation, Project Design, Mitigation ⁴	
Area Source	70	69	1%
Energy Source	1,020	946	7%
Mobile Source	3,605	2,135	41%
Waste	110	110	0%
Water	94	74	21%
<i>Subtotal (Operation)</i>	<i>4,898</i>	<i>3,334</i>	<i>32%</i>
<i>Subtotal Construction (averaged over 30 years)</i>	<i>124</i>	<i>124</i>	<i>0%</i>
Total Annual Emissions	5,022	3,458	31%

¹ MTCO₂e = metric tons of carbon dioxide equivalents

² Business-as-usual greenhouse gas emissions refer to emissions using protocol and emission factors from the period of 2004-2006 (prior to the adoption of AB 32 and related greenhouse gas regulations) and also do not take into account project design features or mitigation measures to reduce greenhouse gas emissions.

³ Emissions with regulation are emissions estimated by CalEEMod for the year 2020 (includes Pavley I and Low Carbon Fuel Standard mobile reductions).

⁴ Emissions with regulation, project design, and mitigation include reductions listed in Table 20. Source of emissions: CalEEMod (Appendix A).

⁵ Percent reduction: compares the BAU scenario emissions to the with regulation, project design, mitigation scenario emissions.

(RK Engineering, 2014, Table 19)

Table 7 Significance of Greenhouse Gas Emissions

Item	Business as Usual	With Regulation, Project Design, Mitigation	Units
Total Annual Emissions ¹	5,022.03	3,457.53	MTCO ₂ e/year
SCAQMD Draft Tier 3 threshold	3,000	3,000	MTCO ₂ e/year
Exceed Tier 3 Threshold?	Yes	Yes	--
Emissions per service population ²	8.5	5.9	MTCO ₂ e/year
SCAQMD Draft Tier 4 (option 3) threshold	4.8	4.8	MTCO ₂ e/year
Project exceeds service population threshold?	Yes	Yes	--
Percent reduction from regulation	--	31%	%
Riverside County Threshold (reduce emissions by this percentage)	30%	30%	%
Significant impact?	--	No	--

¹ Refer to Table 20 for emissions

² Service population is calculated by dividing the emissions by the number of residents (589); CalEEMod output. (RK Engineering, 2014, Table 21)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Mitigation:

EIR No. 329 Mitigation Measures

The following mitigation measures from EIR No. 329 that relate to greenhouse gas emissions shall apply to the proposed Project:

MM 13.1 (Condition of Approval 10-39) Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof over hangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.

MM 13.2 (Condition of Approval 10-40) Building energy conservation will largely be achieved for residential, commercial, business park and industrial units by compliance with Title 24 of the California Administrative Code.

Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe installation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(0 and 1601(b) are Appliance Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.

Supplemental/New Mitigation Measures

In order to further ensure that Project-related impacts to greenhouse gas emissions are reduced to a level below significance, the County has imposed the following new mitigation measures on the proposed Project:

MM 6.7 (Condition of Approval 60-36) Prior to grading permit issuance, the Project Applicant shall provide documentation to the Riverside County Planning Department indicating that a pedestrian network design shall be implemented that promotes non-vehicular modes of transportation.

MM 6.8 (Condition of Approval 80-27) Prior to building permit issuance, the Project Applicant shall submit a Title 24 Compliance Report to the Riverside County Planning Department indicating that the Project shall exceed year 2010 Title 24 energy requirement by 20%.

MM 6.9 (Condition of Approval 60-37) Prior to building permit issuance, the Project Applicant provide documentation to the Riverside County Planning Department that the Project shall implement a water conservation strategy that will obtain a 20% reduction for indoor/outdoor water use as compared to year 2010 Title 24 requirements.

Monitoring: Monitoring shall be the responsibility of the County of Riverside Planning Department and Building and Safety Department.

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

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
disposal of hazardous materials?				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Project Application Materials, FEIR No. 329.*

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** As concluded in FEIR No. 329, only the commercial and business park land uses proposed within SP 260 have the potential to generate toxic substances that could affect the environment, and mitigation measures were provided requiring site-specific studies at the time of application for plot plans to implement the commercial/business park land uses to evaluate whether actual uses proposed in those planning areas would significantly impact the environment. No impacts due to future residential uses were identified. As the proposed Project does not seek to change the overall range of land uses within the Project, there would be no new impacts associated with hazards beyond that which was disclosed and mitigated for as part of FEIR No. 329.

c) **No Substantial Change from Previous Analysis:** The Project site is not identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. In addition, changes proposed to the Specific Plan Land Use Plan would result in improved circulation in the area, which would improve the ability of emergency responders to access the site and adjacent properties during emergencies. As such, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** SP 260 is located adjacent to the Harvest Valley Elementary School and the Heritage High School (Google Earth, 2014). These school sites could potentially be affected by development within commercial planning areas within the Specific Plan (e.g., Planning Areas 27 and 31). However, FEIR No. 329 identifies the potential for commercial land uses to generate hazardous materials and substances and requires as mitigation additional analysis at the time of application for a plot plan. Moreover, the current Project seeks only minor modifications to Planning Areas 32 and 33B, both of which are located at least 0.25 mile from these existing schools. As such, impacts to schools would be less than significant. Therefore, impacts from hazardous materials on nearby schools would not be greater than what was evaluated and mitigated to a level below significant by FEIR No. 329, and there would be no new impacts associated with the currently proposed Project.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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e) **No Substantial Change from Previous Analysis:** The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

23. Airports

a. Result in an inconsistency with an Airport Master Plan?

b. Require review by the Airport Land Use Commission?

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?

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?

Source: *Riverside County General Plan, Google Earth, FEIR No. 329*

Findings of Fact:

a through c) **No Substantial Change from Previous Analysis:** With the most recent update to the Airport Comprehensive Land Use Plan (ACLUP) for the March Air Reserve Base (MARB) in November 2014, the Project site now falls within the boundary of the Airport Influence Area (AIA) for the March Air Reserve Base. Specifically, the Project site falls within Zone E (Other Airport Environs) of the airport's influence area (Mead and Hunt, 2014, Map MA-1). The ALUCP indicates there are no limits regarding the density/intensity of residential development and no explicit restrictions on number of people per acre within Zone E. Prohibited uses in Zone E are hazards to flight, which include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Additionally, as part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed as required by state law. (Mead and Hunt, 2014, pages 9-10) Due to the Project site's location within the AIA for the MARB, the Project is subject to ALUC review, which occurred on August 13, 2005. The Riverside County ALUC determined that the proposed Project would be fully consistent with the ALUCP, subject to certain standard conditions of approval. Although the proposed Project would be located within an airport influence area, based on the requirements of the ALUC, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** The Project site is not located within the vicinity of any private airstrips (Google Earth, 2014; Riv. County, 2003a, Figure S-19). Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Monitoring: No monitoring is required.

24. Hazardous Fire Area

a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Harvest Valley/Winchester Area Plan, GIS database

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** According to HWWAP Figure 12, portions of the Project site are identified as being within a "High" wildfire hazard zone, while the remaining portions of the Specific Plan area are not identified as being susceptible to wildland fire hazards (Riv. County, 2003b, Figure 12; Riv. County, n.d.). Section IV of SP 260 incorporates requirements to provide for fuel modification zones, consistent with County requirements, in locations where urban development would interface with areas of natural vegetation. Mandatory compliance with the Specific Plan Design Guidelines would ensure that fire hazards on-site are reduced to a level below significance. No changes to the fuel modification requirements of the Specific Plan are proposed as part of the Project. Additionally, FEIR No. 329 evaluated the adequacy of fire protection services in the area, and concluded that, with mitigation in the form of payment of fees, potential impacts due to fire safety would be reduced to less than significant levels. Therefore, with compliance with the Specific Plan Design Guidelines for fuel modification zones and the mitigation measures from FEIR No. 329 for Fire Protection Services, impacts associated with hazardous fire conditions would be reduced to less than significant levels. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No additional mitigation is required beyond that which is already identified in FEIR No. 329; however, the mitigation for fire protection impacts is outdated and no longer reflects current County requirements; accordingly, the required mitigation has been updated to reflect current County requirements and would apply to the proposed Project.

MM 18.1 (Condition of Approval 10.PLANNING.017) ~~The Menifee North project will be required to participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of equipment, remodel or construction of fire stations. The Project shall comply with County's Development Impact Fee (DIF) Ordinance, which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to building permit final inspection, the Project Applicant shall pay fees in accordance with the County's Ordinance 659.~~

Monitoring: ~~The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with County Ordinance No. 659 prior to building permit final inspection for each residential dwelling unit within TTM 31500. No additional monitoring is required beyond that which is already identified in FEIR No. 329.~~

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition; FEIR No. 329; *Project Specific Water Quality Management Plan for Tentative Tract Map 31500*, A C S Consulting, Inc., January 3, 2015; *Tentative Tract Map 31500 Preliminary Hydrology and Hydraulics Report*, JLC Engineering and Consulting, Inc., November 14, 2007; *Onsite Percolation Testing*, Leighton & Associates, January 30, 2015; HVWAP Figure 10.

Findings of Fact:

a) No Substantial Change from Previous Analysis: The proposed Project consists of a Tentative Tract Map that seeks to implement land uses within Planning Areas 32 and 33B of SP 260. Under existing conditions, the majority of Planning Area 32 comprises relatively flat land that is subject to routine discing as part of the site's existing agricultural use. The southeastern portion of Planning Area 33B encompasses an existing knoll, but is otherwise relatively flat and partially disturbed by several existing dirt access roadways.

As shown previously on Figure 7, the Project proposes to mass grade the site in order to accommodate development. With exception of the existing knoll in Planning Area 33B, the site's existing topography would generally be maintained, and the site's existing drainage pattern (i.e., from northeast to southwest)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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would be maintained. Although the Project would reduce the height of the existing knoll by approximately 78 feet from the existing peak elevation, the proposed grading would not significantly alter the site's existing drainage pattern because flows from this portion of the site would continue to flow towards the southwest, as occurs under existing conditions.

Impacts due to altered drainage patterns on-site were evaluated as part of FEIR No. 329, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). The Project has met these requirements through the preparation of site-specific hydrology and water quality studies, which incorporate measures that ensure consistency with the RCFCWCD and RWQCB requirements. Since the area has largely been subject to disturbance and because the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not result in substantial erosion or siltation on- or off-site. Furthermore, Mitigation Measures MM 2.1 through MM 2.5, which address erosion impacts, would further ensure that erosion and siltation impacts remain below a level of significance. Accordingly, with compliance with the site-specific WQMP and hydrology study, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) No Substantial Change from Previous Analysis: The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Water quality information for the Santa Ana River Watershed is contained in the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana Basin (as most recently amended in February, 2008). This document is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 925101.

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana River Watershed. Receiving waters for the property's drainage are Salt Creek, Canyon Lake, San Jacinto River, and Lake Elsinore. Canyon Lake is impaired by pathogens (bacteria & viruses) and nutrients, and Lake Elsinore is impaired by metals (mercury), nutrients, dissolved oxygen, polychlorinated biphenyls, sediment toxicity, sedimentation, and unknown toxicity (ACS Consulting, 2015, p. 18).

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the Santa Ana Basin involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP and the mitigation requirements specified in EIR No 329, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Post Development Water Quality Impacts

Storm water pollutants commonly associated with the land uses proposed by the Project (i.e., residential, park, and open space) include bacterial indicators, nutrients, pesticides, trash and debris, sediments, and oil and grease. Based on current receiving water impairments (303(d) List) and allowable discharge requirements (USEPA TMDL List), the Project's pollutants of concern are bacterial indicators, nutrients, pesticides, sediment, trash and debris, and oil and grease (ACS Consulting, 2015, p. 18). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to a water quality/detention basins (Lots 230 and 231) located on-site prior to discharging flows off-site into the storm drain system. The water quality/detention basins have been sized to treat the first flush volumes from the Project site (refer to the Project's WQMP in Technical Appendix H).

Furthermore, pursuant to requirements of the RCFCWCD and RWQCB, a site-specific water quality management plan (WQMP) has been prepared for TR31500. This site-specific WQMP (Technical Appendix H) identifies measures that would be undertaken to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. These measures include both operational source control BMPs and structural source control BMPs including, but not limited to: labeling storm drain inlets with the words "only run down the storm drain," providing owners or lessees with storm water pollution prevention information, preserving native trees, shrubs and groundcover to the maximum extent feasible, maintaining landscaping using minimum or no pesticides, and avoiding copper roofing, gutter, and trim that may leach into runoff.. The WQMP has been reviewed and approved by the RCFCWCD. Compliance with the requirements of the site-specific WQMPs will be assured through standard County conditions of approval (refer to Mitigation Measure MM 7.5, below). Accordingly, a significant impact to water quality standards or waste discharge requirements would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) No Substantial Change from Previous Analysis: The proposed Project does not include the use of wells on-site, and therefore would have no impact on groundwater levels due to groundwater extraction. Implementation of the proposed drainage system would allow for areas of infiltration of Project runoff. In addition, no groundwater was encountered during any borings on the Project site or within a depth of 10 feet below the bottom of either water quality/detention basin (Leighton , 2015, p. 3). Therefore, a significant impact to groundwater supplies would not occur. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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d) No Substantial Change from Previous Analysis: Site-specific hydrology and WQMP studies have been prepared for the Project to identify measures to reduce Project runoff, to ensure that the volume of runoff does not significantly increase with development of the site, and to ensure measures are incorporated to reduce the potential for polluted runoff that could affect water quality (refer to Technical Appendices H & I). Compliance with the site-specific hydrology study and WQMP would be assured through standard County conditions of approval (refer to Mitigation Measure MM 7.5, below). The Project's Hydrology analysis (Technical Appendix I) concluded that the storm drain system would provide required flood protection indicating that runoff from the proposed Project would not exceed the capacity of existing or planned stormwater drainage systems (JLC, 2007, p. 8). Therefore, with mandatory compliance with the site-specific hydrology study and WQMP, the proposed Project would not 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. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e & f) No Substantial Change from Previous Analysis: A majority of the area proposed for subdivision by TR31500 occurs within Flood Hazard Zone A, which indicates, "Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies" (FEMA, 2014). In accordance with the Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements, the hydrology study identifies and incorporates measures to ensure that: 1) the 10-year and 100-year flows are contained within curb sections of the street and street right-of-way, respectively; and 2) building pads all would be at least one-foot above the 100-year water surface elevation. An amended Master Drainage Plan (MDP) is currently being prepared, and, when completed, will be used to support removal of the developed portions of the site from the flood zone as part of a Conditional Letter of Map Revision (CLOMR) to be issued by FEMA (refer to Mitigation Measure MM 7.5, below). Accordingly, with implementation of the proposed Project, all housing proposed by the Project would be at least one-foot above the 100-year flood level, and the Project would not otherwise place structures within the 100-year flood hazard area that would impede or redirect flows. Therefore, impacts associated with 100-year flood hazard areas would be less than significant. Thus, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

g) No Substantial Change from Previous Analysis: There are no other conditions associated with the proposed Project that have the potential to adversely impact water quality. Mandatory compliance with the BMPs specified in the Project's WQMP (refer to Technical Appendix H and Mitigation Measure MM 7.5, below) would ensure that the Project does not result in any other impacts to water quality. Refer also to the response to Issue 25.b). Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

h) No Substantial Change from Previous Analysis: The Project does not propose any 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). All detention and water quality basins proposed as part of the Project have been designed to meet the requirements of the RCFCWCD. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: The Project would be required to comply with the site-specific Hydrology Study and Water Quality Management Plan. In addition, the following water-quality related mitigation from EIR No. 329 shall apply, although some minor revisions have been incorporated to address current regulatory requirements.

		New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
MM 7.1	(Condition of Approval 60.FLOOD RI.004) In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control devices during grading, such as temporary berms, culverts, sand-bagging or desilting basins. Also, see Grading Plan Development Standard No. 2 of the Specific Plan which requires that a Grading Plan be prepared which includes techniques employed to prevent erosion and sedimentation during and after the grading process.				
MM 7.2	(Condition of Approval 10-41). The project will comply with the requirements of the California State Water Quality Control Board, Santa Ana Region				
MM 7.3:	(Condition of Approval 10-42)The project will comply with any ordinances or regulations relative to water quality in the San Jacinto Drainage area that are in place at the time of Specific Plan or subsequent tentative map approvals.				
MM 7.4	(Condition of Approval 60.BS GRADE.001) Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as a mitigation for this Specific Plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.				

Although standard requirements of Riverside County, the following mitigation measure has nonetheless been identified to ensure compliance with the Project's site-specific hydrology study and WQMP, and to ensure that no structures are developed within the floodplain.

MM 7.5 (Condition of Approval 10.FLOOD RI.024) In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP 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.rcflood.org 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.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

MM 7.6 (Condition of Approval 80-28) As development occurs within the floodplain, the alteration of the floodplain must also be determined under developed conditions, and a Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA) prior to building permit issuance.

Monitoring: Monitoring for compliance with the site-specific Hydrology Study and Water Quality Management Plan would occur by the RCFCWCD during future applications for Final Maps and grading permits. Monitoring for revisions to the flood plain would be verified by the Riverside County Building and Safety Department prior to the issuance of building permits. Monitoring shall also occur as specified by EIR No. 329.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone;" Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; FEIR No. 329; *Project Specific Water Quality Management Plan for Tentative Tract Map 31500*, A C S Consulting, Inc., January 3, 2015; *Tentative Tract Map 31500 Preliminary Hydrology and Hydraulics Report*, JLC Engineering and Consulting, Inc., November 14, 2007; HWWAP Figure 11.

Findings of Fact:

a) No Substantial Change from Previous Analysis: The proposed Project consists of a Tentative Tract Map that seeks to implement land uses within Planning Areas 32 and 33B of SP 260. Under existing conditions, the majority of Planning Area 32 comprises relatively flat land that is subject to routine discing as part of the site's existing agricultural use. The southeastern portion of Planning Area 33B encompasses an existing knoll, but is otherwise relatively flat and partially disturbed by several existing dirt access roadways. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As shown previously on Figure 7, the Project proposes to mass grade the site in order to accommodate development. With exception of the existing knoll in Planning Area 33B, the site's existing topography would generally be maintained, and the site's existing drainage pattern (i.e., from northeast to southwest) would be maintained (ACS Consulting, 2015, p. 8). Although the Project would reduce the height of the existing knoll by approximately 78 feet from the existing peak elevation, the proposed grading would not significantly alter the site's existing drainage pattern because flows from this portion of the site would continue to flow towards the southwest, as occurs under existing conditions.

Impacts due to altered drainage patterns on-site were evaluated as part of FEIR No. 329, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). The Project has met these requirements through the preparation of site-specific hydrology and water quality studies, which incorporate measures that ensure consistency with the RCFCWCD and RWQCB requirements. Since the area has largely been subject to disturbance and because the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not result in substantial increase to the potential for flooding either on- or off-site. Therefore, with compliance with the site-specific WQMP and hydrology study, impacts would be less than significant.

b) No Substantial Change from Previous Analysis: According to site-specific hydrology studies prepared for TR31500, there would be no substantial increase in the rate or amount of runoff from the site with implementation of the proposed Project. Implementation of the proposed drainage system would provide for areas of infiltration of Project runoff. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) No Substantial Change from Previous Analysis: According to Figure 11 of the HVWAP, the Project site is not located within or adjacent to any areas prone to flood hazards associated with levees and dams (Riv. County, 2003b, Figure 11). According to General Plan Figure S-10, the Project site is not subject to dam inundation hazards (Riv. County, 2003a, Figure S-10). Therefore, the proposed Project would 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, and impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) No Substantial Change from Previous Analysis: According to the site-specific hydrology study prepared for TR31500, there would be no substantial change in the rate or amount of runoff from the site with implementation of the proposed Project. Therefore, the proposed Project would not result in any changes in the amount of surface water in any water body, and impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials, FEIR No. 329

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Changes proposed as part of SP260S1 involve minor reconfigurations to the land uses within an approved specific plan. Proposed changes to land uses within SP 260 would not comprise a “substantial alteration” of the present or planned land use of the area. Additionally, the Project would result in a reduction of two units, which would not represent a substantial change in the amount of development proposed within the Specific Plan area. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) **No Substantial Change from Previous Analysis:** The Project site is located adjacent to the boundary of the City of Menifee, which is located west of the site. However, the Project site is not located within the City of Menifee’s Sphere of Influence (SOI). Additionally, Exhibit LU-2 of the Menifee General Plan designates the Project site for “Specific Plan,” and the Project would be consistent with that designation. Accordingly, the proposed Project would not affect land use within a city sphere of influence, and the proposed Project would not affect any land uses within the City of Menifee. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning				
a. Be consistent with the site’s existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Staff review, GIS database, FEIR No. 329

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Change of Zone (CZ07870) is proposed to re-define the Planning Area boundaries that have changed as a result of the Project, although no change in the Specific Plan zoning text is proposed. Uses proposed as part of TR31500 would be fully consistent with the existing SP 260 zoning requirements for Planning Areas 32 and 33B. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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b) and c) **No Substantial Change from Previous Analysis:** The issue of the proposed Project's consistency with surrounding land uses and zoning designations was evaluated in FEIR No. 329, which concluded that the proposed Project would be compatible with existing and proposed surrounding zoning designations and land uses. As indicated above under the description of surrounding land uses and zoning, the Project site is largely surrounded by urban development, with exception of the extreme southern portions of the Specific Plan area. The southeastern portion of the Specific Plan area accommodates 102.8 acres of open space (Planning Area 36). This area is adjacent to the open space associated with the Double Butte. There are no components of the proposed Project that would result in a significant conflict with adjacent surrounding land uses and zoning; therefore, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** The Project proposes minor modifications to SP 260 to accommodate adjustments to the internal configuration of land uses within the plan. With approval of the proposed Project, there would be no inconsistencies with the approved Specific Plan.

When the County's General Plan was updated in 2003, a new policy area (Highway 79 Policy Area) was adopted to address transportation infrastructure capacity within the policy area. Policy HVWAP 7.2 specifically requires that new development within the policy area must produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. At the time the General Plan was updated, Planning Areas 33A and 33B were identified as a single planning area (Planning Area 33) comprising 57.7 acres, while Planning Area 32 encompassed approximately 21.8 acres. Both of these planning areas were assumed by the General Plan EIR to be built out at their mid-point density range for the Medium Density Residential (MDR) land use designation (i.e., 3.5 du/ac); thus, the General Plan traffic model would have assumed that Planning Areas 32 and 33 would be developed with up to 278 dwelling units (79.5 acres x 3.5 du/ac = 278 dwelling units). Under the proposed Project, Planning Areas 32 and 33B would be developed with up to 206 dwelling units, while no dwelling units would be constructed in Planning Area 33A. As such, traffic generated by the Project would comprise approximately 74.1% of the total traffic that would have been accounted for in the 2003 General Plan traffic model (206 units/278 units x 100 = 74.1%). Accordingly, the Project would be fully consistent with the Highway 79 Policy Area.

The Project would be consistent with all other applicable policies of the General Plan and Harvest Valley/Winchester Area Plan. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) **No Substantial Change from Previous Analysis:** The proposed Project would not result in the physical disruption or division of any established communities. The proposed Project represents the continuation of an existing development pattern (i.e., residential, commercial, business park, and recreational land uses) that would contribute to the establishment of a community in the area. As such, the Project would not disrupt or divide an established community and no impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
29. Mineral Resources				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, EIR No 325

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** According to Figure OS-5 of the Riverside County General Plan, the Project site is located within a Mineral Resources Zone 3 (MRZ-3) (Riv. County, 2003a, Figure OS-5). Pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA), MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification project as an area "where the available geologic information indicates that mineral deposits are likely to exist, however the significance of the deposit is undetermined." Furthermore, the Project site is not identified as a locally-important mineral resource recovery site by the Riverside County General Plan or by SP 260. FEIR No. 329 Consistent with the finding of FEIR No. 329, impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c & d) **No Substantial Change from Previous Analysis:** The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any known active or abandoned mining or quarry operations. Therefore, the Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine and would not expose people or property to hazards from mines. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Google Earth

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** The Project site is located within the Airport Influence Area boundary for the March Air Reserve Base (Mead and Hunt, 2014, Map MA-1). However, the Project site does not fall within the Noise Impact Area identified in the March Air Reserve Land Use Compatibility Plan (Mead and Hunt, 2014, Exhibit MA-4); therefore, there would be a less-than-significant impact in this regard. The Project site is not located within two miles of a public or private airport or airstrip (Riv. County, 2003a, Figure S-19). The nearest airport facility is the Perris Valley Airport, which is located approximately 5.0 miles northwest of the Project site (Google Earth, 2014). Furthermore, FEIR No. 329 concluded that none of the planning areas currently within SP260 would be exposed to noise impacts associated with March Air Force Base. As such, the proposed Project would not expose people residing in the Project area to excessive noise levels associated with airports or airstrips and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Google Earth, FEIR No. 329

Findings of Fact:

No Substantial Change from Previous Analysis: An existing rail corridor occurs along the southern alignment of Mathews Road to the south of the Project site (Riv. County, 2003a, Figure C-1). Impacts associated with railroad noise were previously evaluated in FEIR No. 329, which concluded that such impacts would be less than significant. In addition, areas proposed for development as part of TR31500 are located approximately 1.0 mile from this rail corridor (Google Earth, 2014). Accordingly, impacts would be less than significant and implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Source: *Noise Analysis for TTM 31500 Mestre Greve Associates, June 3, 2011; FEIR No. 329; Menifee North Substantial Conformance #1 (Tract 31500) Noise Impact Study Update Letter, RK Engineering, March 16, 2015.*

Findings of Fact:

No Substantial Change from Previous Analysis: Highway 74 traverses the Specific Plan area in an east to west orientation. No other highways exist within the proposed Project's vicinity. As previously discussed in FEIR No. 329, residential land uses in portions of the Menifee North Specific Plan area would be exposed to significant traffic noise levels from surrounding roadways, especially for residential uses abutting Menifee Road, Briggs Road, and Route 74. To mitigate potentially significant noise impacts, FEIR No. 329 required that future residential development projects perform updated noise impact analyses and implement design considerations to reduce exterior and interior noise levels to acceptable levels (see FEIR No. 329, Section V.5.c.). In conformance with this requirement, an updated noise analysis was conducted to evaluate noise levels affecting the Project's proposed dwelling units (refer to Technical Appendix F3). As concluded in the Project's noise impact study update letter, noise attenuation barriers, upgraded windows, and a "Windows Closed" condition would be required at the interface between proposed residential uses and Emperor or Mc Laughlin/Norma Jean Road in order to ensure future residences on-site achieve the County's interior and exterior noise standards (refer to Mitigation Measures MM 5.2, MM 5.4, and MM 5.7). With implementation of the required mitigation, the Project would achieve the County's interior and exterior noise thresholds.

In addition, off-site vehicular-related noise impacts were identified as significant and unavoidable as part of FEIR No. 329, and a statement of overriding considerations was adopted by the Board of Supervisors at the time FEIR No. 329 was certified. However, the proposed Project would not result in an increase in the level of noise anticipated along this segment of SR-74, as the proposed Project would result the same number of dwelling units on-site. Although the Project still would contribute to significant noise impacts along SR-74 westerly of Palomar Road, such impacts would not be greater than was previously disclosed as part of FEIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: Mitigation from EIR No. 329 would continue to apply to the proposed Project, although some modifications and additions have been made, as presented below, to reflect current County requirements and the site-specific findings of the Project's Noise Impact Analysis.

MM 5.2 (~~Condition of Approval 80-29) Residential, commercial and Business Park uses along Menifee Road, Briggs Road, and Route 74~~Emperor Road or McLaughlin Road/Norma Jean Road may experience noise levels over 65 CNEL without some form of mitigation. In order to ensure that noise levels on-site achieve Riverside County's interior and exterior noise thresholds, five- to six-foot tall noise barriers shall be constructed between proposed residential uses on-site and abutting segments of Emperor Road and McLaughlin Road/Norma Jean Road, as follows:

- Lots 15 through 28: 5.0 ft
- Lots 60 through 69: 6.0 ft
- Lots 137 through 156: 6.0 ft
- Lots 176 through 182: 6.0 ft
- Lots 183 through 191: 5.0 ft

Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that the walls are identified on

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Project plans. The required noise barriers may consist of a wall, a berm, or a combination of the two. The noise barriers shall have a surface density of at least 3.5 pounds per square foot, and shall have no openings or gaps. The wall may be constructed of masonry block; stucco veneer over wood framing (or foam core); one-inch thick tongue and groove wood of sufficient weight per square foot; or glass (1/4 inch thick), or other transparent material with sufficient weight per square foot. Mitigation measures are needed to reduce on-site levels in outdoor and indoor residential areas exposed to exterior ambient noise levels greater than 65 CNEL. Therefore, a more detailed noise analysis will be warranted when development plans are developed for areas along these roadways. As stated in Section III.A.Lb, Comprehensive Land Use Plan Development Standards (No. 22), "Prior to the issuance of final grading plans for individual planning areas, a detailed noise analysis shall be prepared to determine the height and location of noise barriers needed to achieve acceptable noise levels. This condition shall apply to all planning areas in the Menifee North Specific Plan adjacent to Menifee Road, Briggs Road and Route 74. This includes Planning Areas 21, the proposed elementary schools adjacent to Briggs Road. Mitigation measures for the school can include construction of a sound wall and sound insulation for the buildings. Another option would be to relocate the school site to an area where the noise level is 60 CNEL or less.

MM 5.4 (Condition of Approval 80-30) Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that Lots 15-28, 60-69, 137-156, and 176-191 of TR31500 are provided with enhanced interior noise protection. The enhanced interior noise protection shall include the following for Lots 15-28, 60-69, 137-156, and 176-191:

- Mechanical ventilation system (i.e., air conditioning units);
- Upgraded windows and sliding glass doors with a minimum STC rating of 25 for all first floor windows and sliding glass doors facing Emperor Road or Norma Jean Road;
- Upgraded windows and sliding glass doors with a minimum STC rating of 26 and 28 for all second floor windows and sliding glass doors facing Emperor Road or Norma Jean Road, respectively;
- Where attic vents directly face Norma Jean Road or Emperor Road, acoustical baffles shall be required;
- All exterior windows, doors, and sliding glass doors shall have a positive seal and leaks/cracks shall be kept to a minimum.

MM 5.7 (Condition of Approval 90-19) Prior to building permit final inspection for Lots 15-28, 60-69, 137-156, or 176-191 of TR31500, an interior noise analysis shall be prepared demonstrating compliance with the County's interior noise standard of 45 Ldn. The interior noise analysis shall evaluate proposed building materials to determine whether special architectural design measures are necessary to achieve the required interior noise level reductions. Special architectural measures may include, but are not limited to, glazing (e.g., dual-paned windows), insulation, roof material, caulking standards, or other measures as recommended by the acoustical engineer. All requirements of the future interior noise analysis shall be reflected on the building plans.

Monitoring: No additional monitoring is required beyond that which is already identified in FEIR No. 329.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: FEIR No. 329, Google Earth

Findings of Fact:

No Substantial Change from Previous Analysis: The proposed Project consists of a residential subdivision located within an existing Specific Plan. Other than on- and off-site traffic-related noise and construction-related noise (discussed below under Issue 34), there are no other components of the proposed Project or surrounding environment that could result in significant noise impacts either on- or off-site. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; TTM 31500 Construction Noise Analysis, Mestre Greve Associates, July 12, 2011; Noise Analysis for TTM 31500 Mestre Greve Associates, June 3, 2011; Noise Impact Study Update Letter, RK Engineering Group, Inc., March 16, 2015; FEIR No. 329; Ordinance No. 847.

Findings of Fact:

a) **No Substantial Change from Previous Analysis:** Noise impacts associated with implementation of SP260 were previously evaluated as part of FEIR No. 329. As a proposed residential subdivision, the proposed Project would not result in a substantial increase in noise because residential uses are not typically associated with a substantial permanent increase in ambient noise levels above pre-existing levels. Impacts due to traffic generated by the Project also were evaluated as part of FEIR No. 329, which concluded that implementation of SP260 would result in significant and unavoidable noise impacts affecting residential uses located along SR-74, Antelope Road, and Mapes Road. The proposed Project would maintain the number of residential units permitted on-site; therefore, the proposed Project is consistent with the findings of FEIR No. 329 with respect to mobile-source related noise impacts, and there

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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are no components of the Project that would result in a substantial permanent increase in ambient noise levels beyond what was already evaluated and disclosed by FEIR No. 329. Accordingly, implementation of the proposed Project would not result in a substantial permanent increase in ambient noise levels beyond what was previously disclosed as part of FEIR No. 329; impacts would be less than significant and no new mitigation would be required.

b) No Substantial Change from Previous Analysis: During construction of the proposed Project, there is a potential that construction-related noise could result in a substantial temporary increase in ambient noise levels in the Project area. Impacts associated with construction activity were previously evaluated as part of FEIR No. 329, which concluded that such impacts would be less than significant assuming the timing of construction activities is restricted to daytime hours (i.e., 7 a.m. to 7 p.m. Monday through Friday), as required by Mitigation Measure MM 5.1. In addition, construction-related noise is regulated by Riverside County Ordinance No. 847 ("Noise Ordinance"), which exempts construction-related noise from the Noise Ordinance standards provided that construction is limited to between 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May (Riv. County, 2007).

In addition, a site-specific Construction Noise Analysis was prepared for TR31500 that addresses near-term noise impacts due to construction activities. The analysis considers noise associated with site grading and building activities, and includes an analysis of noise effects associated with proposed blasting and rock crushing activities. Blasting and rock crushing activities would be required in support of TR31500 as necessary to grade the existing landform that occurs in the southeastern portion of the Project site (Mestre Greve , 2011b, p. 1). Figure 11, *Areas Subject to Blasting During Construction*, depicts the portions of the site that would require blasting during construction, and shows the distance from proposed blasting areas to nearby sensitive receptors.

Noise Impact Criteria

For non-rural residential uses (as defined by the General Plan Land Use Designation) the daytime noise limit is 55 dBA and the nighttime limit is 45 dBA. Rural residential limits are 45 dBA during the daytime and nighttime. The area east of the Project site, south of the existing development, is designated in the General Plan as Rural Mountainous, but there are no developed homes in this area. The high school is located in a Public Facilities area which has a daytime noise limit of 65 dBA and a nighttime limit of 45 dBA. The storage facility located at the northwest corner of the Project site is in a Commercial Retail area which has a daytime limit of 65 dBA and a nighttime limit of 55 dBA. (Mestre Greve , 2011b, p. 2)

Potential Construction Impacts

Based on the Construction Noise Analysis findings, the peak ("worst-case") noise level for most of the equipment that would be used during construction is 70 to 95 dBA at a distance of 50 feet. These noise levels would be reduced to approximately 58 to 83 dBA at a distance of 200 feet, and to 52 to 77 dBA at a distance of 400 feet. (Mestre Greve , 2011b, p. 2)

During grading activities, as heavy equipment passes nearly adjacent to the existing residences located along the eastern Project boundary, residents would be exposed to peak noise levels approaching 100 dBA. However, such noise levels would be periodic and only would occur when heavy equipment is operated near full power adjacent to the homes. Much of the time the equipment would be located more than 500 feet away from these homes and noise levels would be reduced by approximately 20 dB and are projected to be approximately 70 dBA. Average (Leq) noise levels at the adjacent homes would typically be expected to be less than 60 dBA, although when activity is concentrated near the homes average levels could approach 70 dBA. (Mestre Greve , 2011b, p. 3)

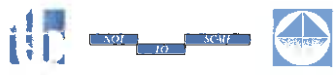
Noise levels during construction also have the potential to affect the Heritage High School; however, noise levels affecting this facility are not expected to exceed the 65 dBA (Lmax) limit established by the Noise Ordinance. (Mestre Greve , 2011b, p. 3)



Source: Metre Creve Associates (07-12-2011)

FIGURE 11

AREAS SUBJECT TO BLASTING DURING CONSTRUCTION



New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The analysis presented above illustrates that typical construction activities would not exceed the Noise Ordinance limits at the high school to the west of the Project site. As heavy equipment operates near the residences to the east and south it would generate noise levels exceeding the limits. However, the Project does not propose construction activities outside the hours exempted by the Noise Ordinance. Therefore, typical construction would not result in a significant noise impact. As such, impacts associated with construction noise would be less than significant and the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Potential Blasting and Rock Crushing Impacts

During a portion of the construction activities, blasting and rock crushing would be required to facilitate the removal of non-rippable rock that occurs in the southeastern portion of TR31500 (refer to Figure 11). The area subject to blasting is located approximately 590 feet from the nearest residence to the east, and 1,890 feet from the high school to the west. (Mestre Greve , 2011b, p. 3)

When blasting is necessary, an assessment of the proposed blast site and the surrounding setting would be made to determine the appropriate size and location of the charge. This determination takes into account the nature, location, and use of all buildings and areas around the proposed blast site, such that design and completion of the blast event will minimize any potential impacts related to safety, noise, and vibration in accordance with applicable regulations. Following the initial assessment, the procedure typically involves multiple days of pre-blast drilling and set up, followed by the "shot" event. Pre-blasting procedures vary depending on the size of the area to be blasted, depth of drilling, type of material, the presence of groundwater, the desired size of the blasted material (size of boulders), and the presence of existing utilities and developments. Typically, no more than one "shot" event is undertaken per day. Approximately four "shot" events are anticipated for the entire Project. (Mestre Greve , 2011b, p. 3)

The necessity, exact location, frequency, and duration of blasting are determined when grading operations have begun and the geologic condition of the bedrock is exposed. Noise levels generated by blasting activities are greatly affected by the amount and type of charge and the depth of the charge. The noise level generated by the charge varies by approximately 3 dB for each doubling or halving of charge weight. The depth of the charge can vary noise levels by up to 40 dB with deeper charges generating lower noise levels. As discussed above, this information will not be determined until after grading operations have begun. Because of this, no quantitative assessment of the potential noise and vibration impacts from blasting can be performed at this time. It should be noted, however, that blasting such as that anticipated for the TT31500 would be comparable to the type of blasting that has been successfully accomplished for numerous development projects located near existing residential developments wherein no significant adverse impacts occurred. (Mestre Greve , 2011b, p. 4)

Prior to blasting activities occurring, a blasting plan would be prepared and a blasting permit required from the Riverside County Sheriff's Department would be required pursuant to Riverside County Ordinance No. 787 (Mestre Greve , 2011b, p. 4). As part of the Sheriff's Department review, additional conditions and procedures may be imposed as necessary to protect the health and safety of the public. To ensure that noise effects associated with blasting during construction of the proposed Project is minimized, the County has imposed the following condition of approval that would need to be included as part of the blasting permit application (refer to Mitigation Measure MM 5.1):

In conjunction with development of the blasting plan required as a component of a blasting permit application from the Riverside County Sheriff's Department, a noise and vibration minimization plan shall be prepared. The plan shall include provisions for the control of potential noise and vibration impacts associated with blasting activities. Such provisions shall be based on the Blasting Guidance Manual issued in March 1987 by the U.S. Department of the Interior, Office of Surface Mining, Reclamation, and Enforcement.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Compliance with the above-listed condition of approval would minimize impacts associated with blasting-related noise during construction. However, it should be noted that noise associated with blasting activities would be exempt from County Ordinance No. 847, as the Project would be required to adhere to the timing restrictions specified in the ordinance.

In addition to blasting activities, rock crushing would be required to crush rock excavated from the hill side in the southeastern portion of the site and to facilitate export of the material from the site. A rock crusher represents a unique construction noise source because it has a fixed location, generates considerable noise levels, and would operate continuously for a considerable period of time (i.e., months). According to the Project's noise consultant, rock crushers generate a maximum noise level of approximately 93 dBA at 50 feet from the crusher, and an average (Leq) noise level of approximately 81 dBA at the same distance. (Mestre Greve , 2011b, p. 4)

Figure 11 depicts the preferred location of the rock crusher. This location was selected because it maximizes distance from the crusher to nearby land uses, thereby minimizing noise effects. The Project has been conditioned to require that the rock crusher occur in the approximate location depicted on Figure 11 (refer to Mitigation Measure MM 5.9). With the location depicted on Figure 11, maximum noise levels at nearby residences would be approximately 66 dBA, and average noise levels would be approximately 54 dBA. The 55 dBA residential noise ordinance limit established by Ordinance No. 847 would be exceeded approximately 20 percent of the time (i.e., 12 minutes per hour); however, as noted previously, construction activities are exempt from Ordinance No. 847 with limitations in hours of operation (as noted above). (Mestre Greve , 2011b, p. 5)

The analysis presented above illustrates that the rock crusher would generate noise levels in exceedance of the Riverside County Noise Ordinance at the existing residences to the east and southwest of the Project site and the storage facility at the northwest corner. However, the noise levels would only be expected to exceed the limits for less than 20 percent of the time. No rock crushing is proposed to occur outside of the hours from which construction noise is exempted from the noise ordinance and noise levels from rock crushing are not projected to substantially exceed the noise ordinance limits. As such, impacts associated with blasting and rock crushing would be less than significant and the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Conclusion

Although near-term construction activities would produce substantial noise levels, such noise is exempt from the County's Noise Ordinance (with timing restrictions). Noise effects during construction would be further reduced through compliance with the conditions of approval imposed on the Project for construction noise. Accordingly, the proposed project would not result in a substantial temporary or periodic increase in ambient noise levels, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) **No Substantial Change from Previous Analysis:** As discussed above under the analysis of Issue 34.b), near-term construction noise would be consistent with the County's Noise Ordinance requirements for construction activities, assuming compliance with the Project's conditions of approval. Therefore, the Project would not result in any noise impacts during construction that would expose persons to or generate noise levels in excess of established noise standards. However, the Project has the potential to result in noise levels in excess of the County's standard under long-term conditions due to the potential exposure of future on-site residents to traffic-related noise from nearby streets and due to the potential for Project-related traffic to create or contribute to noise levels along off-site streets. Each of these conditions is discussed below.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As required by FEIR No. 329, a noise impact analysis has been prepared for the proposed Project to determine if proposed residential land uses on-site would be exposed to excessive noise levels from Norma Jean Road. For noise-sensitive uses, such as schools and single-family homes, the Riverside County General Plan indicates that exterior noise levels should remain below 65 dBA CNEL, while interior noise levels should remain below 45 dBA CNEL (Riv. County, 2003a, pp. N-6 and N-18). Planning Areas 32 and 33B both abut Norma Jean Road, and therefore have the potential to be impacted by traffic noise that is projected to occur along this roadway.

On-Site Traffic-Related Exterior Noise

Future highway noise levels on-site were calculated using the Federal Highway Administration (FHWA) Traffic Noise Prediction Model. Based on the FHWA traffic noise prediction model, noise levels associated with Norma Jean Road are depicted in Table 8, *Distance to Noise Contours for Future Traffic Conditions*. Based on the values presented in Table 8 and the proposed topographic conditions on-site, and as presented in Table 9, *Future First Floor Exterior Noise Levels (dBA CNEL)*, the following lots from TR31500 were determined to be significantly impacted by highway-related noise (i.e., exterior noise levels in excess of 65 Ldn): Lots 15-28, 60-69, 137-156, and 176-191 (RK Engineering, 2015, Table 2). The remaining lots within TR31500 would not be impacted by noise levels in excess of 65 Ldn. Therefore, the exterior portions of Lots 15-28, 60-69, 137-156, and 176-191 would be significantly impacted by highway-related noise and mitigation would be required. As such, Mitigation Measure MM 5.2 has been identified to ensure that noise barriers are constructed adjacent to these lots. With implementation of mitigation involving the construction of noise barriers, and as shown on Table 9, exterior noise impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Table 8 Distance to Noise Contours for Future Traffic Conditions

ROADWAY	DISTANCE TO CONTOUR (FT)		
	-70 LDN-	-65 LDN-	-60 LDN-
Norma Jean Road	198	626	1,978

* Contour distances in this table are based on the centerline of the roadway representing the noise source.
(Mestre Greve, 2011a, Table 3)

Table 9 Future First Floor Exterior Noise Levels (dBA CNEL)

Exterior (Ground Level) Study Locations	Unmitigated Exterior Noise Impacts From		Total (Combined) Exterior Noise Level	Noise Barrier Height (in feet) ^{2,3}	Final Projected Exterior Noise Level
	Emperor Road	Norma Jean Road			
Lots 60 - 69, 137 - 156	67.7	--	67.7	6.0	61.9
Lots 176 - 182	--	70.7	70.7	6.0	64.9
Lots 182 - 191, 15 - 28	--	70.7	70.7	5.0	59.9

1. Exterior noise levels calculated to backyard.
2. Barrier height (in feet) is to be above pad or roadway elevation, whichever is greater of the two.
3. "--" indicates noise levels from adjacent roadways are below County standard and therefore no mitigation is required. (RK Engineering, 2015, Table 2)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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On-Site Traffic-Related Interior Noise

The County's interior noise standard is 45 Ldn. Since noise levels decrease by approximately 12 dB with windows closed, areas on-site that would be exposed to exterior noise levels in excess of 57 Ldn have the potential to be impacted due to traffic noise along Norma Jean Road and Emperor Road. Based on the results of the Noise Analysis, and as shown on Table 10, *Future First Floor Interior Noise Levels (dBA CNEL)*, it was determined that, with incorporation of required mitigation for exterior noise levels (see Mitigation Measure MM 5.2), the first floor of proposed buildings on-site would not meet the County's interior noise standard of 45 Ldn. As shown in Table 10, recommended noise attenuation measures include the installation of windows with a minimum sound transmission class (STC) rating of 25 and the provision of fresh mechanical ventilation (i.e., air conditioning) to provide for a "Windows Closed" condition. As shown in Table 10, with incorporation of Mitigation Measures MM 5.2, MM 5.4, and MM 5.7, first floor interior noise levels would be reduced to a level below significance

Table 10 Future First Floor Interior Noise Levels (dBA CNEL)

Receiver Location	Noise Impacts at First Floor Building Façade ¹	Interior Noise Reduction Required to Meet Interior Noise Standard of 45 dBA CNEL	First Floor Interior Noise Level w/ Windows (STC ≥ 25) ²		STC Rating for Windows Facing Subject Roadway ³
			Windows Open	Windows Closed	
Lots 60 - 69, 137 - 156	61.3	16.3	49.3	41.3	25
Lots 176 - 182	64.3	19.3	52.3	44.3	25
Lots 182 - 191, 15 - 28	60.2	15.2	48.2	40.2	25

1. Indicated noise level includes noise attenuation provided by either sound wall.
2. Room with the least calculated noise attenuation shown (worst-case), since multiple rooms were analyzed.
3. Window requirements: STC ≥25 for all windows and sliding glass doors facing Emperor Road and Norma Jean Road. (RK Engineering, 2015, Table 3)

Table 11, *Future Second Floor Interior Noise Levels (dBA CNEL)*, depicts the future second floor interior noise levels along with the recommended mitigation. As show, the second floor of proposed buildings on-site would not meet the County's interior noise standard of 45 Ldn. Implementation of Mitigation Measures MM 5.2, MM 5.4, and MM 5.7, which require the provision of mechanical ventilation (i.e., air conditioning) and upgraded second floor windows and sliding glass doors, would ensure compliance with the County's required interior noise standard of 45 Ldn.

Accordingly, with incorporation of Mitigation Measures MM 5.2, MM 5.4, and MM 5.7, the Project would achieve the County's exterior and interior noise requirements of 65 dBA Ldn and 45 dBA Ldn, respectively. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Off-Site Traffic-Related Noise

In addition to noise impacts on-site, the proposed Project also has the potential to create or contribute to significant traffic-related noise impacts at off-site locations. Noise impacts associated with traffic generated by SP260 were previously evaluated as part of FEIR No. 329, which determined that traffic from buildout of SP260 would result in significant noise impacts affecting residences located north and south of SR-74 between Palomar Road and I-215. However, residential uses that occurred southerly of SR-74 at the time FEIR No. 329 was certified have since been redeveloped with light industrial land uses. Accordingly, significant Project-related vehicular-related noise impacts only would occur to the existing residential uses located northerly of SR-74.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Table 11 Future Second Floor Interior Noise Levels (dBA CNEL)

Receiver Location	Noise Impacts at Second Floor Building Façade ¹	Interior Noise Reduction Required to Meet Interior Noise Standard of 45 dBA CNEL	Second Floor Interior Noise Level w/ Upgraded Windows (STC ≥ 25) ²		STC Rating for Windows Facing Subject Roadway ³
			Windows Open	Windows Closed	
Lots 60 - 69, 137 - 156	66.9	21.9	54.9	43.9	26
Lots 176 - 182	69.9	24.9	57.9	44.9	28
Lots 182 - 191, 15 - 28	69.9	24.9	57.9	44.9	28

1. Indicated noise level includes noise attenuation provided by either sound wall.
 2. Room with the least calculated noise attenuation shown (worst-case), since multiple rooms were analyzed.
 3. Window requirements: STC 27 and 28 for all windows and sliding glass doors facing Emperor Road and Norma Jean Road, respectively.
- (RK Engineering, 2015, Table 4)

These off-site vehicular-related noise impacts were identified as significant and unavoidable as part of FEIR No. 329, and a statement of overriding considerations was adopted by the Board of Supervisors at the time FEIR No. 329 was certified. The proposed Project would not result in an increase in the level of noise anticipated along this segment of SR-74, as the proposed Project does not involve any change to the number of units allowed on-site. Although the Project still would contribute to significant noise impacts along SR-74 westerly of Palomar Road, such impacts would not be greater than was previously disclosed as part of FEIR No. 329. Accordingly, implementation of the proposed Project would not result in any new off-site traffic-related noise impacts, and no new mitigation would be required.

Conclusion

Based on the foregoing analysis, with incorporation of mitigation, the proposed Project would not exceed County noise standards established for in interior or exterior noise levels. In addition, the proposed Project would not result in an increase in the level of noise anticipated along Highway 74, as the proposed Project does not involve any change to the number of units allowed on-site. As such, noise impacts along Highway 74 would not be greater than was previously disclosed as part of FEIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) No Substantial Change from Previous Analysis: Under long-term operating conditions, there are no conditions associated with the proposed Project that would result in the generation of substantial groundborne vibration-related impacts to on- or off-site sensitive receptors. Although vibration effects may occur in association with near-term construction activities, the Project has been conditioned to prepare a noise and vibration minimization plan in conjunction with the blasting permit required pursuant to Ordinance No. 787 (refer to Mitigation Measure MM 5.8) (Riv. County, 2002). Mandatory compliance with the noise and vibration minimization plan would ensure that vibration effects during blasting activities do not impact nearby sensitive receptors. Accordingly, a significant impact associated with ground-borne vibration or noise would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Mitigation:

The following mitigation measure from EIR No. 329 shall apply:

MM 5.1 (Condition of Approval 10-43) Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. Construction should not be allowed on weekends or federal holidays.

The following additional mitigation measure also shall apply in order to ensure compliance with the provisions of Riverside County Ordinance Nos. 787 and 847:

MM 5.8 (Condition of Approval 10-44) In conjunction with development of the blasting plan required as a component of a blasting permit application from the Riverside County Sheriff's Department, a noise and vibration minimization plan shall be prepared. The plan shall include provisions for the control of potential noise and vibration impacts associated with blasting activities. Such provisions shall be based on the Blasting Guidance Manual issued in March 1987 by the U.S. Department of the Interior, Office of Surface Mining, Reclamation, and Enforcement.

MM 5.9 (Condition of Approval 10-45) During rock crushing activities and as required pursuant to Ordinance No. 847, the rock crusher shall be sited in the location depicted on Figure 11 of Environmental Assessment No. 39357.

Monitoring: Monitoring shall be the responsibility of the County of Riverside Planning Department, Building and Safety Department, and the County of Riverside Department of Industrial Hygiene.

POPULATION AND HOUSING	Would the project				
35. Housing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan, FEIR No. 329

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a & c) **No Substantial Change from Previous Analysis:** FEIR No. 329 did not identify any impacts associated with the displacement of people or housing. The proposed Project seeks minor modifications to an existing approved specific plan. Under existing conditions, there are 15 homes on-site within the area designated as Planning Area 41 and 73 homes within the area designated as Planning Area 34 (Google Earth, 2014). These Planning Areas would not be affected by the proposed Project. Accordingly, the proposed Project would not displace a substantial number of existing housing or residents, and would not result in the need to construct replacement housing elsewhere. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) **No Substantial Change from Previous Analysis:** FEIR No. 329 did not identify any impacts associated with an increased demand for housing. The proposed Project seeks minor modifications to an existing approved specific plan that accommodates up to 2,025 dwelling units. As such, the proposed Project would accommodate new housing opportunities within the County, and would not result in an increase in demand for affordable housing. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

d) **No Substantial Change from Previous Analysis:** FEIR No. 329 did not identify any impacts to County Redevelopment Areas. The Homeland/Green Acres Redevelopment Area is located immediately east of the Specific Plan area, but does not encumber any portion of the Project site (Riv. County, n.d.). No component of the proposed Project would adversely affect the goals or policies of this Redevelopment Area. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) **No Substantial Change from Previous Analysis:** Changes proposed as part of SP260S1 would result in no change in the total number of dwelling units allowed on-site (2,025 dwelling units). As such, the on-site population that would result from the proposed Project would be unchanged from that which would occur from the buildout of SP260, which was analyzed in FEIR No. 329. Since the regional and local population projections are derived from existing land use designations, and since the Project would result in the same number of households that could be accommodated on-site, the proposed Project would not cumulatively exceed official regional or local population projections. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

f) **No Substantial Change from Previous Analysis:** FEIR No. 329 did not identify any impacts associated with substantial population growth. The proposed Project seeks minor changes to the internal configurations of land uses within an approved specific plan. There are no components of the proposed Project that would result in a substantial inducement to population growth. A portion of the specific plan area is already built out, including portions of the backbone infrastructure (e.g., roads and utilities). The proposed Project would involve the extension of roads and infrastructure as necessary to accommodate development within the specific plan area, and such roads and infrastructure would not result in substantial population growth in the area, either directly or indirectly. Accordingly, impacts associated with population inducement would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan, FEIR No. 329, Ord. No. 659

Findings of Fact:

No Substantial Change from Previous Analysis: Impacts associated with fire protection services were evaluated and disclosed in FEIR No. 329, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation requiring the payment of fees. Since certification of FEIR No. 329, a new fire station (Homeland Fire Station #54) has been developed at 25730 Sultanas Road (i.e., within Planning Area 41 of SP 260). With the development of this facility, all areas of the Specific Plan (including areas proposed for amendment) are located within the County's required response time. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for fire protection services (see Mitigation Measure MM 18.1). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required, although some revisions to the required mitigation from FEIR No. 329 in order to reflect current County requirements, as follows:

MM 18.1 ~~The Menifee North project will be required to participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial)(Condition of Approval 10.PLANNING.017)~~ Prior to building permit final inspection, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid pursuant to County Ordinance No. 659 to provides funds for the purchase of equipment, remodel, or construction of fire stations; police protection facilities; parks; trails; flood control facilities; traffic improvements and signalization; and libraries.

Monitoring: Prior to building permit final inspection, the Riverside County Building and Safety Department shall verify that the required fees have been paid.

37. Sheriff Services

Source: Riverside County General Plan, FEIR No. 329, Ord. No. 659

Findings of Fact:

No Substantial Change from Previous Analysis: Impacts to sheriff protection services were previously evaluated and disclosed as part of FEIR No. 329, which found that, with mitigation, such impacts would be reduced to less than significant levels. The proposed Project would be required to comply with the mitigation measures identified in FEIR No. 329. There are no components of the proposed Project that would have the potential to increase impacts to sheriff protection services. Furthermore, the Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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fee payment to assist the County in providing for public services, including police protection services (see Mitigation Measure MM 18.1). Accordingly, there would be no new impacts to sheriff protection services associated with the proposed Project, and such impacts would not be significant following incorporation of the mitigation measures specified in FEIR No. 329.

Mitigation: The mitigation identified in FEIR No. 329 for sheriff services impacts would be replaced with Mitigation Measure MM 18.1, which reflects the County's current requirements for payment of impact fees for sheriff services and facilities.

Monitoring: Monitoring for Mitigation Measure MM 18.1 shall occur as specified in FEIR No. 329.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Google Earth, FEIR No. 329.

Findings of Fact:

No Substantial Change from Previous Analysis: Impacts to school services were evaluated and disclosed as part of FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels with mandatory payment of fees as specified by state law and the development of school sites within the Specific Plan area. Since SP 260 was originally approved, the Harvest Valley Elementary School has been constructed within the City of Menifee portion of the Menifee North Specific Plan (Planning Area 21), and the Heritage High School has been constructed immediately adjacent to the western boundary of SP 260 (Google Earth, 2014). Changes proposed as part of the Project would not modify the number of dwelling units proposed, and would not affect the amount of school facilities accommodated within the County portion of SP 260 (i.e., Planning Area 39, which proposes a 9.9-acre elementary school facility). As such, impacts to school services would be similar in comparison to the impacts identified in FEIR No. 329. Mitigation measures identified in FEIR No. 329 would continue to apply to the proposed Project, including a requirement to contribute development impact fees (refer to Mitigation Measure MM 20.1). Accordingly, the proposed Project would not result in any new impacts to school services beyond that which was disclosed and mitigated for as part of FEIR No. 329.

Mitigation: The following mitigation measure from FEIR No. 329 shall continue to apply, although some modifications to the required mitigation have been revised to reflect current County requirements. No new mitigation measures beyond those identified in FEIR No. 329 are required.

MM 20.1 ~~[(Condition of Approval 30.PLANNING.036) Prior to the approval of any implementing project within the Specific Plan, the applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD. he Project Applicant shall enter into a binding agreement with both involved school districts to insure the provision of adequate facilities at the time of project occupancy.~~

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Ordinance No. 659, CSA No. 146, FEIR No. 329

Findings of Fact:

No Substantial Change from Previous Analysis: Impacts to library services were evaluated and disclosed as part of FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (i.e., payment of fees pursuant to Ordinance No. 659). Changes proposed as part of the Project would not result in an increase in the number of dwelling units permitted within SP 260, and therefore would not result in an increase in impacts to library services beyond what was evaluated and mitigated to below a level of significance as part of FEIR No. 329. In addition, the Project site lies within the boundaries of County Service Area No. 146, which was established, in part, to provide for library services within the CSA area. Accordingly, with compliance with the mitigation measure from FEIR No. 329 requiring the payment of DIF fees (refer to mitigation measure MM 18.1) and mandatory contributions to CSA No. 146, impacts to library services would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: Mitigation Measure MM 18.1 shall apply; no additional mitigation measures are required.

Monitoring: Monitoring shall occur as specified above for Mitigation Measure MM 18.1.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: FEIR No. 329

Findings of Fact:

No Substantial Change from Previous Analysis: Impacts to health services were evaluated and disclosed in FEIR No. 329, which concluded that implementation of the proposed Project would not result in a significant adverse effect on health services within the County. Since the proposed Project would result in the same number of dwelling units on-site, there would be no increase in demand for health care services beyond what was evaluated in FEIR No. 329. Accordingly, a significant impact to health services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is the project located within a Community Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659, CSA No. 146, FEIR No. 329

Findings of Fact:

a) No Substantial Change from Previous Analysis: Since SP 260 was originally approved and FEIR No. 329 certified, the City of Menifee was incorporated as a new city and portions of SP 260 (i.e., westerly of Briggs Road) now occur within the City and are outside the jurisdictional authority of the County of Riverside. As a result, the County portion of SP 260 now includes only 5.5 acres of community parkland to serve the 2,025 dwelling units proposed within the County portion of SP 260. Based on the current County requirement to provide 5.0 acres of parkland for every 1,000 residents generated by a project and a person per household value of 3.01, the County portion of SP 260 would generate a future population of approximately 6,095 persons and a future demand for approximately 30.48 acres of parks. The County portion of SP 260 accommodates only 5.5 acres of parkland. Within the entire SP 260 area (including the City portion), a total of 2,813 dwelling units are approved, which would result in a future population of 8,468 persons and a future parkland demand of 42.34 acres of parkland. A total of 29.4 acres of parkland are accommodated within SP 260 within Planning Areas 10, 20, and 38, in addition to pocket parks within Planning Areas 7B, 32, 35, and 37, which combined would comprise approximately 1.0 acre in size (assuming each park is developed at a minimum of 10,000 s.f. in size). Thus, SP 260 accommodates a total of 30.4 acres of parkland and does not meet the Project's demand for 42.34 acres of parkland resources.

However, impacts associated with recreational facilities were evaluated and disclosed in FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures, which include a requirement to accommodate parkland on-site and to contribute fees pursuant to Ordinance No. 659. With the payment of fees pursuant to Ordinance No. 659 (*as required by Mitigation Measure MM 18.1) and dedication of parkland on-site, impacts to recreational facilities would be reduced to less than significant and would be similar to what was evaluated and disclosed as part of FEIR No. 329. Additionally, mitigation from EIR No. 329 requires the payment of in-lieu fees for parkland demands met on-site (refer to Mitigation Measure MM 21.1), and the mitigation would continue to apply to the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

b) No Substantial Change from Previous Analysis: As demonstrated above in response to Issue 41.a), the proposed Project would be required to accommodate parkland on-site and contribute fees to provide funding for the development and/or maintenance of parkland facilities off-site. With compliance with the mitigation specified in FEIR No. 329 for Project impacts to parkland and recreation facilities, impacts would be reduced to a level below significant. Impacts would not be greater than was evaluated and disclosed as part of FEIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) No Substantial Change from Previous Analysis: The proposed Project is located within the boundaries of County Service Area No. 146 (CSA 146), which was established for the maintenance of recreational facilities, parks, and libraries (Riv. County, n.d.). The proposed Project would be required to contribute fees to CSA 146 for on-going maintenance of these facilities. The Project also would be required to contribute fees pursuant to Ordinance No. 659, as required by FEIR No. 329. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Mitigation: The following mitigation measure from EIR No. 329 shall apply, although the mitigation language has been updated to reflect the County's current requirements. No new or additional mitigation measures beyond those identified in FEIR No. 329 are required.

MM 21.1 (Condition of Approval 90.PLANNING.006) The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place, and certification shall be obtained from the Valley Wide Recreation and Park District. The project applicant shall satisfy the Quimby Act and the Valley Wide Recreation and Park District park requirements which include land dedication and/or the payment of in-lieu fees.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

42. Recreational Trails

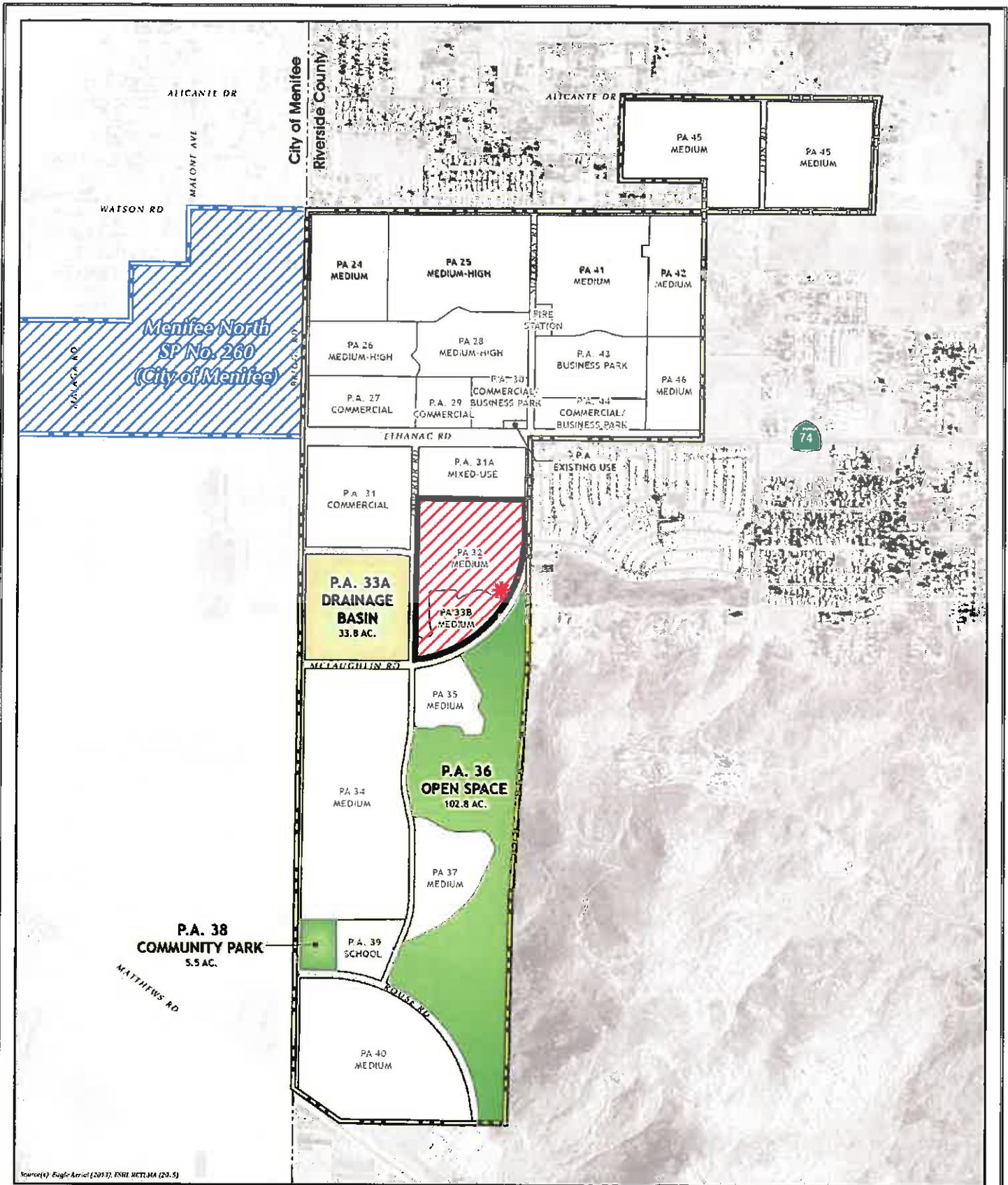
Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, HVWAP, FEIR No. 329

Findings of Fact:

No Substantial Change from Previous Analysis: As shown on HVWAP Figure 9, a Community Trail is proposed along the portion of Briggs Road located adjacent to SP260 (Riv. County, 2003b). SP 260S1 proposes no change to the approved Open Space and Recreation Plan included within the Specific Plan, which accommodates a Regional Trail along portions of Briggs Road, McLaughlin Road, Emperor Road, and Rouse Road (i.e., between the northern and southern boundaries of SP 260), as shown on Figure 12, *Open Space and Recreation Plan*. Although the precise alignment of the regional trail is different from what is shown on HVWAP Figure 9, the Specific Plan accommodates a longer trail segment than the General Plan requires and the on-site trail network would take advantage of the open space area within Planning Area 36, thereby providing users with an improved trail experience. Impacts associated with the development of on-site trails were evaluated as part of FEIR No. 329, which determined that impacts associated with recreational trail development would be reduced to less than significant levels with incorporation of mitigation measures. Because the proposed Project would not alter the alignment of the trails analyzed in FEIR No. 329, impacts would remain at less than significant levels. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329.



Source(s): Eagle Aerial (2013); ESRI, BCLMA (20-5)



FIGURE 12

OPEN SPACE AND RECREATION PLAN

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Tentative Tract Map No. 31500 Traffic Impact Analysis, Kunzman Associates, Inc., August 24, 2011; Menifee North Substantial Conformance No. 1 – Specific Plan 260 Traffic/Circulation Review, RK Engineering Group, Inc., October 14, 2013; Riverside County Congestion Management Plan; Riverside County Airport Land Use Compatibility Plan; Google Earth.

Findings of Fact:

Since the *Traffic Impact Analysis* was prepared for the Project (August 24, 2011), minor revisions to TR31500 have occurred. As such, the *Traffic Impact Analysis* calculated impacts that would result from the development of 206 dwelling units on the Project site which is currently proposed as part of TR31500. Therefore, the analysis included in the *Traffic Impact Analysis* and in this EIR Addendum, accurately represents the impacts from the proposed Project.

a) No Substantial Change from Previous Analysis: The proposed Project involves changes to the land use designations for Planning Areas 24, 25, 26, 28, and 34 to reflect current General Plan land use density categories (with no change to the planned uses in these planning areas); a reconfiguration of Planning Areas 32 and 33B and the re-designation of Planning Areas 32 and 33B for Medium Density Residential

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Development; and a change in the circulation classification of Norma Jean Road (McLaughlin Road) between Emperor Road and SR-74 (as described in detail in Section I.A of this Initial Study. Since no changes are proposed to the permitted land uses within Planning Areas 24, 25, 26, 28, and 34, impacts associated with the development of these planning areas would be identical to what was evaluated in FEIR No. 329. The proposed changes within Planning Areas 32 and 33B would reconfigure the planning area boundaries but would not affect the total amount of traffic from these planning areas because the total number of residential units permitted on-site would remain unchanged. Therefore, the proposed Project would not result in an increase in the amount of traffic as compared to what was evaluated in FEIR No. 329. However, proposed changes to the circulation classification of Norma Jean Road, which would result in a decrease in roadway capacity, and minor changes to Emperor Road, have the potential to result in new environmental impacts that were not identified as part of FEIR No. 329. To evaluate the significance of the proposed Circulation Plan changes, a traffic impact analysis has been prepared, the results of which are summarized below. Please refer to the proposed Project's Traffic Impact Analysis for a detailed description of traffic modeling inputs, methodologies, and assumptions.

Existing Conditions Traffic

Figure 13, *Existing Through Travel Lanes and Intersection Controls*, identifies the existing roadway conditions for study area roadways. The number of through lanes for existing roadways and the existing intersection controls are identified. It should be noted that the intersection of Emperor Road/SR-74 currently allows full access but shall be restricted to right turns in/out and left turn in only access. For future traffic conditions, the vehicles currently making northbound left turns were removed and added to the northbound right turns. These vehicles were then added to the eastbound left turn lane at the intersection of Sultanas Road/SR-74 where they made a U-turn and proceeded westbound on SR-74. Therefore, these vehicles were also added to the westbound through lanes at the intersection of Emperor Road/SR-74. (Kunzman, 2011, p. 10)

Figure 14, *Existing Average Daily Traffic Volumes*, depicts the existing average daily traffic volumes. The existing delay and level of service (LOS) are depicted in Table 12, *Intersection Analysis for Existing Conditions*. As shown in Table 12, the following study area intersections operate at unacceptable levels of service during at least one peak hour:

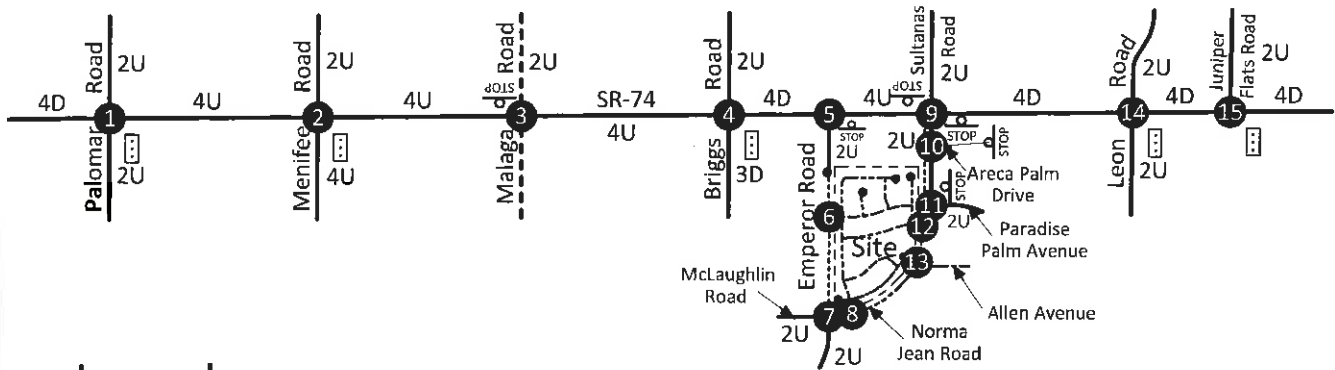
- Malaga Road (NS) at:
SR-74 (EW) - #3
- Emperor Road (NS) at:
SR-74 (EW) - #5
- Sultanas Road (NS) at:
SR-74 (EW) - #9

Projected Future Traffic

This section describes the procedures used to develop Project and cumulative traffic forecasts, which are used to evaluate potential impacts of the Project on the surrounding roadway system.

Project Trip Generation

The traffic generated by the proposed Project is determined by multiplying an appropriate trip generation rate by the quantity of land use. Trip generation rates are predicated on the assumption that energy costs, the availability of roadway capacity, the availability of vehicles to drive, and our life styles remain similar to what we know today. A major change in these variables may affect trip generation rates. (Kunzman, 2011, p. 19)



Legend

- = Traffic Signal
- = Stop Sign
- 4 = Through Travel Lanes
- D = Divided
- U = Undivided

1 	2 	3 	4 	5 	6 <p>Does Not Exist</p>
7 <p>Does Not Exist</p>	8 <p>Does Not Exist</p>	9 	10 	11 	12 <p>Does Not Exist</p>
13 <p>Does Not Exist</p>	14 	15 			

Source(s): Munaman Associates, Inc. (08/24/2013)

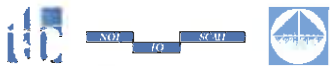
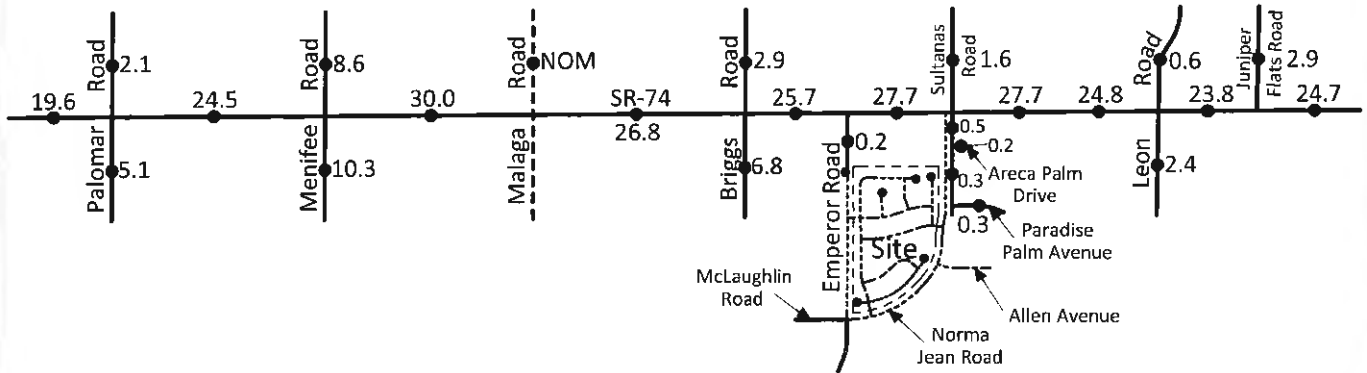


FIGURE 13
EXISTING THROUGH TRAVEL LANES AND INTERSECTION CONTROLS



Legend

10.0 = Vehicles Per Day (1,000's)

Source(s): Kutzman Associates, Inc. (08-24-2011)

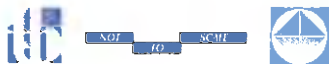


FIGURE 14

EXISTING AVERAGE DAILY TRAFFIC VOLUMES

New Significant Impact More Severe Impacts New Ability to Substantially Reduce Significant Impact No Substantial Change from Previous Analysis

Table 12 Intersection Analysis for Existing Conditions

Intersection	Traffic Control	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Morning	Evening
		L	T	R	L	T	R	L	T	R	L	T	R		
Palomar Road (NS) at: SR-74 (EW) - #1	TS	1	1	1	1	1.5	0.5	1	2	1	1	1.5	0.5	19.3-B	15.8-B
Meniffee Road (NS) at: SR-74 (EW) - #2	TS	0.5	0.5	1	0	1	0	1	1.5	0.5	1	1.5	0.5	23.0-C	23.3-C
Malaga Road (NS) at: SR-74 (EW) - #3	CSS	0	0	0	0	1	0	0.5	1.5	0	0	1.5	0.5	61.7-F	12.6-B
Briggs Road (NS) at: SR-74 (EW) - #4	TS	1	0.5	0.5	1	0.5	0.5	1	2	1	1	1.5	0.5	49.8-D	27.7-C
Emperor Road (NS) at: SR-74 (EW) - #5	CSS	0	1	0	0	0	0	0	2	1	1	2	0	11.3-B	38.7-E ⁵
Sultanas Road (NS) at: SR-74 (EW) - #9	CSS	0	1	0	0	1	0	1	1.5	0.5	1	2	1	99.9-F ⁵	99.9-F
Areca Palm Drive (EW) - #10	CSS	0	0.5	0.5	0.5	0.5	0	0	0	0	0.5	0	0.5	8.4-A	8.5-A
Paradise Palm Avenue (EW) - #11	CSS	0	0.5	0.5	0.5	0.5	0	0	0	0	0.5	0	0.5	9.1-A	9.1-A
Leon Road (NS) at: SR-74 (EW) - #14	TS	1	0.5	0.5	1	0.5	0.5	1	1.5	0.5	1	1.5	0.5	12.7-B	11.0-B
Juniper Flats Road (NS) at: SR-74 (EW) - #15	TS	0	1	0	0.5	0.5	1	1	1.5	0.5	1	1.5	0.5	11.3-B	11.2-B

- 1 When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
- 2 Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.
- 3 TS = Traffic Signal; CSS = Cross Street Stop
- 4 It should be noted that the intersection of Emperor Road/5R-74 currently allows full access but shall be restricted to right turns in/out and left turn in only access. For future traffic conditions, the vehicles currently making northbound left turns were removed and added to the northbound right turns. These vehicles were then added to the east bound left turn lane at the intersection of Sultanas Road/SR-74 where they made a U-turn and proceeded westbound on 5R-74. Therefore, these vehicles were also added to the westbound through lanes at the intersection of Emperor Road/5R-74.
- 5 99.9-F = Delay High, Intersection Unstable, Level of Service F.
L = Left; T = Through; R = Right
(Kunzman, 2011)

Trip generation rates were determined for daily traffic, morning peak hour inbound and outbound traffic, and evening peak hour inbound and outbound traffic for the proposed land use. By multiplying the traffic generation rates by the land use quantity, the traffic volumes are determined. Table 13, *Project Traffic Generation*, exhibits the traffic generation rates, project peak hour volumes, and project daily traffic volumes. As shown, the proposed development is projected to generate approximately 1,971 daily vehicle trips, 154 of which would occur during the morning peak hour and 208 of which would occur during the evening peak hour. (Kunzman, 2011, p. 19)

Project Trip Distribution and Assignment

Trip distribution represents the directional orientation of traffic to and from the Project site. The directional orientation of traffic has been determined by evaluating existing and proposed land uses, highways, and freeways within the vicinity of the Project along with existing traffic patterns understood from current traffic counts. The Project traffic is distributed to the network via primary Project driveways to ensure the necessary lane geometrics for the site access points are understood, and to identify potential Project impacts to near-by intersections. Based on the identified Project traffic generation and trip generation, Project average daily traffic (ADT) volumes are shown on Figure 15, *Project Average Daily Traffic Volumes*. Morning and evening peak hour intersection turning movement volumes expected from the

New Significant Impact More Severe Impacts New Ability to Substantially Reduce Significant Impact No Substantial Change from Previous Analysis

Project are shown in the Traffic Impact Analysis for TR31500 (Appendix L) on Figures 12 and 13, respectively. (Kunzman, 2011, p. 19)

Table 13 Project Traffic Generation

Land Use	Quantity	Units ²	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates									
Single-Family Detached Residential	206	DU	0.19	0.56	0.75	0.64	0.37	1.01	9.57
Trips Generated									
Single-Family Detached Residential	206	DU	39	115	154	132	76	208	1,971

1. Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Category 210.
2. DU = Dwelling Units
(Kunzman, 2011, Table 2)

Cumulative Development Traffic

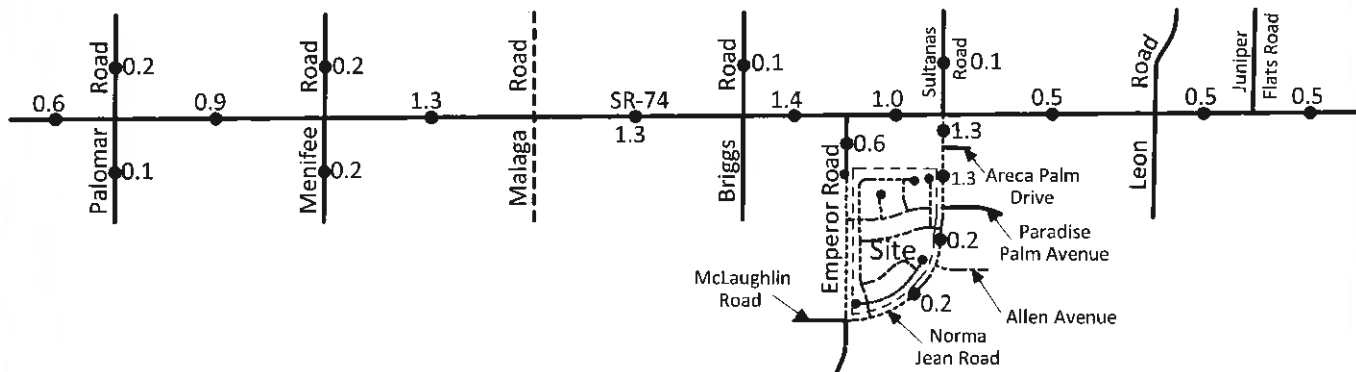
The traffic impact analysis also considers cumulative traffic volumes from other future developments in the study area that are approved or being processed concurrently. A list of cumulative development projects included in the analysis was developed as a result of coordination between the Project's traffic consultant and County staff. Cumulative development projects included in the analysis were included because they are assumed to contribute traffic to at least one or more of the study area intersections. Table 14, *Cumulative Development Traffic Generation*, presents the cumulative development land uses and their associated trip generation. Figure 14 of the Traffic Impact Analysis for TR31500 (Appendix L) depicts the locations of the various developments shown in Table 14. In addition to cumulative development, the analysis also utilizes a 2.0 percent annual ambient growth rate to account for area-wide growth not associated with any particular development, which is calculated based on existing traffic volumes for the opening year (2013) conditions and added to daily and peak hour traffic volumes on surrounding roadways. Figure 40 of the Traffic Impact Analysis for TR31500 depicts the average daily volumes for study area roadways associated with the cumulative development and ambient growth. (Kunzman, 2011, p. 27)

Impact Analysis for Opening Year (2013) Conditions

This section evaluates the level of service (LOS) at study area intersections when traffic generated by the proposed Project is added to existing traffic volumes, ambient growth and cumulative development projects. 2013 was selected for analysis because it was the target opening year at the time environmental analysis commenced for the Project in 2011.

Roadway Improvements

As part of the proposed Project, Norma Jean Road would be constructed along the east boundary of the proposed Project and connect with the existing McLaughlin Road at Emperor Road and Sultanas Road at SR-74. The existing Sultanas Road south of SR-74 would become a frontage road and would not have direct access to SR-74. Emperor Road would be improved to its ultimate half-width standard as a Modified Collector (70' ROW) along the Project frontage. Norma Jean Road would be improved as part of the proposed Project to the standard of a Collector (74' ROW) between Emperor Road and approximately Allen Avenue, and would be improved to the standard of a Modified Collector (77' ROW) between approximately Allen Avenue and SR-74.



Legend

10.0 = Vehicles Per Day (1,000's)

Source(s): Kutzman Associates, Inc. (09-24-2011)

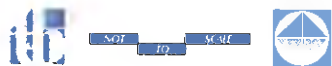


FIGURE 15
PROJECT AVERAGE DAILY TRAFFIC VOLUMES

New Significant Impact More Severe Impacts New Ability to Substantially Reduce Significant Impact No Substantial Change from Previous Analysis

Table 14 Cumulative Development Traffic Generation

Project	Land Use	Quantity	Units ²	Peak Hour						Daily
				Morning			Evening			
				Inbound	Outbound	Total	Inbound	Outbound	Total	
PP22570	Retail	5,000	TSF	NOM ³	NOM	NOM	6	8	14	222
TR28801 ⁴	Single-Family Detached Residential	468	DU	89	262	351	300	173	473	4,479
TR29262	Single-Family Detached Residential	297	DU	56	166	222	190	110	300	2,842
TR29322	Single-Family Detached Residential	210	DU	40	118	158	134	78	212	2,010
TR29326	Single-Family Detached Residential	65	DU	12	36	48	42	24	66	622
TR29327	Single-Family Detached Residential	79	DU	15	44	59	51	28	79	756
TR29328	Single-Family Detached Residential	75	DU	14	42	56	48	28	76	718
TR30972	Single-Family Detached Residential	91	DU	17	51	68	58	34	92	871
TR31084	Single-Family Detached Residential	40	DU	8	22	30	26	15	41	383
TR31536	Single-Family Detached Residential	44	DU	8	25	33	28	16	44	421
TR31545	Single-Family Detached Residential	55	DU	10	31	41	35	20	55	526
TR31546	Single-Family Detached Residential	120	DU	23	67	90	77	44	121	1,148
TR31811	Single-Family Detached Residential	557	DU	106	311	417	357	206	563	5,331
TR31812	Single-Family Detached Residential	744	DU	141	420	561	476	275	751	7,120
	Golf Course (2.5% Internal Trips)	18	Holes	24	6	30	17	21	38	482
	Subtotal			165	426	591	493	296	789	7,602
TR31820	Single-Family Detached Residential	17	DU	3	10	13	11	6	17	163
TR32400	Single-Family Detached Residential	27	DU	5	15	20	17	10	27	258
TR33738	Single-Family Detached Residential	52	DU	10	29	39	33	19	52	498
TR34406	Residential/Shopping Center			173	465	638	572	357	929	7,723
TR34600	Single-Family Detached Residential	162	DU	31	91	122	104	60	164	1,550
Total				785	2,211	2,996	2,582	1,532	4,114	38,123

1 Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Categories 210 and 814 or corresponding traffic study for other development when available.

2 TSF = Thousand Square Feet; DU = Dwelling Units

3 NOM = Nominal

4 TR28801 proposes to develop 566 dwelling units. TR28801M1 reduces the development by 30 dwelling units and 68 are currently built (566 - 30 - 68 = 468).

(Kunzman, 2011, Table 3)

Allen Avenue is proposed to extend from Leon Road to Norma Jean Road for future conditions. Traffic from the existing homes along Allen Avenue between proposed Norma Jean Road and Leon Road were assigned to the future intersection of Norma Jean Road/Allen Avenue to account for existing trips that may divert to Norma Jean Road/Allen Avenue in the future. (Kunzman, 2011, p. 6)

Level of Service for Existing + Ambient + Project (EAP) Conditions

The Existing Plus Ambient Growth Plus Project delay and Level of Service for the study area roadway network are shown in Table 15, *Existing Plus Ambient Growth Plus Project Intersection Delay and LOS*. Table 15 shows delay values based on the geometrics at the study area intersections, without and with traffic signal improvements. Existing Plus Ambient Growth Plus Project morning and evening peak hour intersection turning movement volumes are shown in the Traffic Impact Study (Appendix L) on Figures 42 and 43, respectively. (Kunzman, 2011, p. 28)

For Existing Plus Ambient Growth Plus Project traffic conditions, the following study area intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements:

Malaga Road (NS) at:
SR-74 (EW) - #3

Sultanas Road/Norma Jean Road (NS) at:

New Significant Impact More Severe Impacts New Ability to Substantially Reduce Significant Impact No Substantial Change from Previous Analysis

SR-74 (EW) - #9

For Existing Plus Ambient Growth Plus Project traffic conditions with traffic signal improvements, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours. A discussion and analysis of signal warrants for Existing Plus Ambient Growth Plus Project conditions is provided below. (Kunzman, 2011, p. 28)

Table 15 Existing Plus Ambient Growth Plus Project Intersection Delay and LOS

Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Morning	Evening
		L	T	R	L	T	R	L	T	R	L	T	R		
Palomar Road (NS) at: SR-74 (EW) - #1	TS	1	1	1	1	1.5	0.5	1	2	1	1	1.5	0.5	20.5-C	16.1-B
Menifee Road (NS) at: SR-74 (EW) - #2	TS	0.5	0.5	1	0	1	0	1	1.5	0.5	1	1.5	0.5	25.2-C	28.2-C
Malaga Road (NS) at: SR-74 (EW) - #3 - Without Improvements	CSS	0	0	0	0	1	0	0.5	1.5	0	0	1.5	0.5	79.4-F	13.2-B
- With Improvements	TS ⁴	0	0	0	0	1	0	0.5	1.5	0	0	1.5	0.5	1.7-A	1.7-A
Briggs Road (NS) at: SR-74 (EW) - #4	TS	1	0.5	0.5	1	0.5	0.5	1	2	1	1	1.5	0.5	49.9-D	29.3-C
Emperor Road (NS) at: SR-74 (EW) - #5	CSS	0	0	1	0	0	0	0	2	1	1	2	0	12.4-B	14.9-B ⁵
Project Access (EW) - #6	CSS	0	0.5	0.5	0.5	0.5	0	0	0	0	0.5	0	0.5	9.1-A	9.3-A
McLaughlin/Norma Jean Road (EW) - #7	CSS	0	1	0	0	1	0	1	0.5	0.5	1	0.5	0.5	9.0-A	9.0-A
Project Access (NS) at: Norma Jean Road (EW) - #8	CSS	0	0	0	0.5	0	0.5	1	1	0	0	1.5	0.5	8.6-A	8.6-A
Sultanas/Norma Jean Road (NS) at: SR-74 (EW) - #9 - Without Improvements	CSS	0	1	0	0	1	0	1	1.5	0.5	1	2	1	99.9-F ⁶	99.9-F
- With Improvements	TS	0	1	0	0	1	0	1	1.5	0.5	1	2	1	8.9-A	5.9-A
Norma Jean Road (NS) at: Areca Palm Drive (EW) - #10	CSS	0	0.5	0.5	0.5	0.5	0	0	0	0	0.5	0	0.5	10.2-B	9.0-A
Paradise Palm Avenue (EW) - #11	CSS	0	0.5	0.5	0.5	0.5	0	0	0	0	0.5	0	0.5	9.1-A	8.7-A
Project Access (EW) - #12	CSS	0	0	0	0.5	0	0.5	0.5	0.5	0	0	0.5	0.5	9.0-A	9.0-A
Allen Avenue (EW) - #13	CSS	0	0.5	0.5	0.5	0.5	0	0	0	0	0.5	0	0.5	8.4-A	8.4-A
Leon Road (NS) at: SR-74 (EW) - #14	TS	1	0.5	0.5	1	0.5	0.5	1	1.5	0.5	1	1.5	0.5	12.8-B	11.0-B
Juniper Flats Road (NS) at: SR-74 (EW) - #15	TS	0	1	0	0.5	0.5	1	1	1.5	0.5	1	1.5	0.5	11.4-B	11.4-B

- 1 When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
 - 2 Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.
 - 3 TS = Traffic Signal; CSS = Cross Street Stop
 - 4 It should be noted that the intersection of Emperor Road/5R-74 currently allows full access but shall be restricted to right turns in/out and left turn in only access. For future traffic conditions, the vehicles currently making northbound left turns were removed and added to the northbound right turns. These vehicles were then added to the east bound left turn lane at the intersection of Sultanas Road/SR-74 where they made a U-turn and proceeded westbound on 5R-74. Therefore, these vehicles were also added to the westbound through lanes at the intersection of Emperor Road/5R-74.
 - 5 99.9-F = Delay High, Intersection Unstable, Level of Service F.
- L = Left; T = Through; R = Right
(Kunzman, 2011, Table 4)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Traffic Signal Warrant for EAP Conditions

Based on the analysis provided in the Project's Traffic Impact Analysis for traffic signal warrants and utilizing methodology acceptable to the Federal Highway Administration and Caltrans, a traffic signal is not projected to be warranted at the following study area intersection for Existing Plus Ambient Growth Plus Project traffic conditions:

Malaga Road (NS) at:
SR-74 (EW) - #3

A traffic signal is, however, projected to be warranted at the following additional study area intersection for EAP traffic conditions:

Sultanas Road/Norma Jean Road (NS) at:
SR-74 (EW) - #9

As shown previously in Table 12, the above-listed intersection already operates at LOS F under existing conditions during both the AM and PM peak hours. Therefore, the proposed Project would contribute to, but would not directly cause, the need for signalization at this location. The proposed Project would be required to comply with Riverside County Ordinance No. 748 ("Traffic Signal Mitigation Program Ordinance"), which requires the payment of a fair-share contribution towards the development of traffic signals throughout the County that are not directly caused by any individual development proposal. Therefore, since the proposed Project would be required to comply with Ordinance No. 748, and because the construction of a traffic signal at the intersection of Sultanas Road/Norma Jean Road would assure acceptable LOS during the AM and PM peak hour, Project impacts to this intersection are evaluated as less than significant.

Similarly, the intersection of Malaga Road at SR-74 also operates at an unacceptable LOS F during the AM peak hour under existing conditions (refer to Table 12), although this intersection was shown as not requiring signalization under EAP conditions. Since the proposed Project would not substantially contribute to the existing deficient LOS at the intersection of Malaga Road at SR-74, Project impacts are evaluated as less than significant. The Project would, however, be required to comply with County Ordinance No. 748, which would ensure that a traffic signal is constructed at this location once signal warrants are met.

Existing + Ambient + Project + Cumulative (EAPC) Traffic Volume Forecasts

The Existing Plus Ambient Growth Plus Project Plus Cumulative (EAPC) delay and Level of Service for the study area roadway network are shown in Table 16, *Existing Plus Ambient Growth Plus Project Intersection Delay and LOS*. Table 16 shows delay values based on the geometrics at the study area intersections, without and with improvements. EAPC morning and evening peak hour intersection turning movement volumes are shown on Traffic Impact Study Figures 44 and 45, respectively. (Kunzman, 2011, p. 29)

For EAPC traffic conditions, the following study area intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements:

Menifee Road (NS) at:
SR-74 - #2

Malaga Road (NS) at:
SR-74 (EW) - #3

Briggs Road (NS) at:

New Significant Impact More Severe Impacts New Ability to Substantially Reduce Significant Impact No Substantial Change from Previous Analysis

SR-74 - #4
Sultanas Road/Norma Jean Road (NS) at:
SR-74 (EW) - #9

Table 16 Existing Plus Ambient Growth Plus Project Intersection Delay and LOS

Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Morning	Evening
		L	T	R	L	T	R	L	T	R	L	T	R		
Palomar Road (NS) at: SR-74 (EW) - #1	TS	1	1	1	1	1.5	0.5	1	2	1	1	1.5	0.5	40.3-D	34.4-C
Menifee Road (NS) at: SR-74 (EW) - #2															
- Without Improvements	TS	0.5	0.5	1	0	1	0	1	1.5	0.5	1	1.5	0.5	99.9-F ⁴	99.9-F
- With Improvements	TS	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	0.5	<u>0.5</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>3</u>	<u>1</u>	34.2-C	38.6-D
Malaga Road (NS) at: SR-74 (EW) - #3															
- Without Improvements	CSS	0	0	0	0	1	0	0.5	1.5	0	0	1.5	0.5	99.9-F	99.9-F
- With Improvements	TS	0	<u>1</u>	0	0	1	0	<u>1</u>	1.5	<u>0.5</u>	<u>1</u>	1.5	0.5	6.4-A	5.6-A
Briggs Road (NS) at: SR-74 (EW) - #4															
- Without Improvements	TS	1	0.5	0.5	1	0.5	0.5	1	2	1	1	1.5	0.5	99.9-F	99.9-F
- With Improvements	TS	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>3</u>	<u>1</u>	48.6-D	28.7-C
Emperor Road (NS) at: SR-74 (EW) - #5	CSS	0	0	1	0	0	0	0	2	1	1	2	0	14.5-B	19.7-C ⁵
Project Access (EW) - #6	CSS	0	0.5	0.5	0.5	0.5	0	0	0	0	0.5	0	0.5	9.1-A	9.3-A
McLaughlin/Norma Jean Road (EW) - #7	CSS	0	1	0	0	1	0	1	0.5	0.5	1	0.5	0.5	10.6-B	11.3-B
Project Access (NS) at: Norma Jean Road (EW) - #8	CSS	0	0	0	0.5	0	0.5	1	1	0	0	1.5	0.5	10.1-B	10.7-B
Sultanas/Norma Jean Road (NS) at: SR-74 (EW) - #9															
- Without Improvements	CSS	0	1	0	0	1	0	1	1.5	0.5	1	2	1	99.9-F	99.9-F
- With Improvements	TS	<u>1</u>	0.5	<u>0.5</u>	<u>1</u>	0.5	<u>0.5</u>	1	1.5	0.5	1	2	1	35.2-D	22.2-C
Norma Jean Road (NS) at: Areca Palm Drive (EW) - #10	CSS	0	0.5	0.5	0.5	0.5	0	0	0	0	0.5	0	0.5	16.4-C	10.5-B
Paradise Palm Avenue (EW) - #11	CSS	0	0.5	0.5	0.5	0.5	0	0	0	0	0.5	0	0.5	10.7-B	9.3-A
Project Access (EW) - #12	CSS	0	0	0	0.5	0	0.5	0.5	0.5	0	0	0.5	0.5	10.9-B	11.7-B
Allen Avenue (EW) - #13	CSS	0	0.5	0.5	0.5	0.5	0	0	0	0	0.5	0	0.5	9.5-A	9.6-A
Leon Road (NS) at: SR-74 (EW) - #14	TS	1	0.5	0.5	1	0.5	0.5	1	1.5	0.5	1	1.5	0.5	16.6-B	15.7-B
Juniper Flats Road (NS) at: SR-74 (EW) - #15	TS	0	1	0	0.5	0.5	1	1	1.5	0.5	1	1.5	0.5	14.4-B	13.6-B

1 When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

2 Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

3 TS = Traffic Signal; CSS = Cross Street Stop

4 99.9-F = Delay High, Intersection Unstable, Level of Service F.

5 It should be noted that the intersection of Emperor Road/5R-74 currently allows full access but shall be restricted to right turns in/out and left turn in only access. For future traffic conditions, the vehicles currently making northbound left turns were removed and added to the northbound right turns. These vehicles were then added to the east bound left turn lane at the intersection of Sultanas Road/SR-74 where they made a U-turn and proceeded westbound on 5R-74. Therefore, these vehicles were also added to the westbound through lanes at the intersection of Emperor Road/5R-74.

L = Left; T = Through; R = Right
(Kunzman, 2011)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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For EAPC traffic conditions with the improvements identified in Table 16, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours. Comparing the projected LOS depicted in Table 16 with the existing conditions for study area intersections (Table 12) and the projected

LOS under EAP conditions (Table 15) demonstrates that the proposed Project would contribute to, but would not directly cause, a deficient LOS at the above-listed intersections. However, the proposed Project would be required to comply with Riverside County Ordinance No. 2009-37 (Transportation Uniform Mitigation Fees [TUMF]), which requires the payment of fees that are used by the County to improve the regional circulation network. SR-74 is identified for improvements as part of the TUMF. Therefore, since the proposed Project would be required to comply with Ordinance No. 2009-37 and pay fees, the Project's cumulatively considerable contribution to traffic at the above-listed intersections are evaluated as less than significant.

Traffic Signal Warrant for EAPC Conditions

A traffic signal is projected to be warranted at the following additional study area intersection for EAPC traffic conditions, in addition to the intersection previously identified under EAP conditions:

Malaga Road (NS) at:
SR-74 (EW) - #3

As indicated under the discussion of traffic signal warrants for EAP conditions, the proposed Project would be required to comply with Riverside County Ordinance No. 748 ("Traffic Signal Mitigation Program Ordinance"), which requires the payment of a fair-share contribution towards the development of traffic signals throughout the County that are not directly caused by any individual development proposal. Therefore, since the proposed Project would be required to comply with Ordinance No. 748, and because the construction of a traffic signal at the intersection of Malaga Road at SR-74, in conjunction with planned improvements as part of the TUMF program, would assure acceptable LOS during the AM and PM peak hours, Project cumulative impacts to this intersection are evaluated as less than significant.

Conclusion

As demonstrated in the preceding analysis, the local roadway system would operate at acceptable LOS under all Project scenarios, assuming mandatory compliance with the Traffic Signal Mitigation Program, TUMF, and the various circulation improvements proposed on-site as part of the Project. Furthermore, the proposed land use classification change would have no impact on the overall traffic generation for the proposed Project (RK Engineering, Inc., 2013, p. 4). Therefore, the Project would not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, either directly or cumulatively. Accordingly, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in FEIR No. 329.

b) No Substantial Change from Previous Analysis: The Congestion Management Program (CMP) roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses identified by the County's General Plan land use map. Pursuant to General Plan Land Use Element Policy LU 1.10, "Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document." Thus, the CMP anticipated that the Project site would be built-out in accordance with the approved Specific Plan. Because the Project would result the same number of dwelling units than are allowed under the adopted Specific Plan, the Project would not exceed the long-term growth projections included in the CMP. Therefore, the Project's long-term impacts related to established levels of service for CMP designated roads or highways would be less than significant and within the scope of analysis of FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Additionally, the only CMP-designated roadways in the Project vicinity are I-215, SR-74, and SR-79 (Riv. County, 2011, Exhibit 2-1). Traffic associated with the proposed Project only has the potential to significantly affect SR-74, as the Project would not contribute substantial amounts of traffic to SR-79 or I-215. As indicated above in the analysis of Threshold 43.a), the proposed Project would contribute to, but would not directly cause, the need for improvements, to study area intersections and/or the construction of traffic signals. However, because the Project is subject to the Traffic Signal Mitigation Program and TUMF, the Project's incremental contribution to the need for such improvements would be fully mitigated to below a level of significance. Additional mitigation would not be required. Therefore, the proposed Project would be consistent with the applicable congestion management plan and implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

c) & d) **No Substantial Change from Previous Analysis:** The Project site is located within the Airport Influence Area of the March Air Reserve Base; however, because this is a military facility it is not open to the public and as such, the proposed Project would have no impact on airport operations at this facility. The Project site is not located adjacent to a rail corridor or waterway (ALUCP, 2007; Google Earth, 2014). Therefore, the Project would neither increase air, rail or waterborne traffic levels, nor result in substantial safety risks associated with these modes of travel. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

e) **No Substantial Change from Previous Analysis:** The proposed Project would introduce residential land uses within a master-planned community that includes a variety of urban land uses. The proposed Project would be compatible with land uses proposed in areas adjacent to TR31500, which include mixed uses, commercial retail, a detention basin, open space, and medium density residential. The proposed Project would not result in increased hazards associated with incompatible uses; therefore, impacts would be less than significant.

Proposed circulation improvements are identified on Tentative Tract Map 31500. All circulation improvements have been designed to conform to the provisions of Riverside County Ordinance No. 461, *Road Improvement Standards and Specifications*. The provisions of Ordinance No. 461 identify required improvements as well as design parameters that each circulation improvement must adhere to in order to maximize public safety and minimize congestion that may result from substandard road construction. As a component of applications for the proposed Project, the County Transportation Department has reviewed the proposed circulation improvements identified in Tract Map 31500 in relationship to the approved circulation plan for the Menifee North Specific Plan, and has concluded that all proposed roadway improvements are consistent with the requirements of Ordinance No. 461. Therefore, because all roadway improvements would be designed to County standards and because no conflict is anticipated between Project-related motor vehicle use and adjacent land uses, a less than significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

f) **No Substantial Change from Previous Analysis:** Implementation of the proposed Project would result in the establishment of several new on-site (internal) public roads, which would require maintenance. However, the maintenance of on-site roadways is not anticipated to cause a financial burden for the County that would interfere with the County's ability to maintain other County facilities such that an environmental impact would result. Maintenance of on-site roads would largely be funded through property taxes associated with the development. There is no component of the proposed Project that would require altered maintenance of roadways by the County. Accordingly, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in FEIR No. 329.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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g) **No Substantial Change from Previous Analysis:** Roadways proposed for improvement as part of the Project do not currently exist and would likely be constructed as part of the Project. Since roadways proposed for improvement as part of the Project do not currently serve any existing land uses, the Project would not cause an effect upon circulation during construction. Impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

h) **No Substantial Change from Previous Analysis:** Roadways that would serve the proposed Project do not currently exist, but would be constructed as part of the Project. With the provision of on-site roadways and connections to the existing circulation network, emergency access to on-site areas would be accommodated. Since the Project would not affect any roadways currently providing emergency access to surrounding land uses and because adequate access to the site would be provided in accordance with Riverside County Ordinance No. 460, which regulates access road provisions, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

i) **No Substantial Change from Previous Analysis:** Figure 9 of the Harvest Valley/Winchester Area Plan (HVWAP), *Trails and Bikeway System*, depicts proposed trails and bikeways within the Project area. As shown on HVWAP Figure 9, the areas proposed for subdivision by TR31500 do not abut or occur within areas targeted for development with trails or bicycle facilities (Riv. County, 2003b). The nearest designated trail segment occurs along Briggs Road to the west of the Project site. This trail designation is consistent with the existing approved Specific Plan No. 260, which also designates a "Regional Trail Easement" along this portion of Briggs Road. This trail segment would be improved by others in conjunction with development within Planning Areas 31 and 33A of SP 260, and/or in conjunction with future improvements to this portion of Briggs Road.

With respect to public transit, the Project area is currently serviced by Riverside Transit Agency (RTA) Routes No. 27 and 212, which provides bus service between the City of Riverside and the City of San Jacinto. In the Project area, this bus route occurs wholly along SR-74, and bus stop locations already are accommodated along this roadway. There are no transit service routes that abut the proposed Project.

There are no other adopted policies, plans, or programs regarding public transit, bikeways or pedestrian facilities. Therefore, the proposed Project would not conflict with any adopted policies, plans, or programs regarding public transit, bikeways or pedestrian facilities, nor would the Project otherwise substantially decrease the performance or safety of such facilities. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No additional mitigation is required beyond mandatory compliance with Riverside County Ordinance Nos. 461, 748, and the County's TUMF program.

Monitoring: Monitoring for compliance with County Ordinance Nos. 461, 748, and the County's TUMF program would occur as part of standard Project conditions of approval.

44. **Bike Trails**

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, Harvest Valley/Winchester Area Plan, FEIR No. 329.

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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No Substantial Change from Previous Analysis: HVWAP Figure 9, *Harvest Valley/Winchester Area Plan Trails and Bikeway System*, depicts planned recreational trails within the Project area. HVWAP Figure 9 shows that the Project area is not identified for development with any bike trails (Riv. County, 2003b). The only recreational trails required by the HVWAP in the Project area is a proposed regional trail along Briggs Road that is being accommodated by the Project (as indicated under the analysis of Issue 42, above). Therefore, there would be no impacts associated with the development of bike trails, as none are proposed within the Specific Plan area. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review, FEIR No. 329, Ord. No. 859, Project application materials.

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** Impacts associated with the Project's demand for water treatment facilities and water supply were evaluated as part of FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (refer to Mitigation Measures MM 17.1, 17.4, and 17.5). In addition, the Project would be required to comply with Riverside County Ordinance No. 859, which sets forth water efficient landscape requirements that apply to all new discretionary projects with a total landscape area equal to or greater than 2,500 square feet (Riv. County, 2009).

In addition, the Project would be served with potable water from the Eastern Municipal Water District (EMWD), which adopted its most recent Urban Water Management Plan (UWMP) in June 2011. The UWMP demonstrates the EMWD's ability to provide potable water within its survey during normal, dry, and multiple dry years. The demand assumptions utilized by EMWD in the UWMP rely on projections made by the Riverside County Center for Demographic Research, which in turn makes population projections based on the and uses identified by the various General Plans of the cities and counties within the EMWD's service area. Pursuant to General Plan Land Use Element Policy LU 1.10, the "Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document." The Project proposes the same number of dwelling units (206) as compared to the approved Specific Plan document. Thus, the Project's demand for potable water would be less than assumed in the EMWD's UWMP. Because the UWMP demonstrates that there are adequate supplies through 2035 even under multiple dry year conditions, the Project's water demand is fully accounted for by the UWMP.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Therefore, with compliance to the mitigation measures specified in FEIR No. 329 for water service and mandatory compliance with County Ordinance No. 859, impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: The following mitigation measures from EIR No. 329 shall apply. No new mitigation measures beyond those identified in FEIR No. 329 are required.

MM 17.1 (Condition of Approval 10-46) The payment of fees to EMWD will prevent any negative financial impacts to the District. EMWD will collect a maximum of \$3,500 per unit from developers in the area for construction of the Romoland Treatment Plant Expansion. All lines will be designed per EMWD requirements.

MM 17.4 (Condition of Approval 10-47) The infrastructural system will be installed to the requirements of the County's Engineering Department. In addition, the following State laws require water efficient plumbing fixtures in structures to minimize water use:

- Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings.
- Title 20, California Administrative Code Section 1601(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations.
- Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that set the maximum flow rate of all new showerheads, lavatory faucets, etc.
- Title 24, California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.
- Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures.
- Health and Safety Code Section 4047 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied.
- Government Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow of hot water.

MM 17.5 (Condition of Approval 10-47) Additionally, water and sewer demands shall be further mitigated through implementation of Water and Sewer Plan Development Standards. (See Specific Plan Section III.A.4.b)

Monitoring: Monitoring shall occur as specified in FEIR No. 329.

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

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review, FEIR No. 329, Project application materials.

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** Impacts associated with the Project's demand for sewer treatment facilities and wastewater treatment capacity were evaluated as part of FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (refer to Mitigation Measures MM 17.1, 17.4, and 17.5). Since the Project does not propose an increase in the number of dwelling units on-site (or building intensity), the Project as revised would not result in an increase in demand for wastewater treatment capacity beyond what was evaluated and mitigated for as part of FEIR No. 329. Therefore, with compliance with the mitigation measures specified in FEIR No. 329 for sewer service, impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329

47. Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, FEIR No. 329, Project application materials.

Findings of Fact:

a & b) **No Substantial Change from Previous Analysis:** Impacts to solid waste services were evaluated and disclosed as part of FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels through incorporation of mitigation measures (refer to Mitigation Measures MM 23.3 and 23.4). The currently proposed Project would not increase the number of dwelling units or development intensity on-site. Mitigation measures specified in FEIR No. 329 would continue to apply to the proposed Project. Accordingly, implementation of the proposed Project would not result in any new impacts to solid waste services beyond what was evaluated and mitigated for as part of FEIR No. 329.

Mitigation: The following mitigation measures from EIR No. 329 shall apply. No new mitigation measures beyond those identified in FEIR No. 329 are required.

MM 23.3 (Condition of Approval 10-49) The project applicant shall work with the County Waste Management District and participate in efforts to achieve the mandated goals of the Integrated Waste Management Act. Additionally, the proposed permitted refuse hauler for the project site shall be advised of the efforts the developer will be pursuing

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-402.

MM 23.4 (Condition of Approval 10-50) The developer will consider the feasibility of installing trash compactors as a standard feature in new homes, as well as establishing collection points for recycling of solid waste. In addition, industrial and commercial businesses will be encouraged to utilize trash compactors.

Monitoring: Monitoring shall occur as specified in FEIR No. 329

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, FEIR No. 329, Project application materials.

Findings of Fact:

a through g) **No Substantial Change from Previous Analysis:** Impacts to utilities were evaluated and disclosed as part of FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation (refer to Mitigation Measures MM 17.6 and MM 22.1 through MM 22.3). Mitigation measures specified by FEIR No. 329 would continue to apply to the proposed Project. The Project does not propose any increase in the number of dwelling units or intensity of development on-site. Accordingly, with implementation of the proposed Project and compliance with the mitigation measures specified in FEIR No. 329, significant impacts to utilities would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: The following mitigation measures from EIR No. 329 shall apply. No new mitigation measures beyond those identified in FEIR No. 329 are required.

MM 17.6 (Condition of Approval 10-51) Sections 2-5452(i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(f) and 1601(b) are Appliance Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures. MM 22.1 (Condition of Approval 10-52) Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone Company as they become available in order to facilitate engineering, design and construction of improvements necessary to provide services to the project site.

MM 22.2 (Condition of Approval 10-53) The applicant will comply with guidelines provided by the Southern California Gas Company in regard to easement restriction, construction

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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guidelines, protection of pipeline easement and potential amendments to right-of-way in the areas of any existing Gas Company easements.

MM 22.3 (Condition of Approval 10-54) Building energy conservation will be largely achieved by compliance with Title 24 of the Energy Conservation Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

Monitoring: Monitoring shall occur as specified in FEIR No. 329

49. Energy Conservation

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

Source: FEIR No. 329, Project application materials.

Findings of Fact:

No Substantial Change from Previous Analysis: Impacts to energy resources were evaluated and disclosed as part of FEIR No. 329, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation (refer above to Mitigation Measures MM 17.6 and MM 22.1 through MM 22.3). The currently proposed Project would not result in an increase in the number of dwelling units or building intensity on-site. Therefore, with incorporation of the mitigation measures specified in FEIR No. 329, impacts to energy resources would not occur. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in FEIR No. 329.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329

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: Staff review, Project Application Materials, FEIR No. 329.

Findings of Fact: 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.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials, FEIR No. 329

Findings of Fact: Cumulative impacts were evaluated as part of FEIR No. 329 and associated technical studies, which concluded that such impacts would not occur with implementation of the mitigation measures specified in FEIR No. 329. The current Project does not propose an increase in the number of dwelling units or building intensity on-site, indicating that the currently proposed Project's impacts would be consistent with those disclosed in FEIR No. 329, except where otherwise noted by this Initial Study. Accordingly, the proposed Project would not result in new or more severe impacts to the environment that are individually limited, but cumulatively considerable.

Mitigation: No new mitigation measures beyond those identified in FEIR No. 329 are required.

Monitoring: Monitoring shall occur as specified in FEIR No. 329

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Menifee North Specific Plan EIR (FEIR No. 329), November 8, 1994

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*

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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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.

VII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As:

- AB 52 n.d. *Assembly Bill 52*. Available online at: http://www.leginfo.ca.gov/pub/13-14/bill/asm/ab_0051-0100/ab_52_bill_20140925_chaptered.pdf
- ALUCP, 2007 *Riverside County Airport Land Use Compatibility Plan*. Riverside County Airport Land Use Commission, 2007. Available online at: http://www.rcaluc.org/plan_new.asp
- ACS Consulting, 2015 *Project Specific Water Quality Management Plan for Tentative Tract Map 31500*. ACS Consulting, Inc., January 3, 2015.
- Barros, 2015 *Phase II Cultural Resources Report*. Phillip de Barros, April 30, 2015.
- FEMA, 2014 *Flood Map Panel 2060H*. Federal Emergency Management Agency. August 18, 2014. Available online at: <http://msc.fema.gov/portal>.
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- GLA, 2014a *MSHCP Consistency Analysis*. Glen Lukos Associates, October 2, 2014.
- GLA, 2014b *Jurisdictional Delineation*. Glen Lukos Associates, October 3, 2014.
- GLA, 2014c *Determination of Biologically Equivalent or Superior Preservation Analysis*. Glen Lukos Associates, November 3, 2014.
- Golder, 2014 *Analysis of Long Term Conservation Value for the Los Angeles Pocket Mouse*. Golder Associates, August 4, 2014.
- Google Earth, 2014 *Site Imagery*. Google Earth, 2014.
- JLC, 2007 *Tentative Tract Map 31500 Preliminary Hydrology and Hydraulics Report*. JLC Engineering & Consulting, Inc. November 14, 2007.
- Kunzman, 2011 *Tentative Tract Map. No. 31500 Traffic Impact Analysis*. Kunzman Associates, Inc., August 24, 2011.
- Leighton, 2007 *Updated Preliminary Geotechnical Investigation: Proposed 54.1-Acre Residential Development, Tentative Tract No. 31500*. Leighton and Associates, Inc., June 18, 2007.
- Leighton, 2015 *Results of Onsite Percolation Testing*. Leighton and Associates Inc, January 30, 2015.

		New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
Mead and Hunt, 2014	<i>March Air Reserve Base/Inland Airport Land Use Compatibility Plan.</i> Mead and Hunt, November 13, 2014. Available online at: http://www.rcaluc.org/plan_march_ARB.asp				
Mestre Greve, 2011a	<i>Noise Analysis for Tentative Tract 31500.</i> Mestre Greve Associates, June 3, 2011.				
Mestre Greve, 2011b	<i>TT31500 Construction Noise Impacts.</i> Mestre Greve Associates, June 3, 2011.				
Principe, 2011a	<i>Multiple Species Habitat Conservation Plan Consistency Analysis.</i> Principe and Associates, August 3, 2011.				
Principe, 2011b	<i>Nesting Season Survey Burrowing Owl.</i> Principe and Associates, August 1, 2011.				
Riv. County, 1998	<i>Ordinance No. 655.</i> Riverside County, 1998. Available online at: http://www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm				
Riv. County, 2000	<i>Ordinance No. 484.</i> Riverside County, 2000. Available online at: http://www.clerkoftheboard.co.riverside.ca.us/ords/400/484.2.pdf				
Riv. County, 2002	<i>Ordinance No. 484.</i> Riverside County, 2002. Available online at: http://rvcweb.org/MASTPortal/Portals/0/Regulations/ordinance787.pdf				
Riv. County, 2003a	<i>Riverside County General Plan.</i> Riverside County, 2003. Available online at: http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx				
Riv. County, 2003b	<i>Harvest Valley/Winchester Area Plan.</i> Riverside County, 2003. Available online at: http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx				
Riv. County, 2003c	<i>Western Riverside County Multiple Species Habitat Conservation Plan.</i> Riverside County Transportation and Land Management Agency, June 2003. Available online at: http://www.wrc-rca.org/library.asp#id190				
Riv. County, 2007	<i>Ordinance No. 847.</i> Riverside County, 2007. Available online at: http://www.clerkoftheboard.co.riverside.ca.us/ords/800/847.pdf				
Riv. County, 2009	<i>Ordinance No. 859.</i> Riverside County, 2009. Available online at: http://www.rivcocob.org/ords/800/859.pdf				
Riv. County, 2011	<i>Congestion Management Program.</i> Riverside County, December 14, 2011. Available online at: http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf				
Riv. County, n.d.	<i>Riverside County Land Information System.</i> Riverside County, n.d. Available online at: http://tlmabd5.agency.tlma.co.riverside.ca.us/website/rclic/				
RK Engineering, 2015	<i>Menifee North Substantial Conformance #1 (Tract 31500) Noise Impact Study Update Letter, County of Riverside.</i> RK Engineering Group, Inc., March 16, 2015.				
RK Engineering, 2014	<i>Air Quality and GHG Impact Study.</i> RK Engineering Group, Inc., January 27, 2014.				

		New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
RK Engineering, 2013	<i>Traffic/ Circulation Review.</i> RK Engineering Group, Inc., October 14, 2013.				
SCAQMD, 2013	<i>Final 2012 Air Quality Management Plan.</i> South Coast Air Quality Management District, February, 2013. Available online at: http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan				
SCAQMD, 2003	<i>CEQA Air Quality Handbook.</i> South Coast Air Quality Management District. April 1993, with November 1993 Update. Available online at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook				
U.S.D.A., 1971	Soil Survey, Western Riverside Area California. United States Department of Agriculture, 1971.				

APPENDIX B

MITIGATION, MONITORING AND REPORTING PROGRAM

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MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>1. SEISMIC SAFETY The Casa Lorna branch of the San Jacinto fault zone is considered the most important fault to the project site from a seismic shaking standpoint due to its relatively close proximity. An earthquake with a 7.0 Richter magnitude along this fault could produce a peak ground acceleration of .29g on-site. As some areas of the site are underlain by shallow bedrock and other areas are underlain by deep alluvium, variations in the peak ground accelerations could occur. Some areas that are underlain by shallow bedrock could experience amplification of ground accelerations. Secondary seismic hazards such as liquefaction and subsidence are not anticipated on-site due to the depth of groundwater (over 100 feet) and no evidence for significant static water level declines have been indicated.</p>	<p>Mitigation Measure 1.1.1: The proposed structures and foundations shall be designed to resist seismic lateral loading in accordance with the criteria contained in the Uniform Building Code, Section 2312.</p> <p>Mitigation Measure 1.2: The proposed Project shall demonstrate compliance with the Project's geotechnical investigation, dated June 18, 2007, on all plans prior to the issuance of grading and/or building permits.</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Review and approval of monthly inspection reports of grading operations.</p> <p>Building and Grading Permits</p>	<p>Non-Significant.</p>
<p>2. SLOPES AND EROSION According to the project engineer, the project site will balance, therefore, not requiring import or export. Based on the Conceptual Grading Plan approximately 4,960,000 cubic yards of material will be moved. However, this figure may vary slightly as final grading plans are developed. The Conceptual Grading Plan does not indicate the need for any remedial work, however, an additional geotechnical investigation may be necessary to evaluate the amount</p>	<p>Mitigation Measure 2.1: Positive drainage of the site shall be provided, and water shall not be allowed to pond behind or flow over any cut and fill slopes. Where water is collected in a common area and discharged, protection of the native soils shall be provided by planting erosion resistant vegetation, as the native soils are susceptible to erosion by running water.</p>	<p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p>	<p>Review and approval of Final Grading Plans and Drainage Plans.</p>	<p>Non-Significant.</p>

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IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>of possible remedial earthwork required as well as establish more accurate percentages of shrinkage.</p> <p>Approximately 91% of the site has slopes less than 8%, therefore, slope stability and landsliding are not considered significant hazards. Based on the nature of on-site soils, cut and fill slopes should be stable at a 2:1 ratio. The only area of significant topographic relief is associated with the west margin of Double Butte within the southwest portion of the site. This area is designated as Open Space, which will be preserved in its natural state. However, Planning Areas 35, 37, 39 and 40, which are immediately adjacent to the Double Butte margin will require an additional slope stability investigation.</p> <p>Erosion of slopes may be controlled by planting vegetation and constructing properly designed drainage systems.</p>	<p>Mitigation Measure 2.2: Maximum indication of all cut and fill slopes shall be 2 horizontal to 1 vertical.</p> <p>Mitigation Measure 2.3: A more detailed slope stability investigation shall be performed for Planning Areas 35, 37, 39 and 40 relative to development adjacent to steep hillsides (Double Butte margin) area within the southeast portion of the site prior to issuance of grading permits for these Planning Areas.</p> <p>Mitigation Measure 2.4: Final determination of the foundation characteristics of soils within on-site development areas shall be performed by a geotechnical engineer.</p> <p>Mitigation Measure 2.5: Prior to issuance of grading permits, a seismic refraction survey shall be conducted to evaluate the rippability characteristics of the bedrock onsite indicating the approximate rippability of the bedrock materials at various depths for grading purposes.</p>	<p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of detailed soil and geotechnical reports.</p> <p>Review and approval of detailed soil and geotechnical reports.</p> <p>Review and approval of detailed soil and geotechnical reports.</p>	<p>Non-Significant.</p>
<p>3. WIND EROSION AND BLOWSAND</p> <p>Although the project site lies outside the Wind/Erosion and Blowsand areas designated by the County of Riverside, construction activities (primarily site preparation and grading) will generate fugitive dust. An average of 11.07 tons per day of particulate emissions is estimated to occur for the three proposed phases of grading.</p>	<p>Mitigation Measure 3.1: The quality of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>
<p>4. FLOODING</p> <p>Development of the Meniffee North Specific Plan will result in increased runoff due to the creation of impervious surfaces. It</p>	<p>Mitigation Measure 4.1: All improvements shall be constructed in accordance with the standards of the Riverside County Flood Control</p>	<p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p>	<p>Review and approval of Final Grading Plans and Drainage Plans.</p>	<p>Non-Significant.</p>

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IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>is estimated that for the developed condition, 100-year storm flows will increase by 15 - 20%, increasing downstream flows in the San Jacinto River.</p> <p>The proposed Master Drainage Plan for Menifee North, which has been designed to accommodate on-site and tributary flows, provides protection from 100-year storm flows. This Drainage Plan proposes alternative alignments to those currently shown on the Romoland and Homeland Master Drainage Plans.</p> <p>The project proposes the construction of Master Drainage Plan improvements. Due to increased runoff, on-site retention basins are to be constructed. Concentration and diversion of flows could impact downstream land owners. If downstream facilities are not in place, any kind of diversion should be reviewed and approved by affected land owners and the County Flood Control and Water Conservation District.</p>	<p>District.</p> <p>Mitigation Measure 4.2: The proposed Master Drainage Plan incorporates improvements designed to reduce the impacts of increased surface runoff and provide 100-year flood protection to the project.</p> <p>Mitigation Measure 4.3: That portion of the site which lies within the boundaries of the Homeland and Romoland Area Drainage Plan will be subject to a per acre assessment fee, thereby contributing to regional drainage mitigation programs in the area.</p> <p>Mitigation Measure 4.4: In order to mitigate potential downstream impacts resulting from increased project flows, the use of detention basins will be required until up-stream Master Planned facilities, including Maps Detention Basin are constructed.</p>	<p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p> <p>Riverside County Flood Control & Water Conservation District.</p> <p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p>	<p>Review and approval of Final Grading Plans and Drainage Plans.</p> <p>Payment of Drainage Fees.</p> <p>Review and approval of Final Grading Plans and Drainage Plans.</p>	
<p>5. NOISE</p> <p>Construction noise represents a short-term impact on ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers and portable generators can reach high levels. Grading activities typically represent the highest potential for noise impacts, however, most of the grading should occur away from existing residential land uses. However, in some areas grading will be occurring adjacent</p>	<p>Mitigation Measure 5.1: Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. Construction should not be allowed on weekends or federal holidays.</p> <p>Mitigation Measure 5.2: Residential, commercial and business uses along Menifee Road, Briggs Road and Route 74/Emperor Road on McLaughlin Road/Norma Jean Road may experience noise levels over 65 CNEL</p>	<p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Health Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of final acoustic reports.</p>	<p>Significant</p>

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IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>to newly developed areas. For these situations, the most effective method of controlling construction noise is through local control of construction hours.</p> <p>The proposed development of the Menifee North Specific Plan will generate traffic, and as a result will alter projected noise levels in the surrounding areas.</p> <p>The roadway links that will experience noise increases greater than 3dBA and will have absolute noise exposure of 65 CNEL are Antelope Road, Mapes Road and Route 74. This increase of noise due to the cumulative development of the project with related development will significantly impact an existing mobile home park and other residences north of Highway 74 east of Palomar Road to 1-215.</p> <p>The school sites which are proposed within Planning Areas 21, 39 and 42 could be exposed to noise levels exceeding 65 CNEL. According to the California Land Use/Noise Compatibility Guidelines, school uses within the 65 CNEL zone are "conditionally acceptable" and "new construction of development should be undertaken only after a detailed analysis of the noise reduction requirement is made".</p> <p>The area along the AT & S.F. railroad tracks will be exposed to noise levels less than 65 CNEL. The nearest outdoor residential areas (Planning Area 40) along the tracks are potentially located</p>	<p>without some form of mitigation. In order to ensure that noise levels on-site achieve Riverside County's interior and exterior noise thresholds, five- to six-foot tall noise barriers shall be constructed between proposed residential uses on-site and abutting segments of Emperor Road and McLaughlin Road/Norma Jean Road, as follows:</p> <ul style="list-style-type: none"> • Lots 15 through 28: 5.0 ft • Lots 60 through 69: 6.0 ft • Lots 137 through 156: 6.0 ft • Lots 176 through 182: 6.0 ft • Lots 183 through 191: 5.0 ft <p>The required noise barriers may consist of a wall, a berm, or a combination of the two. The noise barriers shall have a surface density of at least 3.5 pounds per square foot, and shall have no openings or gaps. The wall may be constructed of masonry block, stucco veneer over wood framing (or foam core), one-inch thick tongue and groove wood of sufficient weight per square foot, or glass (1/4 inch thick), or other transparent material with sufficient weight per square foot.</p> <p>Mitigation measures are needed to reduce on-site levels in outdoor and indoor residential areas exposed to exterior ambient noise levels greater than 65 CNEL. Therefore, a more detailed noise analysis will be warranted when development plans are developed for areas along these roadways. As stated in Section 11-A-1b, Comprehensive Land Use Plan Development Standards (No. 22):</p> <p>"Prior to the issuance of final grading plans for individual planning areas, a detailed noise analysis shall be prepared to determine the height and location of noise barriers needed to achieve acceptable noise levels. This</p>			

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IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>50 feet from the centerline of the tracks and will be exposed to a maximum unmitigated noise level of 62.9 CNEL. As this noise level is less than 65 CNEL, the noise exposure due to the railroad on the site is insignificant.</p> <p>Proposed residential uses within portions of Planning Areas 4, 5, 6 and 9 are within the 65 CNEL zone for March AFB and would be adversely impacted. Mitigation measures are not available to mitigate the resulting impacts, resulting in a "significant" project impact. Development of the land inside the 65 CNEL zone with less noise sensitive land uses, such as office, commercial, industrial use would result in no significant impacts. (See Section V.H.3, Alternatives to the Proposed Project, for a discussion of alternate land uses within noise impacted areas.)</p>	<p>condition shall apply to all planning areas in the Menifee North Specific Plan adjacent to Menifee Road, Briggs Road and Route 74. This includes Planning Areas 21, the proposed elementary schools adjacent to Briggs Road. Mitigation measures for the school can include construction of a sound wall and sound insulation for the buildings. Another option would be to relocate the school site to an area where the noise level is 60 CNEL or less.</p> <p>Mitigation Measure 5.3: Prior to the issuance of building permits for Lots 15-28, 60-69, 137-156, 176-191 of TR31500, an interior noise analysis shall be prepared demonstrating compliance with the County's interior noise standard of 45 Ldn. The interior noise analysis shall evaluate proposed building materials to determine whether special architectural design measures are necessary to achieve the required interior noise level reductions. Special architectural measures may include, but are not limited to, glazing (e.g., dual-paned windows), insulation, roof material, caulking standards, or other measures as recommended by the acoustical engineer. All requirements of the future interior noise analysis shall be reflected on the building plans.</p> <p>Mitigation Measure 5.4: Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that Lots 15-28, 60-69, 137-156, and 176-191 of TR31500 are provided with enhanced interior noise protection. The enhanced interior noise protection shall include the following for Lots 15-28, 60-69, 137-156, and 176-191:</p>	<p>Project Applicant/Riverside County Building and Safety Department.</p>	<p>Prior to the issuance of building permits for Lots 15-28, 60-69, 137-156, or 176-191 of TR31500.</p>	
		<p>Project Applicant/Riverside County Building and Safety Department.</p>	<p>Prior to the issuance of building permits.</p>	

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IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<ul style="list-style-type: none"> • Mechanical ventilation system (i.e., air conditioning units). • Upgraded windows and sliding glass doors with a minimum STC rating of 25 for all first floor windows and sliding glass doors facing Emperor Road or Norma Jean Road. • Upgraded windows and sliding glass doors with a minimum STC rating of 26 and 28 for all second floor windows and sliding glass doors facing Emperor Road or Norma Jean Road, respectively. • Where attic vents directly face Norma Jean Road or Emperor Road, acoustical baffles shall be required. • All exterior windows, doors, and sliding glass doors shall have a positive seal and leaks/cracks shall be kept to a minimum. <p>Mitigation Measure 5.5: For the proposed school sites, the acoustical consultant recommends a noise level not to exceed 60 CNEEL for outdoor areas. However, it should be noted that public schools are not subject to County standards and are only subject to state standards if located adjacent to a freeway.</p> <p>Mitigation Measure 5.6: In order to mitigate impacts to off-site residential areas that will be exposed to noise levels greater than 65 CNEEL, as a result of project traffic generation, the traffic engineer recommends provision of off-site mitigation in the form of barriers, structural upgrades, etc. This option would require the developer to work with the other developers and homeowners in the area to determine final wall heights, building upgrades, etc. needed for mitigation. The project developer will participate in any off-</p>	<p>Riverside County, Health Department.</p> <p>Riverside County, Health Department.</p>	<p>Review and approval of final acoustic reports.</p> <p>Review and approval of final acoustic reports.</p>	

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IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION	
<p>Environmental Assessment No. 39357.</p>					
<p>6. CLIMATE AND AIR QUALITY</p>	<p>An average of 11.07 tons per day of particulate emissions can be anticipated to be released for the three proposed plans of grading (Phase I 11 - 24 tons/day; Phase II - 11.25 tons/day; Phase III - 10.72 tons/day). This is a small amount compared to the 146 tons per day of particulates currently released in Riverside County. Additionally, this material is inert silicates, rather than the complex organic particulates released from combustion sources which are more harmful to health. Dust generated by such activities usually becomes more of a local nuisance than a serious health problem.</p>	<p>Mitigation Measure 6.1: The quality of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Significant.</p>
<p>Heavy-duty equipment emissions are difficult to quantify because of day to day variability in construction activities and equipment used. A diesel powered scraper is the most common equipment used for grading operations. For this type of project 2 pieces of heavy equipment may be expected to operate at one time. If all of the equipment operated for 8 hours per day the following emissions would result: 5.4 pounds per day of carbon monoxide, 23 pounds per day of nitrogen oxides, 235 pounds per day of hydrocarbons, 1.7 pounds per day of sulfur oxides, and approximately 1.5 pounds per day of particulates.</p>	<p>Mitigation Measure 6.2: In response to the County of Riverside General Plan, a Class II Bikeway shall be provided along Highway 74 through the project site.</p>	<p>Riverside County Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Significant.</p>
<p>The greatest project-related air quality impact results from the 132,000 daily vehicle trips the project will generate at build-out.</p>	<p>Mitigation Measure 6.3: A portion of the commercial parking area within Planning Area 8 is recommended for Park-n-Ride use on weekdays between 6:00 am. and 6:00 p.m.</p>	<p>Riverside County Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Significant.</p>
<p>Heavy-duty equipment emissions are difficult to quantify because of day to day variability in construction activities and equipment used. A diesel powered scraper is the most common equipment used for grading operations. For this type of project 2 pieces of heavy equipment may be expected to operate at one time. If all of the equipment operated for 8 hours per day the following emissions would result: 5.4 pounds per day of carbon monoxide, 23 pounds per day of nitrogen oxides, 235 pounds per day of hydrocarbons, 1.7 pounds per day of sulfur oxides, and approximately 1.5 pounds per day of particulates.</p>	<p>Mitigation Measure 6.4: Figure V-19, Bus Turnout and Stop Locations, shows recommended bus turnout and potential future bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.</p>	<p>Riverside County Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Significant.</p>
<p>The greatest project-related air quality impact results from the 132,000 daily vehicle trips the project will generate at build-out.</p>	<p>Mitigation Measure 6.5: Low VOC (Volatile Organic Compound) emitting paints should be used.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Significant.</p>
<p>The greatest project-related air quality impact results from the 132,000 daily vehicle trips the project will generate at build-out.</p>	<p>Mitigation Measure 6.6: The Project shall demonstrate compliance with SCAQMD Rules 403 and 113 and the EPA and CARB Tier 3 standards.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Prior to issuance of building permits</p>	<p>Prior to issuance of building permits</p>	<p>Significant.</p>
<p>The greatest project-related air quality impact results from the 132,000 daily vehicle trips the project will generate at build-out.</p>	<p>Mitigation Measure 6.7: Prior to the review and approval of final subdivision maps, the Project Applicant shall provide documentation to the Riverside County Planning Department indicating that a pedestrian</p>	<p>Project Applicant/ Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Significant.</p>

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<p>The projects vehicular emissions are 1,688 lbs/day of CO; 3,081 lbs/day of NOX; 782 lbs/day of Particulates; and 959 lbs/day of Reactive Organic Gases.</p> <p>The pollutants associated with total annual electrical usage for the project is 17,378 lbs/year of CO; 99,922 lbs/yr. of NOX; 10,426 lbs/yr. of SOX; 3,476 lbs/yr. of Particulates; and 868 lbs/yr. of Reactive Organic Hydrocarbons.</p> <p>The pollutants associated with total monthly natural gas usage for the project is estimated to be 688 lbs/mo. of CO; 40 lbs/mo. of NOX; 5 lbs/mo. of Particulates; and 183 lbs/mo. of Reactive Organic Hydrocarbons.</p> <p>Air quality impacts associated with development of Menifee North are considered significant adverse impacts in the generation of carbon monoxide, nitrogen oxide, particulates and reactive organic gases which will require a Statement of Overriding Consideration.</p>	<p>network design shall be implemented that promotes non-vehicular modes of transportation.</p> <p>Mitigation Measure 6.8. Prior to building permit issuance, the Project Applicant shall submit a Title 24 Compliance Report to the Riverside County Planning Department indicating that the Project shall exceed year 2010 Title 24 energy requirement by 20%.</p> <p>Mitigation Measure 6.9. Prior to building permit issuance, the Project Applicant provide documentation to the Riverside County Planning Department that the Project shall implement a water conservation strategy that will obtain a 20% reduction for indoor/outdoor water use as compared to year 2010 Title 24 requirements.</p>	<p>Project Applicant/ Building and Safety Department.</p> <p>Project Applicant/ Building and Safety Department.</p>	<p>Prior to issuance of building permits.</p> <p>Prior to issuance of building permits.</p>	
<p>7. WATER QUALITY</p> <p>Implementation of the Menifee North Specific Plan could result in short-term erosion and sedimentation impacts during project grading. Project grading will result in the creation of temporarily exposed ground surfaces, thereby creating the potential for erosion and sedimentation of local drainage courses.</p> <p>Project development will also alter the composition of surface</p>	<p>Mitigation Measure 7.1. In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control devices during grading, such as temporary berms, culverts, sandbagging or desilting basins. In addition, a Grading Plan will be prepared which includes techniques employed to prevent erosion and sedimentation during and after the grading process.</p> <p>Mitigation Measure 7.2. The project</p>	<p>Riverside County, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p> <p>Riverside County, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p> <p>Riverside County, Building and Safety Department and the Riverside</p>	<p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>

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<p>runoff by grading the site surfaces, by construction of impervious streets, roofs and parking facilities, and by irrigation of landscaped areas. Runoff entering the storm drain system will contain minor amounts of pollutants typical of urban use, including pesticides, fertilizers, oil and rubber residues, detergents, hydrocarbon particles and other debris. Urban runoff is considered a "nonpoint" source. Unlike "point" source wastes, nonpoint sources cannot be quantified through flow measurement, sampling and analysis techniques. This runoff, typical of urban use, will contribute to the incremental degradation of water quality downstream.</p> <p>The entire project site ultimately discharges into Lake Elsinore; therefore water quality impacts from this and other proposed development in the area could have a cumulative impact on water quality in Lake Elsinore.</p> <p>In addition, the project will generate a demand for treatment of sewage, which will require treatment and ultimate disposal by the Eastern Municipal Water District (EMWD). Management of the project area's wastewater will be accomplished by EMWD, in accordance with the California State Water Quality Control Board, Santa Ana Region. The proposed Specific Plan will comply with the Basin Plan adopted by the Board. As such, project impacts related to water quality are not anticipated to be significant.</p>	<p>will comply with the requirements of the California State Water Control Board, Santa Ana Region.</p> <p>Mitigation Measure 7.3: The project will comply with any ordinances or regulations relative to water quality in the San Jacinto Drainage area that are in place at the time of Specific Plan or subsequent tentative map approvals.</p> <p>Mitigation Measure 7.4: Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as a mitigation for this Specific Plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.</p> <p>Mitigation Measure 7.5: Prior to issuance of building permits, the Riverside County Building and Safety Department shall verify that all measures required by the Project's Water Quality Management Plan (WQMP) and hydrology study have been incorporated into the Project's plans. Prior to building permit final inspection, the Riverside County Building Department shall verify that all measures required by the WQMP</p>	<p>Riverside County, Building and Safety Department</p>	<p>Securing State NPDES Permit.</p> <p>Prior to issuance of building permits</p> <p>Prior to issuance of building permits</p>	<p>LEVEL OF SIGNIFICANCE AFTER MITIGATION</p>

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<p>8. TOXIC SUBSTANCES</p> <p>In addition to residential, recreational and open space uses, the Menifee North Specific Plan proposes 168.6 acres of Business Park, 142.7 acres of Commercial and 88.9 acres of combined Commercial/ Business Park use.</p> <p>Although it is not anticipated that the Menifee North project uses will generate any toxic waste, the significance of the potential project impact depends partly on whether an additional Class I landfill site is established as planned in Southern California within the next several years. The timing of a new Class I site would affect whether adequate landfill capacity will exist to meet the needs of the project. The location of a site would affect the amount of hazardous substances transported through the County.</p>	<p>and hydrology study have been constructed and are operational.</p> <p>Mitigation Measure 7.6: As development occurs within the floodplain, the alteration of the floodplain must also be determined under developed conditions, and a Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA) prior to building permit issuance.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Prior to building permit issuance for each phase of the development</p>	
<p>9. OPEN SPACE/CONSERVATION</p> <p>Approval of the proposed Menifee North Specific Plan will result in the development of the land uses proposed by the Specific Plan.</p> <p>Development of the Menifee North Specific Plan will preclude</p>	<p>Mitigation Measure 8.1: If Industrial Commercial or Business Park land uses occur on-site, submittal of a Plot Plan will be required. Plot Plan applications contain the following information, however, it is not anticipated that future tenants will generate toxic substances on-site.</p> <ul style="list-style-type: none"> a. A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use. b. Plans or reports describing proposed methods for handling traffic, noise, glare, odor, vibration, hazardous gasses, liquids and other materials c. Plans or reports showing proposed method for treatment and disposal of sewage and industrial and toxic waste materials. 	<p>Riverside County Health Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>
		<p>County of Riverside, Planning Department.</p>	<p>Specific Plan Approval.</p>	<p>Non-Significant.</p>

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<p>future use of the site for agricultural use. With the portion of 42.8 acres of natural open space proposed within the southeastern portion of the site and the 24.1 acres of parks proposed, project development will eliminate natural open space and the rural atmosphere on-site.</p> <p>The project proposes Comprehensive General Plan Amendment No. 224 to the Open Space and Conservation Map to accommodate Specific Plan 260. Change of Zone No. 5555 is also required from the existing zoning to "Specific Plan". Approval of the Menifee North Specific Plan would result in "Specific Plan".</p> <p>Zoning and general plan designations on the entire 1,654.2 acre parcel, including the "Existing Uses" and the areas which are under the control of others. Some planning areas support "Existing Uses" which are not compatible with the proposed Specific Plan zoning. Also, in some areas the Specific Plan proposes no buffers or land use transition areas between existing and proposed uses, resulting in potential land use conflicts.</p> <p>The project site is within the boundaries of the Highway 74/79 Corridor Community Plan being prepared by the County; however, preparation of this Plan has recently been put on "hold" by the County.</p> <p>Most of the site is bounded by existing agriculture use which could potentially result in land</p>	<p>project on existing offsite land uses</p>			

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<p>use conflicts between the existing poultry farm located to the south of Planning Area 40.</p> <p>It should be noted, however, that the area to the south and west of the project site is proposed for development as the 1,291 acre Menifee Ranch Specific Plan 259.</p>				
<p>10. AGRICULTURE</p> <p>Development of the Menifee North Specific Plan will remove approximately 1,050 acres currently utilized for agricultural production of potatoes, onion, oat, alfalfa, barley and grain. This will contribute incrementally to the decline of such uses in urbanizing Riverside County.</p> <p>Project development will result in development on "Prime" soils, as shown on the County's General Plan Map of Agricultural Resources. Loss of Prime soils is considered a significant impact. Also, 480 acres of the site are designated "Agriculture" on the Open Space and Conservation Map of the General Plan. General Plan Amendment is proposed to accommodate Specific Plan 260.</p> <p>Development of the project with urban uses could potentially hasten the conversion of other agricultural areas to urban uses by creating economic pressures and increasing land value for development. However, the surrounding area to the south and west is proposed for development with urban uses (Menifee Ranch Specific Plan 259).</p> <p>Potential land use conflicts could</p>	<p>No mitigations are proposed for the loss of "Prime" agricultural soils. Existing agricultural uses within 300' of the project site will be protected by the Riverside County Right-to-Farm Ordinance (Ordinance No. 625). The ordinance is intended to provide a means of giving notice to prospective buyers of homes in newly built subdivisions and recently subdivided parcels that they are moving into an agricultural area.</p>	<p>County of Riverside, Planning Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Significant.</p>

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<p>result between the residential uses proposed in Planning Area 40 and the chicken farm and other agricultural uses existing to the south. Odors, noise, flies, etc. accompanying agricultural uses (particularly the poultry farms) could result in complaints from future project residents. In order to protect existing agricultural operations, the County adopted the Riverside County Right-to-Farm Ordinance No. 625. The ordinance is intended to provide for a means of giving notice to prospective buyers of new homes in newly built subdivisions and recently subdivided parcels that they are moving into an agricultural area and that a farm that has been in operation legally for at least 3 years shall not be or become a nuisance because residential uses have entered the area and are offended by the odors, dust, etc. that come with agriculture. The ordinance applies to any tract map or parcel map having any lots agriculturally zoned (A-1, A-2, A-P, and A-D zones) or lying within 300 feet of any other land with agricultural zoning. The Title Company, in preparing developer's application for State Department of Real Estate (DRE) report on the subdivision, includes the "right-to-farm" statement. Developers must show the subdivision report to prospective home and/or lot buyers, obtain their signature that they've read it, and keep the signature on file for three years.</p>				
<p>11. WILDLIFE/VEGETATION One native biotic community, coastal sage scrub, is found on the</p>				
<p>Mitigation Measure 11.1.1 Providing that the open space area in Planning</p>		<p>County of Riverside, Planning Department</p>	<p>Issuance of grading permits.</p>	<p>Non-significant.</p>

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<p>hillsides of Double Butte in the southeastern portion of the site. Most of the coastal sage scrub found on-site is located in Planning Area 36. No California gnatcatchers were found to occupy these areas during surveys performed in 1994. Additionally, one naturalized biotic community is represented within the study area in this same general area that being introduced grassland. There is also one community type present which is the result of the past disturbances by man. This is cultivated/ agriculture.</p> <p>Construction activities will result in the removal of physical habitats through cut, fill and other grading activities necessary for roads, building pads, utilities, fuel modification and flood control. The first order impacts of habitat loss will be the direct loss of vegetation and the destruction of less mobile wildlife forms.</p> <p>In and of itself, the significance of vegetation loss will depend on the diversity and availability of plant communities and associations affected. From the standpoint of biological diversity, the loss of native communities will have an inherently greater significance than the loss of nonnative or highly disturbed communities, such as introduced grassland. The same will generally be true for the loss of less mobile wildlife forms since they are highly habitat dependent and their abundance and diversity are directly related to those of their habitats.</p>	<p>Area 36 is to be used for passive recreational and/or aesthetic purposes, Coastal Sage Scrub habitat found there will be protected. No other resource areas on-site warrant mitigative efforts due to lack of significant resource values.</p> <p>Mitigation Measure 11.2: The project will be required to participate in the County's Interim Mitigation Plan, requiring payment of \$1,950 per acre of land developed within SKR fee assessment areas.</p> <p>Mitigation Measure 11.3: Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 5.0 of the document entitled, "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis," prepared by Glenn Luikos Associates and dated October 17, 2014. The mitigation requires the Project Applicant to obtain mitigation credits reflecting a 3:1 ratio for Project-related impacts (i.e., 2.31 acres of riparian habitat, including creation/restoration at a 1:1 replacement ratio (0.77 acre) and enhancement at an additional 2.1 replacement ratio (1.54 acres)) have been purchased at an approved conservation bank. The required compensatory mitigation must be approved by the California Department of Fish and Game (CDFG) and the Santa Ana Regional Water Quality Control Board (RWQCB) prior to the purchase of any mitigation credits.</p> <p>Mitigation Measure 11.4: Pursuant to Objective 6 and Objective 7 of the</p>	<p>County of Riverside, Building and Safety Departments.</p> <p>Project Applicant/ Riverside County Environmental Programs Department</p>	<p>Payment of Mitigation Fees.</p> <p>Prior to issuance of a grading permit</p>	

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<p>The impacts of vegetation loss through direct removal will, in turn, have potentially significant adverse effects on wildlife. As vegetation is removed or otherwise destroyed the associated wildlife will either be destroyed or will be displaced to adjacent habitat areas where they will crowd and disrupt local populations. Although increased competition and predation will act rapidly to return population numbers to habitat carrying capacity levels, either displaced or local wildlife will be lost.</p> <p>Casual factors generated during human activities resulting from the construction and inhabitation of urban land uses may be collectively termed "harassment". Harassment is defined as those activities of man and his associated domestic animals which increase the physiological costs of survival or decrease the probability of successful reproduction in wildlife populations. The most common forms are excessive construction related noise, background noise, light glare and the introduction of feral cats, dogs, and children which are unnatural predators and competitors for wildlife. Significant adverse impacts are not expected from harassment.</p>	<p>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 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.</p>	<p>Department</p>		
<p>12. MINERAL RESOURCES The Menifee Ranch Specific Plan does not propose any future land uses which impact mineral resources in Riverside County. The Mineral Resources Element of the Comprehensive General Plan does not include the presence of resources on the</p>	<p>As no project impacts are expected, no mitigation measures are proposed.</p>	<p>N/A</p>	<p>N/A</p>	<p>Non-Significant</p>

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<p>proposed project site.</p>				
<p>13. ENERGY RESOURCES</p>				
<p>The Menifee North Specific Plan will increase consumption of energy for motor vehicle movement, space and water heating, lighting, cooking, refrigeration and air conditioning, operation and construction equipment, use of miscellaneous home appliances, and energy required to produce the construction materials and all other material aspects of the project.</p>	<p>Mitigation Measure 13.1: Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Building Plans.</p>	<p>Non-Significant</p>
<p>On-site natural gas demand for the proposed project is estimated at 35,517,427 cubic feet (c.f.) per month. On-site electrical consumption is estimated at 91,820,620 kilowatts (kwh) per year.</p>	<p>Mitigation Measure 13.2: Building energy conservation shall largely be achieved by compliance with Title 20 and 24 of the California Administrative Code.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Building Plans.</p>	
<p>14. SCENIC HIGHWAYS</p>				
<p>Approximately 320.0 acres of the proposed project, which are proposed for commercial business park and combined commercial/business park uses, are adjacent to Highway 74, an Eligible State Scenic Highway. Landscape development along Highway 74 is of primary importance, as it delineates the community boundary as well as acting as a noise barrier. CalTrans requires a thirty foot right-of-way distance measured from the closest lane of travel be landscaped according to CalTrans standards. The closest lane of travel is eight feet from the curb. The project proposes a twenty-two foot landscaped right-of-way behind the thirty-foot curb which satisfies Caltrans' requirements. An additional six foot landscaped area provides for</p>	<p>The proposed Menifee North Specific Plan is intended to mitigate any potential impacts to Highway 74, an Eligible State Scenic Highway. No additional mitigations are proposed.</p>	<p>County of Riverside, Planning Department.</p>	<p>Specific Plan approval.</p>	<p>Non-Significant.</p>

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<p>a total landscape development zone (LDZ) of twenty-eight feet.</p>				
<p>15. CULTURAL AND SCIENTIFIC RESOURCES</p>				
<p>Three existing sites (RIV 978, 1175 and 2607) were relocated on-site and one new site (MN-1) located. It is anticipated that while it may be desirous for the bedrock features to be worked into future development plans, it is assumed they will be directly impacted by grading activities. As no subsurface artifacts were recorded on or near the archaeological sites, no further mitigation is required beyond the archaeological recordation updated submitted to the ECIC.</p>	<p>Mitigation Measure 15.1: Given the element of uncertainty of any archaeological survey due to the potential sub-surface dimension, it is recommended that should archaeological materials be discovered during grading activities, a qualified archaeologist shall be retained for evaluation. If during ground disturbing 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 archaeologist or the archaeologist's on-site representative(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Unique cultural resources are defined, for this mitigation measure, 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.</p>	<p>Project Applicant/ County of Riverside, Building and Safety Planning Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>
<p>No paleontological fossils have been found or are known to exist on-site. No fossils or sub-fossils have been recorded from the onsite sediments within the region. Although paleontological remains may occur in these sediments, as they may in other sediment, the likelihood of any being recorded from the Menifee North project site is minimal.</p>	<p>In the event that unique cultural resources are discovered:</p> <p>a) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist and the Planning Director to discuss the significance of the find.</p> <p>b) At the meeting, the significance of the discoveries shall be discussed and a decision shall be made, with the concurrence of the Planning Director, as to the</p>			

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	<p>appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>c) Grading or 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.</p> <p>Mitigation Measure 15.2: Prior to grading permit issuance within Planning Areas 32 and 33B, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the applicant for initial monitoring and mitigation services during all brushing and grading within the Project area. A copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the Building and Safety Department. The extent of the monitoring will be determined after the grading plan has been finalized and shall encompass all areas subject to ground disturbance as part of the grading permit.</p> <p>Mitigation Measure 15.3: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set</p>	<p>Project Applicant/ County of Riverside, Planning Department.</p>	<p>Prior to issuance of grading permits</p>	
		<p>Project Applicant/ County of Riverside, Planning Department.</p>	<p>Prior to issuance of grading permits</p>	

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	<p>guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate tribal consultation, and potential recovery of cultural resources in coordination with the tribal monitor. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County developer/permit holder, and tribal monitor throughout the process.</p> <p>Mitigation Measure 15.4: Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal</p>	<p>Project Applicant/ County of Riverside, Planning Department</p>	<p>Prior to the issuance of grading permits</p>	

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	<p>Monitor(s) shall be allowed on-site during 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 Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, conduct tribal consultation, and potential recovery of cultural resources in coordination with the Project Archaeologist. The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The tribal monitor is responsible only to the Tribe for consultation purposes. Tribal monitoring does not replace any required archaeological resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the Tribe's interests only. For any identified significant resources, should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.</p>	<p>Project Applicant/ County of Riverside, Planning Department.</p>	<p>Prior to brush clearing and/or earth moving activities</p>	<p></p>

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	<p>meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.</p> <p>Mitigation Measure 15.6: Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-RIV-7538A during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements: Prior to grading permit issuance, the developer/permit holder shall provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:</p> <p>a. In the event that construction activities are to take place within 100 feet of archaeological site(s) CA-RIV-7538A, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the</p>	<p>Project Applicant/ Riverside County Archaeologist.</p>	<p>Prior to issuance of grading permits</p>	

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	<p>following:</p> <ul style="list-style-type: none"> i. The project archaeologist shall identify the site boundaries. ii. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist. iii. Upon approval of buffers, install fencing under the supervision of the project archaeologist. iv. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s). CA-RIV-7538A. v. Fencing may be removed after the conclusion of construction activities. <p>Mitigation Measure 15.7: Prior to grading approval the Project Applicant shall determine the ultimate disposition for this site. All efforts will be made to avoid and preserve this site. In the event that this site cannot be avoided, the applicant agrees to relocate the site within previously designated open space without property contiguous to the south of TR31500.</p> <p>Mitigation Measure 15.8: Prior to grading permit final inspection (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</p>	<p>Project Applicant/ Riverside County Archaeologist</p> <p>Project Applicant/ Riverside County Planning Department</p>	<p>Prior to grading final inspection</p> <p>Prior to grading final inspection</p>	

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	<p>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.</p> <p>Mitigation Measure 15.9: Prior to grading permit final inspection, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.</p> <p>a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.</p> <p>b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility</p>	<p>Project Applicant/ Riverside County Archaeologists</p>	<p>Prior to grading permit final inspection</p>	

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	<p>within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.</p> <p>c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.</p> <p>d. Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.</p> <p>Mitigation Measure 15.10: Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The Report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance.</p> <p>Mitigation Measure 15.11: Prior to the issuance of grading permits, the</p>	<p>Project Applicant/ Riverside County Planning Department, Riverside</p>	<p>Prior to first building permit final inspection</p>	

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	<p>developer shall submit a copy of a fully executed contract, including the name, telephone number, and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The qualified paleontologist shall be included on the County's Paleontology Consultant List. The Project Applicant also shall enter into an agreement with the qualified paleontologist, which 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. Prior to the commencement of grading, pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. 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. Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Paleontology Monitoring report. Since the paleontologic sensitivity for the site is very low, there is no need to have a grading monitor present on the property for near-surface grading. However, earthmoving occurring at depths greater than 10 feet should be monitored by a qualified</p>	<p>County Building and Safety Department</p>		

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	<p>paleontologist along with older alluvium deposits which occur at depths of less than ten feet.</p> <p>Monitoring on a part-time basis should be satisfactory for this project given the relatively low sensitivity of the sediments. If fossils are found by the owners of the property, their agents, contractors, or subcontractors during the development of the property, they should be reported immediately to a qualified, professional paleontologist for evaluation. If grading of older alluvium occurs or earthmoving occurs at depths of more than ten feet, or if fossils are encountered on the property during development, the following mitigation procedures shall be followed. The project paleontologist shall immediately evaluate the fossils which have been discovered to determine if they are significant and, if so, to develop a plan to collect and study them for the purpose of mitigation. A paleontologic monitor shall be immediately retained to be present during earthmoving on the property. The monitor must be empowered to temporarily halt or redirect excavation equipment if additional fossils are found to allow evaluation and removal of them if necessary. The monitor shall be equipped to promptly collect specimens if they are encountered. The monitor, with assistance if necessary, shall collect individual fossils and/or samples of fossil-bearing sediments. If specimens of small animal species are encountered, the most time and cost efficient method of recovery is to remove a selected volume of fossil bearing earth from the grading area and steep pile it off site for processing by screen washing. Fossils recovered during earthmoving or as a result of screen washing of sediment samples</p>			

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	<p>shall be cleaned and prepared sufficiently to allow identification. This allows the fossils to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs. A report of findings shall be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report will minimally include a settlement of the types of paleontologic resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a settlement of their scientific significance. The paleontological specimens recovered as a result of mitigation shall be donated to a qualified scientific institution where they would be afforded long-term preservation to allow future scientific study.</p>			
<p>16. CIRCULATION</p> <p>The project will generate 132,000 external vehicle trips per day, 11,114 of which will occur during the morning peak hour and 14,269 during the evening peak hour. Based upon a 10 mile average trip length, the proposed project will generate approximately 1,320,000 vehicle miles of travel daily.</p> <p>As a residential trip generated by the project will also be making trips to a commercial or recreational land use within the project, a double counting of those trips occurs. Fifteen percent of traffic generated by the project has been removed for interaction of commercial/ recreational and residential uses.</p>	<p>Mitigation Measure 16.1: For cumulative traffic conditions within the project, traffic signals are anticipated to be warranted at the following intersections: Encanto Drive at Ethanac Road; Sherman Road at Watson Road; Sherman Road at Ethanac Road; Sherman Road at McLaughlin Road; Antelope Road at Mapes Road; Antelope Road at Watson Road; Antelope Road at Street "A"; Antelope Road at State Route 74; Palomar Road at Street "A"; Palomar Road at State Route 74; Menifee Road at Mapes Road; Menifee Road at Watson Road; MeLifee Road at Street "A"; Menifee Road at State Route 74; Malaga Road at State Route 74; Briggs Road at Watson Road; Briggs Road at Street "A"; Briggs Road at State Route 74; Briggs Road at Street "B"; Briggs</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Improvement Plans.</p>	<p>Significant.</p>

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<p>Precise assessment of project related and cumulative traffic impacts and related mitigation measures shall be contained in the Menifee Area Traffic Model. It is anticipated that this will provide the comprehensive traffic modelling effort necessary to define traffic demand from currently proposed Specific Plans (including Menifee North) upon the regional transportation system. The traffic model will also provide a tool for evaluation of development proposals and a guide for design of specific roadways within each Specific Plan.</p> <p>The Traffic Analysis provides several specific recommendations related to the design of on-site roadways and their respective points of access onto regional roadways. Specific design recommendations include on-site roadway alignments and sizes, turn lane requirements, and assignment of roadway designation categories to various on-site roadways. The County of Riverside Plan of Bicycle Routes designates a Class II bike path running in an east-west direction along Highway 74 which is adjacent to portions of the project site. A Class II bikeway trail or path is one that lies within the right-of-way of the roadway.</p>	<p>Road at Palomar Road, Sultamas Road at State Route 74, Leon Road at State Route 74; and Juniper Flats Road at State Route 74.</p> <p>Mitigation Measure 16.2: The project applicant will either be directly responsible for provision of the above signals or shall participate on a fair-share basis for the funding of these facilities. The extent of their responsibility shall be based upon the extent of utilization of these intersections by project-related traffic.</p> <p>Mitigation Measure 16.3: The Menifee North Specific Plan shall provide a system of bicycle trails within open space corridors, flood control and utility easements where possible and sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians.</p> <p>Mitigation Measure 16.4: Although the study area is currently not served by a transit service, bus turnout and potential future bus stop locations have been recommended by the Traffic Engineer (see Figure V-19, Bus Turnout and Stop Locations). As recommended, bus stops are spaced to maximize passenger accessibility, convenience and safety, while minimizing undue delay or traffic interruptions. Bus stops are generally spaced 800 feet to 1,200 feet apart on roadways surrounding the project. Bus turnouts shall be constructed at these recommended locations that are located within the project boundaries.</p> <p>Mitigation Measure 16.5: To encourage ridesharing transit ridership and reduce commute trip impacts on access routes to the I-215 Freeway, a</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	

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	<p>portion of the commercial parking area in Planning Area 8, on-site shall be designated for Park-n-Ride and carpool/Vanpool parking use on weekdays between 6:00 am. and 6:00 p.m.</p> <p>Mitigation Measure 16.6: Project roadways shall be aligned and sized as illustrated in Figure V -18, Circulation Recommendations.</p> <p>Mitigation Measure 16.7: On-site access improvements shall adhere to the following design guidelines: traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project; sight distance at each intersection should be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans; the traffic signals required within the study area at buildout should specifically include an interconnect of the signals to function in a coordinated system.</p> <p>Mitigation Measure 16.8: Upon Specific Plan approval, the General Plan Circulation Element shall be revised as follows: upgrade Briggs Road from a Major Highway to an Urban Arterial from SR-74 to Matthews Road; upgrade Menifee Road from an Arterial Highway to an Urban Arterial from SR-74 to Palomar Road.</p> <p>Mitigation Measure 16.9: The project applicant shall participate in any fee programs established within the study area to provide for the improvement of key roadway links and interchange</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Specific Plan approval.</p> <p>Payment of Traffic Mitigation fees.</p>	

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<p>service the project up to an elevation of approximately 1527 feet. The property's water plan is based upon the EMWD's regional planning and is considered to be compatible with the District's current planning concepts. The estimated sewage generation for the project is based on EMWD's criteria, with the average daily demand estimated to be 2.51 MGD. The project will be serviced through the expansion of existing sewer lines located in both the far east and west portions of the site. The project will participate in the proposed "Menifee Ranch Sewer District", and the existing assessment District No. 5 as well as the Homeland-Green Acres District, all of which will control the expansion of sewer facilities onsite.</p> <p>It is recommended that the portion of the project within planning Areas 34, 35, 37, 38, 39 and 40 which lie south of existing McLaughlin Road extended easterly from Briggs Road, apply for acceptance into the "Menifee Ranch Sewer District". As the southern portions of the project generally are lower in elevation than the proposed system, a pumping station and forcemain will need to be installed near Briggs and Matthews Roads to lift the sewage from this area to a gravity sewer system, which is proposed on an extension of Rouse Road.</p> <p>The design and construction of on- and off-site reclaimed water systems will be necessary.</p>	<p>the following State laws require water efficient plumbing fixtures in structures to minimize water use:</p> <ul style="list-style-type: none"> • Health and Safety Code Section 1792.13 requires low-flush toilets and urinals in virtually all buildings. • Title 20, California Administrative Code Section 1601(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. • Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that set the maximum flow rate of new showerheads, lavatory faucets, etc. • Title 20, California Administrative Code Section 1601(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. • Title 20, California Administrative Code Section 1601(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. • Title 24, California Administrative Code Section 2-5452(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. • Health and Safety Code Section 4047 prohibits installation of residential water softening or 			

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<p>EMWD will determine the project's reclaimed water requirements and necessary system improvements. The District's facilities Master Plan indicates that off-site pipelines would be aligned along Simpson Road west of Leon Road, along Briggs and/or Menifee Road north of Simpson Road, or along the AT&SF Railroad to Menifee Road.</p> <p>The project lies within the service area of the Perris Valley Reclamation Facility for sewage treatment. This facility is currently at maximum capacity, therefore, insufficient capacity exists for the Menifee North Specific Plan. In order to provide project developers are working with the Eastern Municipal Water District and have provided an excess of 3 million dollars to fund the design and ultimately the construction of a new Perris Valley Treatment Plant. The new plant is proposed to increase the existing plant capacity by 18 MGD.</p> <p>It is anticipated that EMWD will require the project to construct a system of "dry" reclaimed water lines on-site so the project can ultimately utilize reclaimed water for common area landscape irrigation upon completion of the necessary facility construction bringing reclaimed water near the site.</p>	<p>conditioning appliances unless certain conditions are satisfied.</p> <ul style="list-style-type: none"> Government Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow of hot water. <p>Mitigation Measure 17.5: Additionally, water and sewer demands shall be further mitigated through implementation of Water and Sewer Plan Development Standards. (See Specific Plan Section III.A.4.b)</p> <p>Mitigation Measure 17.6: Sections 2-5452(i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(f) and 1601(b) are Appliance Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures."</p>	<p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p>	<p>Prior to grading and building permits, as appropriate.</p> <p>Prior to grading and building permits, as appropriate.</p>	<p>Non-Significant.</p>
<p>18. FIRE SERVICE</p> <p>Project development will increase the demand for fire protection services. The project applicant</p>	<p>Mitigation Measure 18.1: The Menifee North project will be required to participate in an existing Fire</p>	<p>County of Riverside, Fire Department.</p>	<p>Prior to building permit final inspection</p>	<p>Non-Significant.</p>

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<p>will be required to participate in fire protection measures necessary to adequately protect the project site. The proposed project is within an acceptable response distance/travel times from a planned fire station.</p> <p>The project is classified as Category II, requiring a fire station within three miles (5 minute response time) and receipt of the full first alarm within 15 minutes. An on-site fire station is located at 25730 Sultanas Road within Planning Area 41. Additionally, the construction of a complete fire station complex located on the north side of Newport Road, west of Lindenberger Road is proposed within Menifee Village with an estimated construction time of 12 to 18 months.</p>	<p><u>Protection Impact Mitigation Program</u> (\$400.00 per dwelling unit and \$25 per square foot for commercial/industrial) that provides funds for the purchase of equipment, remodel or construction of fire stations. The Project shall comply with County's <u>Development Impact Fee (DIF)</u> Ordinance, which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to building permit final inspection, the Project Applicant shall pay fees in accordance with the County's Ordinance 659.</p>			
<p>19. SHERIFF SERVICES</p> <p>Police protection is provided by the Riverside County Sheriff Department. The station serving the site is located at 117.5 Langstaff in the City of Lake Elsinore.</p> <p>The increase in population due to project development will incrementally increase criminal activity such as burglaries, thefts, auto theft, vandalism, etc. As the population and use of an area increase, additional financing of equipment and manpower needs are required to meet the increased demand. Project development could result in the need for an additional 14.3 sworn officers.</p>	<p>Mitigation Measure 19.1: For future security and safety, the following crime prevention measures will be considered during site and building layout design: 1) circulation for pedestrians, vehicles and police patrols; 2) lighting of streets, walkways and bikeways; 3) visibility of doors and windows from the street and between buildings; 4) fencing (height and material); 5) the numerical identification system shall be visible and readily apparent to emergency response agencies; and 6) encourage the installation of burglar alarm systems.</p>	<p>Riverside County, Building and Safety and Police Departments.</p>	<p>Review and approval of Building Plans.</p>	<p>Non-Significant.</p>
<p>20. SCHOOLS</p> <p>Development of the project could result in the generation of a total</p>	<p>Mitigation Measure 20.1: Prior to building permit final inspection, the</p>	<p>All involved School Districts.</p>	<p>Prior to Building Permit Final Inspection.</p>	<p>Non-Significant.</p>

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<p>of 2,605 students.</p> <p>In order to accommodate students generated by project development as well as easing the impact to the affected school districts, Menifee North proposes one 8.7-acre elementary school located on the corner of Briggs and Watson Road, one 10.0-acre elementary school located at the corner of Emperor Road and Street C, and one 10.0 acre elementary school south of Watson Road. Two of the three schools are immediately adjacent to proposed community areas. At present school students generated from the project will attend Perris Union High School approximately 8 miles northwest of the project site. Community Facilities District (CFD) 91-1 has been formed with and which covers the entire Romoland School District. The CFD Report (included within Appendix J to the Draft EIR) specifies the proposed facilities, cost estimates, rates and methods of apportionment of special taxes by tax rate area, maximum special conditions for the sale of bonds. The project applicant has agreed to comply with the terms of the Resolution of Formation of the CFD.</p>	<p>Project Applicant shall contribute fees to the Perris Union High School District and Romoland Elementary School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. The project applicant shall enter into a binding agreement with all involved school districts to insure the provision of adequate permanent facilities at the time of project occupancy.</p> <p>Mitigation Measure 20.2: The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Community Facilities District Community Facilities District 91-1 has been formed which covers the entire Romoland School District. The CFD report specifies the amount of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicant has agreed to comply with the terms of the Resolution of Formation of the CFD.</p> <p>Mitigation Measure 20.3: All school sites shall meet the requirements of the District in terms of size, location, access and absence from environmental constraints. Initial determination of school siting and other District criteria for locations within the Menifee North project shall occur prior to the recordation of Tentative Tract Map approval for each phase filed.</p> <p>Mitigation Measure 20.4: School sites shall be delivered to the District in at</p>	<p>All involved School Districts.</p>	<p>Payment of School Mitigation Fees.</p>	
		<p>All involved School Districts.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Review and approval of Final Subdivision Maps.</p>

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	<p>least rough graded condition with utilities stubbed to each site, any site improvements made by the developer shall be performed with financial recognition included in the site acquisition process.</p> <p>Mitigation Measure 20.5: As indicated in the Comprehensive General Plan, the project lies within Groundshaking Zone II, therefore, a detailed site investigation shall be performed on the proposed school sites in order to determine geotechnical feasibility.</p>	<p>All involved School Districts.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
<p>21. PARKS AND RECREATION</p> <p>Project development will create a demand for parks and recreation facilities in the project area. To meet this demand, the project proposes a number of community recreation facilities. These facilities cover approximately 133.0 acres and consist of 17.0 acres of Community Parks, 14.0 acres of Mini Parks and 112 acres of Open Space.</p> <p>The project is required to satisfy the Quimby Act standards as well as the Valley-Wide Recreation and Park District standards, both utilize a 3 acre per 1,000 population standard. Therefore, requiring 18.57 acres of active community parkland. The projects proposed park amenities adequately meet these requirements.</p>	<p>Mitigation Measure 21.1: The project applicant shall satisfy the Quimby Act and the Valley-Wide Recreation and Park District park requirements which include land dedication and/or the payment of in-lieu fees</p> <p>Mitigation Measure 21.2: A Master Homeowner's Association, County Service Area, or the Valley-Wide Recreation and Park District will maintain the Mini Community Parks and Open Space.</p> <p>Mitigation Measure 21.3: All recreational facilities will provide parking in accordance with Riverside County standards.</p>	<p>County of Riverside, Building and Safety and Parks Departments.</p> <p>County of Riverside, Building and Safety and Parks Departments.</p> <p>County of Riverside, Building and Safety and Parks Departments.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant</p>
<p>22. UTILITIES</p> <p>Provided that there are no unexpected outages to major sources of electrical supply and</p>	<p>Mitigation Measure 22.1: Development plans will be provided to Southern California Edison, the</p>	<p>Southern California Edison and Gas Companies and General Telephone Company.</p>	<p>Review and approval of Final Improvement Plans.</p>	<p>Non-Significant</p>

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<p>the demand for electrical generating capacity does not exceed the Southern California Edison Company's estimates, it is anticipated that electrical requirements will be met over the next several years.</p> <p>Project implementation will also result in an increased demand for natural gas. The primary use of natural gas by the project will be for combustion to produce space heating, water heating and other miscellaneous heating and/or air condition. The Southern California Gas Company has indicated that they can provide service to the project site in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. Natural gas consumption for the project is estimated at 35,577,427 cubic feet per month. Electricity consumption is estimated at 91,820,620 kwh per year. Additional gas and electricity would be needed to serve the proposed Town Center, however, due to the variety of potential uses proposed, it is not possible to make meaningful projections relative to estimated demands. While the project will place additional demand upon the telephone services, these demands are within the parameters of the General Telephone Company. GTE will need 6-12 months notice prior to any major construction beginning of the project.</p>	<p>Southern California Gas Company and General Telephone as they become available in order to facilitate engineering, design and construction of improvements necessary to provide electrical service to the project site.</p> <p>Mitigation Measure 22.2: The applicant will comply with guidelines provided by Southern California Edison, Southern California Gas Company and General Telephone in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to rights-of-way in the areas of any existing SCE, SCG or GTE easements.</p> <p>Mitigation Measure 22.3: Building energy conservation will be largely achieved by compliance with Title 20 and 24 of the Energy Conservation Code.</p>	<p>Southern California Edison and Gas Companies and General Telephone Company.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Improvement Plans.</p> <p>Review and approval of Building Plans.</p>	
<p>23. SOLID WASTE Project implementation will</p>	<p>Mitigation Measure 23.1:The County</p>	<p>County of Riverside, Building and</p>	<p>Review and approval of Final</p>	<p>Non-Significant.</p>

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IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>increase the amount of solid waste generated on-site, in turn increasing demand upon waste haulers in the area. The project is anticipated to generate an estimated 60,044 pounds or 30 tons of solid waste per day.</p> <p>The project is served by the Double Butte Landfill which has expected lifespan until the first quarter of 1993. However, five new locations are currently being evaluated for a replacement facility.</p> <p>The County Waste Management District believes that efforts made toward waste reduction and recycling will reduce the quantity of waste disposal and lower future annual percentage increase in daily per capita waste generation.</p> <p>The project shall be encouraged to implement methods to reduce the quantity of waste being landfilled, including proper site design for the storage of recyclables separated for pick-up.</p>	<p>Solid Waste Management Plan includes programs to reduce the quantities of waste being sent to landfills. These programs include source reduction, separation of recoverables, curbside recycling and high technology resources recovery. Implementation of these programs can reduce the increase in solid waste generation associated with new development, which in turn will aid in the extension of the life of affected disposal sites.</p> <p>Mitigation Measure 23.2: The County is required to address the Integrated Waste Management Act of 1989 which became law on January 1, 1990. The Act requires all cities and counties to develop a waste stream source reduction and recycling plan by July 1, 1991. Assembly Bill 939 requires landfill waste streams to be reduced by 25% by 1995 and 50% by the year 2000.</p> <p>Mitigation Measure 23.3: The project applicant shall work with the County Waste Management District and participate in efforts to achieve the mandated goals of the Integrated Waste Management Act. Additionally, the proposed refuse hauler for the project shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.).</p> <p>Mitigation Measure 23.4: The developer will consider the feasibility of installing trash compactors as a standard feature in new homes, as well as establishing collection points for recycling of solid waste. In addition, industrial and commercial businesses will be encouraged to utilize trash</p>	<p>Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>Project developer</p>	<p>Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Prior to issuance of building permits.</p>	

MENIFEE NORTH SPECIFIC PLAN NO. 260

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>24. LIBRARIES</p> <p>Development of the proposed project will further impact the current library system. The project shall be subject to a library facilities and collection fee to mitigate impacts to the library district.</p>	<p>Mitigation Measure 24.1: The project applicant will cooperate with the Riverside City/County Library System to assure adequate library facilities and service is provided for future project residents. Impacts, as a result of project development, shall be mitigated by the assessment of a library facilities and collection fee by the Board of Supervisors through Ordinance 659.</p>	<p>County of Riverside, Building and Safety and Library Departments.</p>	<p>Payment of Library Fees.</p>	<p>Non-Significant.</p>
<p>25. HEALTH SERVICES</p> <p>No adverse impacts are expected to occur to health service facilities from development of the Menifee North Specific Plan, although project implementation will increase the need for medical services and facilities. The medical community generally increases commensurate with the increase in population associated with new development.</p>	<p>As no adverse impacts are anticipated from project development, no mitigations are proposed. Health care service is a regional issue which generally responds to the current demand. Therefore, it is anticipated that adequate facilities and services will be available for project residents.</p>	<p>N/A.</p>	<p>N/A.</p>	<p>Non-Significant.</p>
<p>26. LIGHT AND GLARE</p> <p>Project development will result in the placement and installation of street lights as required by Riverside County. Additionally, entry monumentation and signage may also require illumination. These lighting requirements could potentially result in a condition known as "sky-glow", which interferes with the use of the telescope at the Mt. Palomar Observatory.</p>	<p>Mitigation Measure 26.1: Due to the property's location with respect to Mt. Palomar Observatory, low-pressure sodium vapor lamps for street lighting will be employed.</p> <p>Mitigation Measure 26.2: Commercial and industrial projects within Planning Areas 8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create an additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Improvement Plans.</p> <p>Review and approval of Final Improvement Plans.</p>	<p>Non-Significant.</p>

MENIFEE NORTH SPECIFIC PLAN NO. 260

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>within these Planning Areas Other potentially-lighted areas (i.e. entry monumentation and signage) shall orient light downward and shield it to prevent direct upward illumination.</p> <p>Mitigation Measure 26.3: The project will be subject to County Ordinance No. 665 regulating light pollution.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Improvement Plans.</p>	
<p>27. AIRPORTS</p> <p>The Menifee North Specific Plan will not have any significant impacts on existing or proposed Riverside County air facilities. The project site is not located in any designated Airport Influenced Areas.</p>	<p>The Menifee North Specific Plan is consistent with the Riverside County Comprehensive General Plan objectives for airports. There are no mitigations proposed.</p>	<p>County of Riverside, Planning Department.</p>	<p>Specific Plan approval.</p>	<p>Non-Significant.</p>
<p>28. DISASTER AND PREPAREDNESS</p> <p>The Comprehensive General Plan Land Use Standards for disaster preparedness state the Environmental Hazards and Resources Element must be consulted for Seismic Safety, Slopes and Erosion; Wind and Blowsand; and Flooding.</p> <p>The impacts of the project to Seismic Safety, Slopes and Erosion, Flooding are discussed in Sections V.C.1, V.C.2 and V.C.4.</p>	<p>Please see Section V.C.1, Seismic Safety, V.C.2, Slopes and Erosion, V.C.4, Flooding.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>

SUBST CONFORMANCE - SP Case #: SP00260S1

Parcel: 459-070-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 5 SPSC - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in 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. 6 SPSC- Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 260A2 Substantial Conformance No. 1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 260A2[, Amendment No. 2].

SUBST CONFORMANCE - SP Case #: SP00260S1

Parcel: 459-070-014

10. GENERAL CONDITIONS

10. EVERY. 6 SPSC- Definitions (cont.) RECOMMND

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial
Conformance No. 1 to Specific Plan No. 260A2.

CHANGE OF ZONE = Change of Zone No. 7870.

10. EVERY. 7 SPSC- SPSC description RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to make
the following minor alterations to the SPECIFIC PLAN:

- The boundary, land use designation, and unit allocations
for Planning Areas 32 and 33B have been changed. Planning
Area 32, which is approved for 98 Medium High Density
Residential (MHDR) dwelling units on 20.2 acres, is now
proposed for 152 Medium Density Residential (MDR) dwelling
units on 33.2 acres. Planning Area 33B, which is approved
for 108 MHDR dwelling units on 22.3 acres, is now proposed
for 52 MDR units on 14.4 acres. The proposed density for
Planning Area 32 would change from 4.9 dwelling units per
acre (du/ac) to 4.6 du/ac, while the density for Planning
Area 33B would change from 4.8 du/ac to 3.6 du/ac. The
total number of dwelling units allocated to these two
planning areas would be reduced from 206 dwelling units to
204 dwelling units, and the total acreage would increase
from 42.5 acres to 47.6 acres. A pocket park is also
proposed at the eastern boundary between Planning Areas 32
and 33B. Traditionally a change to the Land Use Designation
would be processed as a Specific Plan Amendment; however,
the previous version of the Specific Plan contained errors,
the previous Land Use Designations for Planning Areas 32
and 33b were labeled Medium High Density Residential (MHDR)
but the unit count was below the minimum permitted by that
designation. Therefore, the actual Land Use Designation
should have been Medium Density Residential (MDR), which is
reflected in the Substantial Conformance.

- The land use designations for Planning Areas 24, 25, 26,
28, and 34 have been changed to reflect approved
residential densities and ensure consistency with the
existing land use categories of the County's General Plan,
which was updated subsequent to the original approval of SP
260. Under the current General Plan, residential densities
of 2-5 du/ac are included in the MDR land use category,
while residential densities of 5-8 du/ac are included in
the MHDR category. The approved land use designations for

SUBST CONFORMANCE - SP Case #: SP00260S1

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10. GENERAL CONDITIONS

10. EVERY. 7

SPSC- SPSC description (cont.)

RECOMMND

Planning Areas 24, 25, 26, 28, and 34 are not consistent with the General Plan density ranges for the MDR and MHDR land use categories. It is important to note that no change to the acreage or unit allocations for these planning areas is proposed as part of SP260S1. Specifically, the following changes to land use designations are proposed as part of SP260S1:

- Planning Area 24, which is approved for 115 dwelling units on 25.7 acres (4.5 du/ac), will be changed from MHDR to MDR;
 - Planning Area 25, which is approved for 226 dwelling units on 44.7 acres (5.1 du/ac), will be changed from MDR to MHDR;
 - Planning Area 26, which is approved for 97 dwelling units on 18.2 acres (5.3 du/ac), will be changed from MDR to MHDR;
 - Planning Area 28, which is approved for 113 dwelling units on 21.8 acres (5.2 du/ac), will be changed from MDR to MHDR; and
 - Planning Area 34, which is approved for 339 dwelling units on 80.3 acres (4.2 du/ac), will be changed from MHDR to MDR.
- The roadway classifications for portions of Emperor Road and McLaughlin Road have been changed, as follows:
- The portion of McLaughlin Road located between Emperor Road and Ethanac Road (SR-74) has been changed to provide for a reduced right-of-way. This roadway segment also is proposed to be renamed as Norma Jean Road.
 - The portion of Norma Jean Road between Emperor Road and approximately Allen Road is proposed to be changed from a "Secondary (100' ROW)" to a "Collector (74' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided along with 15-foot parkways on each side. Along the west side of the roadway, a six-foot curb-separated sidewalk would be provided between a five-foot and four-foot landscaped area. Along the eastern edge of the roadway, a 10-foot multi-purpose decomposed granite (d.g.) trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A two-rail fence would be provided along the western edge of the multi-purpose trail.
 - The portion of Norma Jean Road from approximately Allen Avenue to the northern boundary of Planning Area 32 is proposed to be changed from a "Secondary (100' ROW)" to a

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10. GENERAL CONDITIONS

10. EVERY. 7

SPSC- SPSC description (cont.) (cont.)

RECOMMND

"Modified Collector (77' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided. Along the western edge of the roadway, a 15-foot parkway would be provided, which would include a 6-foot curb-separated sidewalk and two landscaped strips measuring four and five feet in width. A six-foot high concrete block wall would be provided along the western edge of the ROW. Along the eastern edge of the roadway, a 10-foot multi-purpose d.g. trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall would be provided along the eastern edge of the ROW.

- The portion of Norma Jean Road from approximately the northern boundary of Planning Area 32 to Ethanac Road (SR-74) is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 32 feet of travel lanes would be provided. Along the eastern edge of the roadway, an 18-foot parkway would be provided, which would include a 10-foot multi-purpose d.g. trail separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also will would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall will would be provided along the eastern edge of the ROW. The remaining 27 feet of right of way along the western edge of the roadway would be improved in the future by others.

- The portion of Emperor Road between Norma Jean Road/McLaughlin Road and Ethanac Road (SR-74) has been changed from an "Industrial Collector (78' ROW)" to a "Modified Collector (70' ROW)." The revised section would accommodate 32 feet of travel lanes. Along the eastern edge of the roadway, a 15-foot parkway complete with a six-foot curb-separated sidewalk would be provided between two landscaped areas measuring five feet and four feet in width. The remaining 23 feet of right of way along the western edge of the roadway would be improved in the future by others.

- The project also revises the document to show only that portion of the project that is within the County jurisdiction. When the City of Menifee incorporated half of the Menifee North Specific Plan was incorporated into the City (west of Briggs Road), the other half remained in the County jurisdiction (east of Briggs Road).

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - SC NO. 1 DATED 13 JUN 08

RECOMMND

The Department of Environmental Health (DEH) has received and reviewed the SP00260S1, Screen Check No 3 and has no objections.

All tracts and commercial parcel maps are required by Ordinance 460 to obtain a SAN 53 from this DEH prior to Planning Department for regular submittal.

All planning areas will be required to connect to sanitary sewer and have potable pressure water lines. The purveyor is at this time NOT requiring will service letter for these street improvements.

PA 2,3, 5,6,8,9,11,12,13,14,16,17,19,23B,27,29,30.31,31A and 34 will be required to have HAZ MAT permits at the time building permits are issued.

Open spaces shall use recycled water from EMWD as it is available in this area.

Park restroom facilities shall use sanitary sewer and potable water for flushing and handwashing.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - GEOLOGIST'S COMMENTS

RECOMMND

ALL PREVIOUS CONDITIONS PERTAINING TO GEO01833, PALEONTOLOGICAL RESOURCES MITIGATION, AND ARCHAEOLOGICAL RESOURCES MITIGATION STILL APPLY.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - SC DOCUMENT TO BE PREPAR

RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN.

SUBST CONFORMANCE - SP Case #: SP00260S1

Parcel: 459-070-014

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4

SC- CONDITION MODIFIED

RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall delete condition 10.EVERY.7 of the SPECIFIC PLAN and replace it with the following:

"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 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.PLANNING. 5

SC- CONDITION MODIFIED (2)

RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall delete condition 30.PLANNING.4 of the SPECIFIC PLAN and replace it with the following:

12/30/15
07:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

SUBST CONFORMANCE - SP Case #: SP00260S1

Parcel: 459-070-014

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5

SC- CONDITION MODIFIED (2) (cont.)

RECOMMND

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

"The 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 County may elect to begin revocation hearings. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1983rd building permit.)

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."

SPECIFIC PLAN Case #: SP00260A2

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

SPA - Amendment Description

INEFFECT

This Specific Plan Amendment provides for the following land uses within the boundaries of the 1,604.6 acres of the entire Specific Plan

Medium Density Residential (7,200 sq ft lots) - 261.2 acres
- 947 dwelling units

Medium Density Residential (6,000 sq ft lots) - 178.5 acres
- 827 dwelling units

Medium High Density Residential (5,000 sq ft lots) - 159.5
acres - 716 dwelling units

Medium High Density Residential (4,000 sq ft lots) - 15.2
acres - 85 dwelling units

High Density Residential (Garden Courts) - 30.0 acres - 240
dwelling units

Commercial - 164.9 acres

Commercial/Business Park - 66.3 acres

Business Park - 50.1 acres

Mixed Use - 18.5 acres

Industrial - 214.7 acres

Active Parks - 29.4

Open Space - 102.8

Specific Plan No. 260 Amendment No. 2 specifically proposes to:

1) divide and redesignate Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts - Planning Area 7B);

2) redesignate Planning Area 10 from Low Density Residential to Community Park;

3) combine Planning Area 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park / Center, and redesignate Planning Area 23 into High Density Residential (Planning Area 23A - Garden Courts) and Commercial (Planning Area 23B)

4) increasing the maximum number of dwelling units by 312 from 2,503 to 2,815 by shifting land uses from commercial land uses to residential land uses; and

SPECIFIC PLAN Case #: SP00260A2

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10. GENERAL CONDITIONS

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

5) minor modifications to various planning area boundaries.

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. 5 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 260 Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 260, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7195.

EIR = Environmental Impact Report No. 329.

EA = Environmental Assessment No. 40275.

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 - 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,

SPECIFIC PLAN Case #: SP00260A2

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) INEFFECT

officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN. The COUNTY will promptly notify the subdivider 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 applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 8 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.

10. EVERY. 9 SP - SP Document INEFFECT

Specific Plan No. 260 shall include the following:

a. Specific Plan Document, which shall include:

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. 329 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

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10. GENERAL CONDITIONS

10. EVERY. 9 SP - SP Document (cont.) INEFFECT

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.

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
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.

SPECIFIC PLAN Case #: SP00260A2

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 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. 2 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. 3 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 on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 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.

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10. GENERAL CONDITIONS

10.FIRE. 5 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. 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.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

This is a proposal to develop 1604.6 acres for residential, commercial, industrial and open space use in the Romoland area. The site is located along Highway 74.

The southern portion of the site is located within the 100 year Zone A floodplain limits for Ethanac Wash as delineated on Panel No. 060245 2085C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is also subject to tributary offsite runoff from the east and north of Highway 74.

The development of this site is contingent upon the construction of major Romoland Master Drainage Plan (MDP) facilities including Line A to the San Jacinto River, Homeland Line 1 and the Briggs Road Basin. A Community Facilities District (CFD) is in the process of being formed to construct these major drainage facilities. If the CFD doesn't form, individual projects will be required to construct the portions of the MDP system required to provide flood protection and an adequate outlet for runoff emanating from the development area.

The project area will be still subject to offsite from the east and north of Highway 74 even after the construction of the backbone MDP facilities. Any facilities, interim or permanent, would require a public entity to maintain them. The District is not willing to accept maintenance of roadside ditches

As this development will be required to construct Line A to the San Jacinto River, mitigation for increased runoff will not be required for portions of the project tributary to Line A. A small portion of the site is tributary to Romoland MDP Line B. If any development precedes the construction of Line B, mitigation for increased runoff will be required for that development.

It should be noted that the District will not allow the issuance of grading permits nor allow recordation of any final map until the plans for Line 1 (including inlets that will be publicly maintained), Line A, and Briggs Road detention basin have been approved, bonds have been posted,

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10. GENERAL CONDITIONS

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

and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any unit until all necessary upstream and downstream facilities are functional.

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies.

To comply with the WQMP a "Project Specific" WQMP will be required. 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.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. 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. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The site is located within the bounds of the Homeland/Romoland Area Drainage Plan (ADP) for which

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10. GENERAL CONDITIONS

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

drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. It is likely that the obligation under the CFD would replace the ADP fee requirement.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 SP - NO P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment or Specific Plan Substantial Conformance process.

10.PLANNING. 3 SPSC- HOLD HARMLESS SPSC1 DRAFT

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 notify the applicant/permittee of any such claim, action,

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10. GENERAL CONDITIONS

10.PLANNING. 3 SPSC- HOLD HARMLESS SPSC1 (cont.)

DRAFT

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.

This condition was added through Specific Plan Substantial Conformance No. 1.

TRANS DEPARTMENT

10.TRANS. 1 SP - SP260/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 to traffic impacts.

The Comprehensive 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:
SR-74 (EW)
Ethanac Road (EW)

I-215 Northbound Ramps (NS) at:
SR-74 (EW)
Ethanac Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP260/TS/CONDITIONS (cont.) INEFFECT

Trumble Road (NS) at:
SR-74 (EW)

Encanto Drive (NS) at:
Ethanac Road (EW)

Sherman Road (NS) at:
Watson Road (EW)
SR-74 (EW)
Ethanac Road (EW)

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

Menifee Road (NS) at:
San Jacinto Avenue (EW)
Ellis Avenue (EW)
Mapes Road (EW)
Watson Road (EW)
SR-74 (EW)
McLaughlin Road (EW)
McCall Boulevard (EW)
Simpson Road (EW)

Malaga Road (NS) at:
SR-74 (EW)

Linderberger Road (NS) at:
Simpson Road (EW)

Briggs Road (NS) at:
Watson Road (EW)
SR-74 (EW)
McLaughlin Road (EW)
Street "C" (EW)
McCall Boulevard (EW)
Simpson Road (EW)

Sultanas Road (NS) at:
SR-74 (EW)

Leon Road (NS) at:
SR-74 (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP260/TS/CONDITIONS (cont.) (cont.) INEFFECT

Simpson Road (EW)

Juniper Flats Road (NS) at:
Watson Road (EW)
SR-74 (EW)

Winchester Road (NS) at:
SR-74 (EW)

10.TRANS. 2 SP - SP260/IMPROVEMENTS INEFFECT

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

10.TRANS. 3 SP - SP260/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.

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

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC STUDY INEFFECT

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - GEOLOGIC STUDY (cont.) INEFFECT

GEOLOGIST:

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Indio, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

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:

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

30.PLANNING. 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 (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended, which equals 2,252.) 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:

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30. PRIOR TO ANY PROJECT APPROVAL

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

"Thirteen (13) 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."

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. 7 SP - ACOUSTICAL STUDY REQD 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - ACOUSTICAL STUDY REQD (cont.)

INEFFECT

on the implementing project:

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

Residential projects shall submit an acoustical study for evaluation of adjacent traffic noise. Commercial and Industrial projects shall submit an acoustical study to evaluate the potential noise impacts of the proposed use on any neighboring residential areas or other sensitive receptor.

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

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

30.PLANNING. 9 SP - ARCHAEO STUDY REQD

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 archaeological study shall be submitted to the Planning Department for review and approval.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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 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 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 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."

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30. PRIOR TO ANY PROJECT APPROVAL

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - AMENDMENT REQUIRED (cont.) INEFFECT

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."

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - PA PROCEDURES (cont.) INEFFECT

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE (cont.) INEFFECT

 maintenance organization shall include, but not be limited to, the following:"

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;
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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) INEFFECT

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 TRACT 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' 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)INEFFECT
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 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

INEFFECT

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 TRACT 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.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) INEFFECT

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. 23 SP - ARCHAEO 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, 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 cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), 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. 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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - PALEO M/M PROGRAM (cont.) INEFFECT

"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 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. 29 SP - ENTRY MONUMENTATION INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - ENTRY MONUMENTATION (cont.) INEFFECT

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

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

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____ and the Ethanac Corridor Planning Group Summary Booklet."

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 as a general (10-series condition), 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.

30.PLANNING. 35 SP - AVIGATION EASEMENTS 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:

"Areas within the March Air Reserve Base Influence Area

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - AVIGATION EASEMENTS (cont.) INEFFECT

shall provide Avigation Easements to March Air Reserve Base."

This condition shall be considered not applicable if the project does not fall within the boundaries of the influence area.

30.PLANNING. 36 SP - CFD FORMATION 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 be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

30.PLANNING. 37 SP - SCENIC CORRIDOR STBK 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:

"Projects located within Planning Areas 8, 13, 14, 16, 17, 19, 23, 27, 29, 30, 31, 31A, 44, and 46 along State Highway 74 will be required to have a fifty-foot (50') structural setback from the highway right-of-way line, as determined by the Transportation Department, Planning Department, RCTC, and CalTrans, for scenic corridor preservation. These projects shall also be required to conform to the streetscape design guidelines of the Ethanac Corridor Design Guidelines."

This condition shall be considered as MET if the implementing project is within these Planning Areas. This condition shall be considered as NOTAPPLY if the implementing project is not within these Planning Areas.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - COMM/IND LIGHTING 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:

"Commercial and industrial projects within Planning Areas 8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create an additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects within these Planning Areas."

This condition can be considered NOTAPPLY if the Planning Department deems the study unnecessary.

30.PLANNING. 39 SP - SCHOOL MITIGATION PUHSD 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 Perris Union High School District (PUHSD) shall be mitigated in accordance with state law."

30.PLANNING. 40 SP - PA 33A PLANS 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, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40 SP - PA 33A PLANS (cont.) INEFFECT

the project is not required to construct the Briggs Road detention basin.

30.PLANNING. 41 SP - PA 33A CONSTRUCTION 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 any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project.

30.PLANNING. 42 SPSC- SP LIFE SPSC1 DRAFT

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 (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 County may elect to begin revocation hearings. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1983rd building permit.)

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.

This condition was added through Specific Plan Substantial Conformance No. 1.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP - SP260/TS REQUIRED INEFFECT

Site-specific traffic studies will be required for all subsequent development proposals with the boundaries of Specific Plan No. 260 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 2 SP - SP260/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 and/or Caltrans.

- Encanto Drive (NS) at Ethanac Road (EW)
- Sherman Road (NS) at McLaughlin Road (EW)
- Sherman Road (NS) at Watson Road (EW)
- Sherman Road (NS) at Ethanac Road (EW)
- Antelope Road (NS) at Mapes Road (EW)
- Antelope Road (NS) at Watson Road (EW)
- Antelope Road (NS) at Ethanac Road (EW)
- Menifee Road (NS) at Watson Road (EW)
- Menifee Road (NS) at McLaughlin Road (EW)
- Malaga Road (NS) at Watson Road (EW)
- Malaga Road (NS) at SR-74 (EW)
- Briggs Road (NS) at Watson Road (EW)
- Briggs Road (NS) at McLaughlin Road (EW)
- Sultanas Road (NS) at SR-74 (EW)
- Juniper Flats Road (NS) at Watson Road (EW)

with fee credit

- Palomar Road (NS) at Mapes Road (EW)
- Briggs Road (NS) at Street "C" (EW)
- Leon Road (NS) at SR-74 (EW)

with no credit given for Traffic Signal Mitigation Fees.

30.TRANS. 3 SP - SP260/TS GEOMETRICS INEFFECT

The intersection of Encanto Drive (NS) at Ethanac Road (EW) shall be improved to provide the following ultimate

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) INEFFECT

geometrics:

Northbound: One left turn lane, one right turn lane

Southbound: NA

Eastbound: Three through lanes, one shared through/right
turn lane

Westbound: One left turn lane, four through lanes

The intersection of Sherman Road (NS) at Watson Road (EW)
shall be improved to provide the following ultimate
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

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

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

The intersection of Sherman Road (NS) at Ethanac Road (EW)
shall be improved to provide the following ultimate
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

Eastbound: One left turn lane, four through lanes, one
right turn lane

Westbound: One left turn lane, four through lanes, one
right turn lane

The intersection of Antelope Road (NS) at Mapes Road (EW)
shall be improved to provide the following ultimate
geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) (cont.) INEFFECT

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, two through lanes, one right turn lane

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

The intersection of Antelope Road (NS) at Watson Road (EW) shall be improved to provide the following ultimate 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

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

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

The intersection of Antelope Road (NS) at Ethanac Road (EW) shall be improved to provide the following ultimate 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

Eastbound: One left turn lane, four through lanes, one right turn lane

Westbound: One left turn lane, four through lanes, one right turn lane

The intersection of Palomar Road (NS) at SR-74 (EW) shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) (cont.) (conINEFFECT

be improved to provide the following ultimate geometrics:

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

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

Eastbound: One left turn lane, three through lanes, one shared through/right turn lane

Westbound: One left turn lane, three through lanes, one shared through/right turn lane

The intersection of Menifee Road (NS) at Watson Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

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

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

The intersection of Menifee Road (NS) at McLaughlin Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) (cont.) (conINEFFECT

The intersection of Malaga Road (NS) at SR-74 (EW) shall be improved to provide the following ultimate geometrics:

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

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

Eastbound: One left turn lane, four through lanes, one right turn lane

Westbound: One left turn lane, four through lanes, one right turn lane

The intersection of Briggs Road (NS) at Watson Road (EW) shall be improved to provide the following ultimate 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

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

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

The intersection of Briggs Road (NS) at SR-74 (EW) shall be improved to provide the following ultimate geometrics:

Northbound: Two left turn lanes, two through lanes, one right turn lane with right turn overlap signal phase

Southbound: Two left turn lanes, two through lanes, one right turn lane with right turn overlap signal phase

Eastbound: Two left turn lanes, four through lanes, one right turn lane with right turn overlap signal phase

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) (cont.) (conINEFFECT

Westbound: Two left turn lanes, four through lanes, one right turn lane with right turn overlap signal phase

The intersection of Briggs Road (NS) at McLaughlin Road (EW) shall be improved to provide the following ultimate 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

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

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

The intersection of Briggs Road (NS) at Street "C" (EW) shall be improved to provide the following ultimate 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

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 Sultanas Road (NS) at SR-74 (EW) shall be improved to provide the following ultimate geometrics:

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

Southbound: One left turn lane, one through lane, one right turn lane

Eastbound: One left turn lane, three through lanes, one

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP260/TS GEOMETRICS (cont.) (cont.) (conINEFFECT
right turn lane

Westbound: One left turn lane, three through lanes, one
right turn lane

The intersection of Leon Road (NS) at SR-74 (EW) shall be
improved to provide the following ultimate geometrics:

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

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

Eastbound: One left turn lane, three through lanes, one
right turn lane

Westbound: One left turn lane, three through lanes, one
right turn lane

The intersection of Juniper Flats Road (NS) at Watson Road
(EW) shall be improved to provide the following ultimate
geometrics:

Northbound: One left turn lane, one through lane

Southbound: One through lane, one right turn lane

Eastbound: One left turn lane, one right turn lane

Westbound: NA

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 20 Park Plans INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,260th 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 20. The detailed park plans shall conform
with the design criteria in the specific plan document for

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - PA 20 Park Plans (cont.) INEFFECT

Planning Area 20 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.

PA 20 is currently owned by EDA and EDA will be the lead agency on preparing the plans.

100.PLANNING. 2 SP - PA 20 Park Construction INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,435th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

PA 20 is currently owned by EDA and park construction will be coordinated through EDA.

100.PLANNING. 3 SP - PA 10 Park Plans INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,000th 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 10. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 10 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 10 Park Construction INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,200th building permit within the SPECIFIC PLAN, the park designated as Planning Area 10 shall be constructed and fully operable.

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Parcel: 459-020-068

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

SPA - Amendment Description

INEFFECT

This Specific Plan Amendment provides for the following land uses within the boundaries of the 1,604.6 acres of the entire Specific Plan

Medium Density Residential (7,200 sq ft lots) - 261.2 acres
- 947 dwelling units

Medium Density Residential (6,000 sq ft lots) - 178.5 acres
- 827 dwelling units

Medium High Density Residential (5,000 sq ft lots) - 159.5
acres - 716 dwelling units

Medium High Density Residential (4,000 sq ft lots) - 15.2
acres - 85 dwelling units

High Density Residential (Garden Courts) - 30.0 acres - 240
dwelling units

Commercial - 164.9 acres

Commercial/Business Park - 66.3 acres

Business Park - 50.1 acres

Mixed Use - 18.5 acres

Industrial - 214.7 acres

Active Parks - 29.4

Open Space - 102.8

Specific Plan No. 260 Amendment No. 2 specifically proposes to:

1) divide and redesignate Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts - Planning Area 7B);

2) redesignate Planning Area 10 from Low Density Residential to Community Park;

3) combine Planning Area 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park / Center, and redesignate Planning Area 23 into High Density Residential (Planning Area 23A - Garden Courts) and Commercial (Planning Area 23B)

4) increasing the maximum number of dwelling units by 312 from 2,503 to 2,815 by shifting land uses from commercial land uses to residential land uses; and

TRACT MAP Tract #: TR31500

Parcel: 459-020-068

10. GENERAL CONDITIONS

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

5) minor modifications to various planning area boundaries.

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. 5 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 260 Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 260, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7195.

EIR = Environmental Impact Report No. 329.

EA = Environmental Assessment No. 40275.

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. 8 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.

TRACT MAP Tract #: TR31500

Parcel: 459-020-068

10. GENERAL CONDITIONS

10. EVERY. 9 SP - SP Document INEFFECT

Specific Plan No. 260 shall include the following:

a. Specific Plan Document, which shall include:

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. 329 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. 11 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31500 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31500, Amended No. 9, dated 1/29/15.

EXHIBIT W = Tentative Tract Map No. 31500 Wall and Fence Plan dated 9/16/14.

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10. GENERAL CONDITIONS

10. EVERY. 11 MAP - DEFINITIONS (cont.) RECOMMND

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 12 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to a "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74.

10. EVERY. 13 MAP - HOLD HARMLESS RECOMMND

The land divider 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 the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider 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 land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 14 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. 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

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10. GENERAL CONDITIONS

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

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10. GENERAL CONDITIONS

10.BS GRADE. 11

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

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 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.

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10. GENERAL CONDITIONS

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. 19 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

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10. GENERAL CONDITIONS

10.BS GRADE. 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 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. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map#31500 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing septic systems and/or wells must be properly removed or abandoned under permit with the Department of Environmental Health (DEH). For further information, please contact DEH at (951) 955-8980.

10.E HEALTH. 2 RETENTION BASINS - NO VECTORS RECOMMND

All retention basins must be constructed and managed in a manner that prevents vector breeding as well as vector nuisances.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NOISE STUDY RECOMMND

Noise Consultant:RK Engineering Group, Inc
4000 Westerly Place, Suite 280
Newpoert Beach, CA 92660

Noise Study:Menifee Substantial Conformance #1 (TR31500)
Noise Impact Study Update Letter, County of
Riverside March 16, 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR31500 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 20, 2015 c/o Steve Uhlman(RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 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. 2 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. 3 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 on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

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10. GENERAL CONDITIONS

10.FIRE. 4 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.

10.FIRE. 5 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. 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.

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10. GENERAL CONDITIONS

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 regional intergrated fire protection response system.

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.

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 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

This is a proposal to develop 1604.6 acres for residential, commercial, industrial and open space use in the Romoland area. The site is located along Highway 74.

The southern portion of the site is located within the 100 year Zone A floodplain limits for Ethanac Wash as

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

delineated on Panel No. 060245 2085C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is also subject to tributary offsite runoff from the east and north of Highway 74.

The development of this site is contingent upon the construction of major Romoland Master Drainage Plan (MDP) facilities including Line A to the San Jacinto River, Homeland Line 1 and the Briggs Road Basin. A Community Facilities District (CFD) is in the process of being formed to construct these major drainage facilities. If the CFD doesn't form, individual projects will be required to construct the portions of the MDP system required to provide flood protection and an adequate outlet for runoff emanating from the development area.

The project area will be still subject to offsite from the east and north of Highway 74 even after the construction of the backbone MDP facilities. Any facilities, interim or permanent, would require a public entity to maintain them. The District is not willing to accept maintenance of roadside ditches

As this development will be required to construct Line A to the San Jacinto River, mitigation for increased runoff will not be required for portions of the project tributary to Line A. A small portion of the site is tributary to Romoland MDP Line B. If any development precedes the construction of Line B, mitigation for increased runoff will be required for that development.

It should be noted that the District will not allow the issuance of grading permits nor allow recordation of any final map until the plans for Line 1 (including inlets that will be publicly maintained), Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any unit until all necessary upstream and downstream facilities are functional.

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10. GENERAL CONDITIONS

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

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies.

To comply with the WQMP a "Project Specific" WQMP will be required. 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.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. 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. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The site is located within the bounds of the Homeland/Romoland Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. It is likely that the obligation under the CFD would replace the ADP fee requirement.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 31500, Amended No. 9, is a proposal to subdivide an approximately 53.3-acre site for single family residential lots along with a park and water quality basins. The site is located in the Homeland area between Sultanas Road and Emperor Road south of State Highway 74.

This project is dependent on the construction of major flood control facilities to provide this development protection from storm runoff tributary to the site but more importantly, to provide this site an adequate downstream outlet where flows from the site can be discharged. This downstream component will be accomplished with the construction of Romoland Master Drainage Plan (MDP) Line A and the Homeland MDP Briggs Road Basin.

Construction started in April 2015 on a District administered public works contract for several drainage facilities which are part of the Romoland MDP and the Homeland MDP. This public works contract document is titled "Romoland MDP Line A, Stages 4, 5 and 6, Homeland MDP Line 1, Briggs Basin, Romoland MDP Line A-2, Romoland MDP Line A-3 (Project No. 4-0-00310)". Starting at the downstream end of this construction project, Romoland MDP Line A, Stages 4, 5 and 6 runs from the east side of Interstate 215 easterly approximately 3-miles toward Briggs Road. This facility connects to the outlet of the Briggs Road Basin, a major detention basin located between Briggs Road and Tract 31500. This public works contract also includes Homeland MDP Line 1, an underground drainage facility that collects storm runoff along Highway 74 then turns south in Briggs Road and discharges these storm flows into the Briggs Road Basin. Unless otherwise approved by the District, no occupancy shall be permitted within any portion of Tract 31500 until the downstream drainage facilities (Briggs Road Basin and Romoland Line A) are substantially complete.

Tract 31500 will be required to construct Homeland MDP Line 4 where it will collect flows from the existing golf course on the east side of Emperor Road and convey these flows into the Briggs Road Basin. This will be a District maintained facility and shall be designed and constructed to District standards. Access for the maintenance of the inlet that is acceptable to the District shall be provided and shall be located within an easement and/or right of way obtained by the developer. This facility shall collect and

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

convey the 100-year tributary flow rate. These flows shall be discharged into Briggs Road Basin. While the District is aware of this development and the construction of Line 4, the public works construction drawings for Briggs Road Basin do not include any provisions for Line 4. If Briggs Road Basin is constructed prior to the construction of Line 4, an encroachment permit for the construction of the outlet for Line 4 into the Briggs Road Basin will be required. If the construction of the Briggs Road Basin is not complete, the developer shall contact the District's Design and Construction Division so the design and construction of the two facilities can be coordinated.

A large drainage area is tributary to the northeast corner of the project site. The construction of Homeland MDP Line 1 should reduce, but not eliminate, some of the storm runoff tributary to this point. The existing 100-year flow rate at this point is estimated to be 650 cfs. The applicant/engineer has proposed to construct an interim basin/inlet. The footprint for this interim basin/inlet, located at the northerly end of the "C" Street cul-de-sac, covers Lots 26 through 31. Runoff would be collected into the interim basin/inlet and then exit through a reinforced concrete box (RCB), primarily located within Norma Jean Road, and conveyed southerly approximately 850-feet where flows would confluence with Line 4. This RCB, including the inlet, would also be a District maintained facility but the responsibility for the maintenance of the interim basin would be the Home Owners Association (HOA). With District and County Planning approval, once the upstream facilities and/or other developments are constructed and the necessity for this interim basin/inlet is completely eliminated, this area that includes Lots 26 through 31 may be developed.

A preliminary project specific Water Quality Management Plan (WQMP) was submitted and reviewed by the Transportation Department's consultant (CValdo) and determined that the document met the minimum criteria requirements for a preliminary WQMP. The primary bmps for water quality mitigation are 2 basins. These basins shall also comply with the Hydrological Conditions of Concern (HCOC) requirements. Since the onsite drainage/bmps connect directly to District maintained facilities, the District will assume responsibility for the review and approval of the project's drainage and the final WQMP when final engineered construction drawings and plans are

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

submitted for plan check. The final WQMP must comply with the latest MS4 permit issued by the Water Quality Control Board.

The project is located within the boundaries of the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

ADDED 11/24/2015: It shall also be noted that a portion of this project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 06065C-2060G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The applicant/engineer shall comply with FEMA regulations and if necessary, submit appropriate documentation for a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) which modifies the Zone A designation for this development.

10.FLOOD RI. 3 MAP CONSTRUCT MDP LINE 4 RECOMMND

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

10.FLOOD RI. 4 MAP LOTS 26-31 RECOMMND

No residential housing units shall be allowed on these lots without prior approval of the District and County Planning. These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this interim basin, these lots shall not be allowed to develop.

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 10 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 11 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 12 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 13 MAP OWNER MAINT 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP MAJOR FACILITIES - ADP RECOMMND

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Homeland/Romoland Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 15 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 20 MAP WATERS OF THE US (NO FEMA) RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 20 MAP WATERS OF THE US (NO FEMA) (cont.) RECOMMND

public health and safety.

10.FLOOD RI. 21 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 22 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 24 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP 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.rcflood.org under Programs and Services, Stormwater Quality.

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10. GENERAL CONDITIONS

10.FLOOD RI. 24 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

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.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 25 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 26 MAP FEMA PANEL NO 06065C-2060G RECOMMND

Portions of Tract 31500 is within the 100 year Zone A flood plain limits as delineated on Panel No. 060245-2060G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

PLANNING DEPARTMENT

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

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES (cont.) INEFFECT

through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment or Specific Plan Substantial Conformance process.

10.PLANNING. 4 MAP - PROJ M/M PROGRAM (GENERA 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. 5 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 6 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

ivision/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 13 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 15 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 15 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 maximum height of any building is 30 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- j. No more than 70% of the lot shall be covered by structure.
- k. 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.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 17 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

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10.PLANNING. 17 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 18 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 19 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

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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.

10.PLANNING. 22 MAP - GEO01833 RECOMMND

County Geologic Report (GEO) No. 1833, submitted for this project (TR31500), was prepared by Leighton and Associates, Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed 54.1-Acre Residential Development, Tentative Tract Map No. 31500, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, Riverside County, California", dated July 30, 2004. In addition, Leighton and Associates, Inc., prepared and submitted the following report for this project:

"Response to County Review Comments No. 3, Tentative Tract Map No. 31500, County Geologic Report No. 1299, Sun City Area, County of Riverside, California", dated February 9, 2005.

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO01833 (cont.)

RECOMMND

"Updated Preliminary Geotechnical Investigation, Proposed 54.1-Acre Residential Development, Tentative Tract Map No. 31500, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, Homeland, Riverside County, California", dated June 18, 2007.

"Response to County Review Comments No. 3, Tentative Tract Map No. 31500, County Geologic Report No. 1833, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, County of Riverside, California", dated February 8, 2008.

These documents are herein incorporated as a part of GEO No. 1833. It should also be noted that GEO No. 1833 supersedes GEO No. 1299 for this project (TR31500).

GEO No 1833 concluded:

- 1.No evidence of faulting was observed on-site or in the immediate vicinity of the site.
- 2.The potential for surface fault rupture at the site is very low.
- 3.The currently proposed 50-foot cut slopes will be globally and surficially stable.
- 4.There is a potential for liquefaction at this site (based on loose alluvial deposits).
- 5.Due to the presence of boulders and elevated rock out-croppings on this site, there may be a potential for seismically induced rock fall (delineated on Plate 1 - Addendum Geotechnical Map, 2/08/08).
- 6.The site has a potential for hydrocollapse of upper alluvial and colluvial soils.
- 7.A significant portion of the proposed cuts will consist of marginally rippable to non rippable rock. Reduced production rates should be anticipated in areas of marginally rippable rock or extensive boulders. Localized blasting may be required.
- 8.Oversized rock (greater than 12 inches) is anticipated on this project.

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO01833 (cont.) (cont.)

RECOMMND

GEO No. 1833 recommended:

1.The cut slopes should be observed during grading to evaluate the actual conditions at the exposed slope faces.

2.The near-surface loose alluvial deposits (soils susceptible to liquefaction) within the proposed development area will be removed and recompacted during planned remedial grading.

3.Further geotechnical evaluation of the potential rock fall hazard be conducted during review of rough grading plans. Mitigation measures include removal and/or stabilization of individual potentially unstable boulders during grading of the site, alternatively rock fences or catchment areas may be incorporated into the final design of the impacted area.

4.Near-surface collapsible soils should be overexcavated and recompacted.

5.The project design should be revised to reduce the cut depths in areas where the investigation has indicated that nonrippable rock will be encountered.

6.All rock greater than 12 inches in size should be placed at least 10 feet below finish grade. If available disposal areas cannot accommodate all oversized rock generated during grading, then alternative methods may be required (crushing for base, rip-rap, crushed to less than 12 inches for fill, etc.).

GEO No. 1833 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1833 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the liquefaction potential, hydrocollapse potential, rockfall potential and oversized rock at this

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10.PLANNING. 22 MAP - GEO01833 (cont.) (cont.) (cont.) RECOMMND

site as described elsewhere in this conditions set.

10.PLANNING. 23 GEN - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 24 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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

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10. GENERAL CONDITIONS

10.PLANNING. 24 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 25 MAP - CFD FORMATION RECOMMND

The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

This implements Condition of Approval 30.Planning.36.

10.PLANNING. 26 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

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10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - NON-IMPLEMENTING MAPS (cont.) RECOMMND

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.

This implements condition of approval 30.Planning.03

10.PLANNING. 27 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. This implements Condition of Approval 30.Planning.6.

10.PLANNING. 28 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.

This implements Condition of Approval 30.Planning.19.

10.PLANNING. 29 MAP - MM 26.2 RECOMMND

Other potentially lighted areas (i.e. entry monumentation, commercial, business, and industrial signage) shall orient and shield light to prevent direct upward illumination.

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10. GENERAL CONDITIONS

10.PLANNING. 30 MAP - MM 6.1 RECOMMND

The quantity of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403. Though not required by SCAQMD Rule 403, the following additional mitigations are recommended to minimize construction activity emissions: Water site and equipment morning and evening; spread soil binders on site, unpaved roads and parking areas; operate street-sweepers on paved roads adjacent to site; reestablish ground cover on construction site through seeding and watering; pave construction access roads, clean up the access roads and public roadways of soil, if necessary; and implement rapid cleaning up of debris from streets after major storm events. The following mitigations are recommended to reduce construction equipment emissions: wash off trucks leaving site; require trucks to maintain two feet of freeboard, i.e., the distance between the top of the load and the top of the truck bed sides; properly tune and maintain construction equipment, and use low sulfur fuel for construction equipment.

10.PLANNING. 31 MAP - MM 6.2 RECOMMND

In response to the County of Riverside General Plan, a Class II Bikeway shall be provided along Highway 74 through the project site.

10.PLANNING. 32 MAP - MM 6.4 RECOMMND

Figure V-19, Bus Turnout and Stop Locations, shows recommended bus turnout and potential future bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.

10.PLANNING. 33 MAP - MM 6.5 RECOMMND

Low VOC (Volatile Organic Compound) emitting paints should be used.

10.PLANNING. 34 MAP - MM 6.6 RECOMMND

The Project shall demonstrate compliance with SCAQMD Rules 403 and 1113 and the EPA and CARB Tier 3 standards.

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10. GENERAL CONDITIONS

10.PLANNING. 40 MAP - MM 13.2 (cont.) RECOMMND

unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe installation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(0 and 1601(b) are Appliance Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.

10.PLANNING. 41 MAP - MM 7.2 RECOMMND

The project will comply with the requirements of the California State Water Quality Control Board, Santa Ana Region

10.PLANNING. 42 MAP - MM 7.3 RECOMMND

The project will comply with any ordinances or regulations relative to water quality in the San Jacinto Drainage area that are in place at the time of Specific Plan or subsequent tentative map approvals.

10.PLANNING. 43 MAP - MM 5.1 RECOMMND

Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. Construction should not be allowed on weekends or federal holidays.

10.PLANNING. 44 MAP - MM 5.8 RECOMMND

In conjunction with development of the blasting plan required as a component of a blasting permit application from the Riverside County Sheriff's Department, a noise and vibration minimization plan shall be prepared. The plan shall include provisions for the control of potential noise and vibration impacts associated with blasting activities. Such provisions shall be based on the Blasting Guidance Manual issued in March 1987 by the U.S. Department of the Interior, Office of Surface Mining, Reclamation, and Enforcement.

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10. GENERAL CONDITIONS

10.PLANNING. 48 MAP - MM 17.5 RECOMMND

Additionally, water and sewer demands shall be further mitigated through implementation of Water and Sewer Plan Development Standards. (See Specific Plan Section III.A.4.b)

10.PLANNING. 49 MAP - MM 23.3 RECOMMND

The project applicant shall work with the County Waste Management District and participate in efforts to achieve the mandated goals of the Integrated Waste Management Act. Additionally, the proposed permitted refuse hauler for the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-402.

10.PLANNING. 50 MAP - MM 23.4 RECOMMND

The developer will consider the feasibility of installing trash compactors as a standard feature in new homes, as well as establishing collection points for recycling of solid waste. In addition, industrial and commercial businesses will be encouraged to utilize trash compactors.

10.PLANNING. 51 MAP - MM 17.4 RECOMMND

Sections 2-5452(i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(f) and 1601(b) are Appliance Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.

10.PLANNING. 52 MAP - MM 22.1 RECOMMND

Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone Company as they become available in order to facilitate engineering, design and construction of improvements necessary to provide services to the project site.

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10. GENERAL CONDITIONS

10.PLANNING. 56 MAP - SPECIAL STUDIES ANALYSIS RECOMMND

Special Studies Analysis shall be completed for each bedrock milling feature that cannot be relocated. Specimens will be submitted to an appropriate facility for Protein Residue Analysis (CIEP). The results of these studies shall be included in the Phase IV Monitoring report.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.) RECOMMND

are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 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. 5 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. 6 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.

Palomar Road (NS) at:
SR-74 (EW)

Menifee Road (NS) at:
SR-74 (EW)

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10. GENERAL CONDITIONS

10.TRANS. 6

MAP - TS/CONDITIONS (cont.)

RECOMMND

Briggs Road (NS) at:
SR-74 (EW)

Emperor Road (NS) at:
SR-74 (EW)
Project Access (EW)
McLaughlin Road/Norma Jean Road (EW)

Project Access (NS) at:
Norma Jean Road (EW)

Sultanas Road/Norma Jean Road (NS) at:
SR-74 (EW)

Norma Jean Road (NS) at:
Areca Palm Drive (EW)
Paradise Palm Avenue (EW)
Project Access (EW)
Allen Avenue (EW)

Leon Road (NS) at:
SR-74 (EW)

Juniper Flats Road (NS) at:
SR-74 (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.

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

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20. PRIOR TO A CERTAIN DATE

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

result of the approval or conditional approval of this project.

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

20.PLANNING. 3 MAP - DUARTION 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, which equals 2,252.) 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.

This implements Condition of approval 30.Planning.4.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 MAP - SUBMIT FINAL DOCUMENTS RECOMMND

Within 30 days of the final action, the applicant shall provide Three (3) hard copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) and 10 CD's. 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. This implements condition of approval 30.Planning.5.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC STUDY MET

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - GEOLOGIC STUDY (cont.) MET

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Indio, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

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

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 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:

"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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS (cont.) MET
 APPLICABLE."

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended, which equals 2,252.) 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 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:

"Thirteen (13) 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 |

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30. PRIOR TO ANY PROJECT APPROVAL

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

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 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:

"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. 7 SP - ACOUSTICAL 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 acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

Residential projects shall submit an acoustical study for evaluation of adjacent traffic noise. Commercial and Industrial projects shall submit an acoustical study to evaluate the potential noise impacts of the proposed use on any neighboring residential areas or other sensitive

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - ACOUSTICAL STUDY REQD (cont.) MET

receptor.

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

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

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, a archaeological study shall be submitted to the Planning Department for review and approval.

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

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

30.PLANNING. 11 SP - ADDENDUM EIR 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:

"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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - ADDENDUM EIR (cont.) MET

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 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 MET

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

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

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

30.PLANNING. 13 SP - SUPPLEMENT TO EIR NOTAPPLY

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. 13 SP - SUPPLEMENT TO EIR (cont.) NOTAPPLY

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 NOTAPPLY

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

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

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

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS (cont.) MET

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 NOTAPPLY

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - PARK AGENCY REQUIRED

MET

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."

30.PLANNING. 19 SP - PA PROCEDURES

MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - PA PROCEDURES (cont.) MET

change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE MET

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 private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following:"

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

MET

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;

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

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 TRACT 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' 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

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 MET

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) MET

"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 TRACT 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.

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. 23 SP - ARCHAEO M/M PROGRAM 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - ARCHAEO M/M PROGRAM (cont.)

MET

on the implementing project:

"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 cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), 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. 24 SP - PALEO M/M PROGRAM

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 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - PALEO M/M PROGRAM (cont.) MET

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 MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be ___ 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. 29 SP - ENTRY MONUMENTATION NOTAPPLY

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

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

1. An entry monument shall be shown on the Exhibit ___.
2. The entry monument shall be in substantial conformance

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - ENTRY MONUMENTATION (cont.) NOTAPPLY

to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____ and the Ethanac Corridor Planning Group Summary Booklet."

30.PLANNING. 34 SP - IF HUMAN REMAINS FOUND MET

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 as a general (10-series condition), 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.

30.PLANNING. 35 SP - AVIGATION EASEMENTS NOTAPPLY

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:

"Areas within the March Air Reserve Base Influence Area shall provide Avigation Easements to March Air Reserve Base."

This condition shall be considered not applicable if the project does not fall within the boundaries of the influence area.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - CFD FORMATION

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:

The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

30.PLANNING. 37 SP - SCENIC CORRIDOR STBK

NOTAPPLY

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:

"Projects located within Planning Areas 8, 13, 14, 16, 17, 19, 23, 27, 29, 30, 31, 31A, 44, and 46 along State Highway 74 will be required to have a fifty-foot (50') structural setback from the highway right-of-way line, as determined by the Transportation Department, Planning Department, RCTC, and CalTrans, for scenic corridor preservation. These projects shall also be required to conform to the streetscape design guidelines of the Ethanac Corridor Design Guidelines."

This condition shall be considered as MET if the implementing project is within these Planning Areas. This condition shall be considered as NOTAPPLY if the implementing project is not within these Planning Areas.

30.PLANNING. 38 SP - COMM/IND LIGHTING

NOTAPPLY

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:

"Commercial and industrial projects within Planning Areas

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - COMM/IND LIGHTING (cont.) NOTAPPLY

8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create and additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects within these Planning Areas."

This condition can be considered NOTAPPLY if the Planning Department deems the study unnecessary.

30.PLANNING. 39 SP - SCHOOL MITIGATION PUHSD 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 BUILDING PERMITS, impacts to the Perris Union High School District (PUHSD) shall be mitigated in accordance with state law."

30.PLANNING. 40 SP - PA 33A PLANS 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 map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project or the project is not required to construct the Briggs Road detention basin.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - PA 33A CONSTRUCTION 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 any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3 EA PHASE 1 STUDY RECOMMND

*** No Text Exists For This Condition ***

50.E HEALTH. 4 IND HYGIENE-NOISE REPORT REQ'D RECOMMND

Prior to Map Recordation, a noise study shall be required. For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

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 CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND
CONSERVATION AGENCY.

50.FIRE. 2 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 3 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 4 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 5 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

property owner(s). Document(s) shall be recorded and a copy submitted to the District 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.

50.FLOOD RI. 6 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 District for review and approval.

50.FLOOD RI. 7 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 8 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 9 MAP ADP FEES RECOMMND

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 Line A sub-watershed of the Homeland/Romoland 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.

50.FLOOD RI. 10 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 11 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

50.FLOOD RI. 12 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The dedicated easement shall be shown as identified on the Amended No. 2 exhibit which reflects a multi-purpose trail. Said trail shall be either 15 or 18 foot total dedicated easements for trail purposes.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - SP PARK AGENCY REQD 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - SP PARK AGNECY REQD (cont.) RECOMMND

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.

This condition implements condition 30.PLANNING.17 of the SPECIFIC PLAN.

50.PLANNING. 4 MAP - SP COMMON AREA MAIN 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 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.

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

50.PLANNING. 5 MAP - SP CC&R PUB COMN 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5

MAP - SP CC&R PUB COMN AREA (cont.)

RECOMMND

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE TRACT 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 MAP - SP CC&R PUB COMN AREA (cont.) (cont.) RECOMMND

area' shall be at the sole discretion of the County of Riverside.

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

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

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

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

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

50.PLANNING. 6 MAP - SP CC&R PRI COMN AREA RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6

MAP - SP CC&R PRI COMN AREA (cont.)

RECOMMND

County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE TRACT 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP - SP CC&R PRI COMN AREA (cont.) (cont.) RECOMMND

defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

50.PLANNING. 7 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. 8 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 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 5000 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.

50.PLANNING. 10 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until, Specific Plan No. 260S1, 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 SP.

50.PLANNING. 12 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Recreation and Parks District.

50.PLANNING. 13 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and recreation District which demonstrates to the satisfaction of the County that the land divider has

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - QUIMBY FEES (1) (cont.) RECOMMND

provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 17 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. 25 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. 32 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 37 MAP - ECS LIQUEFACTION RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 38 MAP - ECS HYDORCOLLAPSE RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of hydrocollapse (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential hazard of hydrocollapse. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 39 MAP - ECS ROCKFALL RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential rockfall. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."

50.PLANNING. 40 MAP - ECS BLASTING RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential requirement of bedrock blasting for construction purposes. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential requirement of bedrock blasting for construction purposes. This blasting may present a potential hazard during site grading/construction. Therefore, mitigation of this potential hazard, in the form of acquiring all necessary blasting permits, conforming to appropriate blasting plans and utilization of only experienced and appropriately licensed blasting contractors is required as

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50.PLANNING. 40 MAP - ECS BLASTING (cont.) RECOMMND

a matter of grading/construction on this site."

50.PLANNING. 41 MAP - ECS OVERSIZED ROCK RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the production fo oversized rock during grading operations. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the production of oversized rock. All rock greater than 12 inches in size should be placed at least 10 feet below finish grade. If available disposal areas cannot accommodate all oversized rock generated during grading, then alternative methods may be required (crushing for base, rip-rap, crushed to less than 12 inches for fill, etc.)."

50.PLANNING. 44 MAP - PA 33A PLANS RECOMMND

Prior to map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin.

This Implements Condition of Approval 30.Planning.40.

50.PLANNING. 46 MAP - REGIONAL STUDY REQ. RECOMMND

Prior to Map recordation, the Applicant shall provide Planning with a fully executed Regional Study Agreement between the Applicant and a qualified ethnographic consultant, who shall be chosen by mutual agreement of the Applicant, the County and the Pechanga Tribe. The Agreement must be approved by the County and the Pechanga Tribe prior to submittal to Planning. The Agreement shall discuss the scope of work and contain an appropriate research design needed to develop a regional study of the cultural resources located within the Project boundaries and within a reasonable radius sufficient to document the Traditional Cultural Property (TCP) identified by the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 46 MAP - REGIONAL STUDY REQ. (cont.) RECOMMND

Pechanga Tribe. The reasonable radius shall be determined in consultation with the Pechanga Tribe in order to include all attributes of the TCP as defined by the Tribe. The Regional Study shall be completed in consultation with the Pechanga Tribe, which shall be given at least 20 days to review the Study prior to finalization and submission to the County.

50.PLANNING. 47 MAP - ECS SHEET CULTURAL RECOMMND

An Environmental Constraints Sheet (ECS) shall be prepared for this project. The ECS sheet shall indicate the site contains sensitive cultural resources to be preserved in place and protected in perpetuity within dedicated open space including: CA-RIV-2607, CA-RIV-11897, CA-RIV-11920, CA-RIV-11921, and CA-RIV-7538. The ECS shall show these as "Sensitive Cultural Areas" and not label them individually.

TRANS DEPARTMENT

50.TRANS. 1 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. 2 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. 3 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - EASEMENT/SUR (cont.) RECOMMND

addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 4 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Norma Jean Road, and Emperor Road and so noted on the final map.

50.TRANS. 5 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 6 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 7 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR30972.

50.TRANS. 8 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Norma Jean Road, Emperor Road, Sultanas Road, and entry streets "A", "B", and "D". 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 to be annexed to 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.

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50.TRANS. 9 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. 10 MAP - INTERSECTION/50' TANGENT RECOMMND

All enterline 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. 11 MAP - STREETLIGHT PLAN RECOMMND

A separate street light 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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 12 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. 13 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. 14

MAP - DEDICATION

RECOMMND

Interior streets are designated Local and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Entry streets "A", "B" and "D" are designated Local Entry and shall be improved with 50 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the right-of-way line) within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/76') (Modified for increased AC pavement improvements from 44' to 46' and increased right-of-way from 50' to 76'.)

NOTE: A 10' landscaped entry median shall be constructed at the centerline of the street.

Norma Jean Road along project boundary from Emperor Road to Paradise Palm Avenue is designated Collector and shall be improved with 44 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway (on the west side) and a 10' multi-purpose trail shall be constructed adjacent to the southerly/easterly right-of-way line within the 15' parkway.

Norma Jean Road along project boundary from Paradise Palm Avenue to northerly tract boundary is a paved County maintained road designated Collector and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the westerly right-of-way line) within a 59' full-width dedicated right-of-way (between the westerly existing Sultana right-of-way and proposed Norma Jean Road right-of-way) in accordance with County Standard No. 103, Section "A". (44'/59') (Modified for reduced right-of-way from 74' to 59'.)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - DEDICATION (cont.) RECOMMND

- NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.
2. A 10' multi-purpose trail and rail fence, 5' from the curb line shall be constructed as directed by the Director of Transportation.

Allen Avenue from Norma Jean Road to easterly tract boundary is designated Collector and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the right-of-way line) within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (44'/74')

Sultanas Road from Caltrans maintained SH-74 to 450' northerly is designated Local and shall be improved with 32' full-width AC pavement, (16' east of centerline and 16' west of centerline) with approved centerline alignment to join the existing pavement within the 60' dedicated right-of-way as shown on Amended Exhibit No. 3, page 1A of 1A.

NOTE: Construct transition tapering for acceleration and deceleration lane and join existing AC pavement as approved by the Transportation Department.

50.TRANS. 15 MAP - EXISTING MAINTAINED RECOMMND

Sultana Road from lot 16 northerly to SH-74 is a paved County maintained road and designated Local Frontage. It shall be improved with 32' full-width AC pavement, 6" concrete curb and gutter, and 10' multi-purpose trail, and 6' high concrete block wall within a 63' full-width dedicated right-of-way (as shown on Amended Exhibit No. 7) in accordance with County Standard No. 107, Section "A". (32'/63') (Modified for reduced AC pavement from 34' to 32' and increased right-of-way from 52' to 63'.)

- NOTE: 1. A 6' concrete block wall, 3' from the curb line, and a 10' multi-purpose trail 6' from the curb line, shall be constructed within the westerly 21' parkway.
2. A fire truck turnaround shall be constructed 150' north of Areca Palm Drive per Fire Department requirements.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - EXISTING MAINTAINED (cont.) RECOMMND

3. No access shall be permitted from Sultanas Road to SH-74 and a barricade shall be constructed.

50.TRANS. 16 MAP - PART-WIDTH RECOMMND

Emperor Road along project boundary is designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter and 5' sidewalk, within a 52' part-width dedicated right-of-way (37' on project side and 15' minimum on opposite side of the centerline) in accordance with County Standard No. 103, Section "A".

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway.

Norma Jean Road from the northern tract boundary to SH-74 is a paved County maintained road designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the east side of the centerline and 12' on the west side of the centerline), 6" concrete curb and gutter on east side of the centerline, within a 52' part-width dedicated right-of-way (22' east of the centerline and 30' west of the centerline), in accordance with County Standard No. 103, Section "A" and as determined by the Transportation Department. (Modified for reduced right-of-way from 74' to 52'.)

50.TRANS. 17 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

Said off-site access road shall be the northerly extension of Emperor Road to a paved "Caltrans" maintained SH-74.

50.TRANS. 18 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:

Sultanas Road/Norma Jean Road (NS) at SR-74 (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.

50.TRANS. 19 MAP - TS/GEOMETRICS RECOMMND

The intersection of Sultanas Road/Norma Jean Road (NS) at SR-74 (EW) shall be 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, two through lanes
Westbound: one left-turn lane, two through lanes, one right turn lane

The intersection of Emperor Road (NS) at SR-74 (EW) shall be improved to provide the following geometrics:

Northbound: one right turn lane
Southbound: N/A
Eastbound: two through lanes, one right turn lane
Westbound: two through lanes

NOTE: At this intersection, Emperor Road will be restricted to right-in/right-out access. Appropriate channelization shall be provided by the project proponent.

The intersection of Emperor Road (NS) at Project Access

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19

MAP - TS/GEOMETRICS (cont.)

RECOMMND

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

Northbound: one shared through/right turn lane
Southbound: one shared left turn/through lane lane
Eastbound: N/A
Westbound: one shared left/right turn lane

The intersection of Project Access (NS) at Norma Jean Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left/right turn lane
Eastbound: one left turn lane, one through lane
Westbound: one through lane, one shared through/right turn lane

The intersection of Norma Jean Road (NS) at Areca Palm Drive (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right lane
Southbound: one shared left turn/through lane
Eastbound: N/A
Westbound: one shared left/right turn lane

The intersection of Norma Jean Road (NS) at Paradise Palm Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right lane
Southbound: one shared left turn/through lane
Eastbound: N/A
Westbound: one shared left/right turn lane

The intersection of Norma Jean Road (NS) at Project Access (EW) shall be improved to provide the following geometrics:

Northbound: one shared left turn/through lane
Southbound: one shared through/right turn lane
Eastbound: one shared left/right turn lane
Westbound: N/A

The intersection of Norma Jean Road (NS) at Allen Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one through lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - TS/GEOMETRICS (cont.) (cont.) RECOMMND

Southbound: one through lane
Eastbound: N/A
Westbound: one shared left/right turn lane

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. 20 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 Sultanas Road at intersection of SR-74.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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. 21 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

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.

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. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

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 and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG (cont.) RECOMMND

schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 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. 14 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.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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.

60.EPD. 2 EPD - MBTA SURVEYS 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 August 31st). If habitat must be cleared during the nesting season, 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. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. 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 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

60.EPD. 3 EPD - MITIGATION CREDITS RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits for impacts to Riparian/Riverine resources have been purchased in accordance with the mitigation measures described in Section 5 of the Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis For Impacts to Riparian/Riverine Areas, Dated November 3, 2014 and prepared by Glenn Lukos Associates, Inc.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - MITIGATION CREDITS (cont.) RECOMMND

include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 4 EPD - TEMPORARY FENCING RECOMMND

The areas mapped as "Riparian" and "Riverine and our outside of the mapped project footprint on Exhibit 5 of the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis For Impacts to Riparian/Riverine Areas," dated November 3 2014 and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. The only Riparian/Riverine areas that will not be fenced are those that have been proposed for disturbance and accounted for in the DBESP for the project dated November 3 2014. Installation of fencing and signage must be verified by EPD personnel in the field prior to the issuance of a grading permit.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

CONCURRENCE WITH THE RESPONBILE WILDLIFE AND/OR OTHER
CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP CONSTRUCT MDP LINE 4 RECOMMND

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

60.FLOOD RI. 2 MAP LOTS 26-31 RECOMMND

No residential housing units shall be allowed on these lots without prior approval of the District and County Planning. These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this interim basin, these lots shall not be allowed to develop.

60.FLOOD RI. 3 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 4 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 MAP EROS CNTRL AFTER RGH GRAD (cont.) RECOMMND

facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5 MAP OFFSITE EASE OR REDESIGN 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 District 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.

60.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 7 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows. Each phase shall provide the required water quality mitigation.

60.FLOOD RI. 8 MAP ADP FEES RECOMMND

Tract 31500 is located within the limits of the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9 MAP SUBMIT FINAL WQMP INEFFECT

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 10 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAILS PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail as follows with all topography, grading, cross-sections, signage, fencing, street crossings and under crossings and all landscaping. The applicant shall arrange for an inspection of the constructed trail upon trail completion with the Riverside County Regional Open-Space and Park District.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - SECTION 1601/1603 PERMIT NOTAPPLY

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 3 MAP - SECTION 404 PERMIT NOTAPPLY

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - SECTION 404 PERMIT (cont.) NOTAPPLY

the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 4 MAP - SP ARCHAEO M/M PROGRAM RECOMMND

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 cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), 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.

This condition implements condition 30.PLANNING.23 of the SPECIFIC PLAN.

60.PLANNING. 5 MAP - SP PALEON M/M PROGRAM RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - SP PALEON M/M PROGRAM (cont.) RECOMMND

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.

This condition implements condition 30.PLANNING.24 of the SPECIFIC PLAN.

60.PLANNING. 9 MAP - SP SKR FEE CONDITION RECOMMND

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of iverside 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 53.3 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.

This condition implements 30.PLANNING.28 of the SPECIFIC PLAN.

60.PLANNING. 19 MAP*- AGENCY CLEARANCE RECOMMND

A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated ___, summarized as follows:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 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. 22 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 31 MAP - PALEONTOLOGIST REQUIRED RECOMMND

Because the subject parcel is designated as HIGH B for paleontological resources, the land divider/permit holder shall retain a qualified paleontologist for monitoring and mitigation services. The developer shall submit a copy of a fully executed contract, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. 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. 32 GEN - CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained within archaeological study PD-A-4237, prepared by Archaeological Associates in May 2007, it has been determined that the project is sensitive for prehistoric archaeological deposits, and that archeological monitoring is required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32

GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal monitor throughout the process.

2)This agreement shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 34

GEN - TRIBAL MONITORING

RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians, it has been determined that tribal monitoring is required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34

GEN - TRIBAL MONITORING (cont.)

RECOMMND

Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during 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 Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, conduct tribal consultation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The tribal monitor is responsible only to the Tribe for consultation purposes.

2) Tribal monitoring does not replace any required archaeological resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the Tribe's interests only.

3) This agreement shall not modify any approved condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34 GEN - TRIBAL MONITORING (cont.) (cont.) RECOMMND

submitted to the Riverside County Planning Department.
Should curation be preferred, the developer/permit holder
is responsible for all costs.

60.PLANNING. 35 MAP- MM 2.5 RECOMMND

Prior to issuance of grading permits, a seismic refraction
survey shall be conducted to evaluate the rippability
characteristics of the bedrock on-site indicating the
approximate rippability of the bedrock materials at various
depths for grading purposes.

60.PLANNING. 36 MAP- MM 6.7 RECOMMND

Prior to grading permit issuance, the Project Applicant
shall provide documentation to the Riverside County
Planning Department indicating that a pedestrian network
design shall be implemented that promotes non-vehicular
modes of transportation.

60.PLANNING. 37 MAP- MM 6.9 RECOMMND

Prior to building permit issuance, the Project Applicant
provide documentation to the Riverside County Planning
Department that the Project shall implement a water
conservation strategy that will obtain a 20% reduction for
indoor/outdoor water use as compared to year 2010 Title 24
requirements.

60.PLANNING. 38 MAP - CULT. SENSITIVITY TRAIN RECOMMND

The County certified Archaeologist and Native American
monitor shall attend the pre-grading meeting with the
contractors to provide Cultural Sensitivity Training for
all Construction Personnel. This shall include the
procedures to be followed during ground disturbance in
sensitive areas and protocols that apply in the event that
unanticipated resources are discovered.

This is a mandatory training and all construction
personnel must attend prior to beginning work on the
project site. A sign-in sheet for attendees of this
training shall be included in the Phase IV Monitoring
Report.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 40 MAP - CA-RIV-7530

RECOMMND

PRIOR TO GRADING APPROVAL THE PROJECT APPLICANT, COUNTY PLANNING DEPARTMENT AND THE PECHANGA TRIBE SHALL DETERMINE THE ULTIMATE DISPOSITION FOR THIS SITE. ALL EFFORTS WILL BE MADE TO AVOID AND PRESERVE THIS SITE. IN THE EVENT THAT THIS SITE CANNOT BE AVOIDED, THE APPLICANT AGREES TO RELOCATE THE SITE WITHIN PREVIOUSLY DESIGNATED OPEN SPACE WITHIN TR30972, PROPERTY CONTIGUOUS TO THE SOUTH OF TR31500.

60.PLANNING. 41 MAP - FEATURE RELOCATION

RECOMMND

- Sites CA-RIV-7529, 11898, 11899, 11900, 11901, and 11902 cannot be avoided through Project redesign. Prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Tribe shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

Special Studies Analysis shall be completed for each bedrock milling feature that cannot be relocated. Specimens will be submitted to an appropriate facility for analysis of protein residues. The results of these studies shall be included in the Phase IV Monitoring Report.

60.PLANNING. 43 MAP - TEMPORARY FENCING

RECOMMND

Prior to any ground disturbing activities within 100' of the current boundaries of CA-RIV-11920, CA-RIV-11921 and CA-RIV- 7538, the Applicant shall prepare a temporary fencing plan in consultation with a County approved archaeologist and the Pechanga Tribe. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist and Tribal Monitor prior to commencement of grading or brushing and be removed only after grading operations have been completed.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 MAP - TS/CREDIT/REIMBURSEMENT

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PHASE IV CULTURAL REPORT

RECOMMND

Phase IV Report -Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted 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 report shall include results of the Residue Analysis as well as include evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting. In addition to the County, a copy of the final report shall be provided to the Pechanga Tribe and to the Eastern Information Center.

70.PLANNING. 3 MAP - PRESERVATION PLAN

RECOMMND

Prior to the issuance of Building Permits, the Applicant, County Archaeologist and the Pechanga Tribe shall develop a Preservation Plan for the long term care and maintenance of CA-RIV-2607, CA-RIV-11897, CA-RIV-7538, CA-RIV-11920, CA-RIV-11921 and all of the bedrock milling

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP - PRESERVATION PLAN (cont.) RECOMMND

features relocated to the open space within Tract 30972. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring by the Tribe and compensation for services if appropriate; and necessary emergency protocols. The Project applicant shall submit a fully executed copy of this preservation and maintenance plan to the County Archaeologist to ensure compliance.

70.PLANNING. 4 MAP - CURATION RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts to the Pechanga Tribe of Luiseno Indians and provide the Riverside County Archaeologist with evidence of same.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 2 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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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER (cont.) RECOMMND

East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP CONSTRUCT MDP LINE 4 RECOMMND

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

80.FLOOD RI. 2 MAP LOTS 26-31 RECOMMND

No residential housing units shall be allowed on these lots without prior approval of the District and County Planning. These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this interim basin, these lots shall not be allowed to develop.

80.FLOOD RI. 3 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4 MAP ADP FEES RECOMMND

Tract 31500 is located within the limits of the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 MAP ADP FEES (cont.) RECOMMND

Drainage fees shall be paid with cashier's check or money order only 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.

80.FLOOD RI. 5 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 6 MAP SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

PLANNING DEPARTMENT

80.PLANNING. 4 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. 5 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 6 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 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. 15 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

80.PLANNING. 18 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. 20 MAP - FNL SITE DEV PLOT PLAN RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FNL SITE DEV PLOT PLAN (cont.) RECOMMND

plan and shall conform to the Design and Landscape Guidelines for 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.

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. 21 MAP - LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21

MAP - LANDSCAPE PLOT PLAN (cont.)

RECOMMND

The proposal is located within the Valley-Wide Recreation and Park District thus prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that they have approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.

2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 22 MAP - WALLS/FENCING PLOT PLAN 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 MAP - WALLS/FENCING PLOT PLAN (cont.) RECOMMND

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.

1. 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.

2. 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.

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 WALL/FENCING PLAN condition of approval shall be cleared individually.

80.PLANNING. 24 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.

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.

TRACT MAP Tract #: TR31500

Parcel: 459-020-068

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

6. 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.

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. 26 MAP - PA 33A CONSTRUCTION RECOMMND

Prior to any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational.

This implements Condition of Approval 30.Planning.41.

80.PLANNING. 27 MAP- MM 6.8 RECOMMND

Prior to building permit issuance, the Project Applicant shall submit a Title 24 Compliance Report to the Riverside County Planning Department indicating that the Project shall exceed year 2010 Title 24 energy requirement by 20%.

80.PLANNING. 28 MAP- MM 7.6 RECOMMND

As development occurs within the floodplain, the alteration of the floodplain must also be determined under developed conditions, and a Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA) prior to building permit issuance.

TRACT MAP Tract #: TR31500

Parcel: 459-020-068

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29

MAP- MM 5.2

RECOMMND

Residential uses along Emperor Road or McLaughlin Road/Norma Jean Road may experience noise levels over 65 CNEL without some form of mitigation. In order to ensure that noise levels on-site achieve Riverside County's interior and exterior noise thresholds, five- to six-foot tall noise barriers shall be constructed between proposed residential uses on-site and abutting segments of Emperor Road and McLaughlin Road/Norma Jean Road, as follows:

"Lots 15 through 28: 5.0 ft

"Lots 60 through 69: 6.0 ft

"Lots 137 through 156: 6.0 ft

"Lots 176 through 182: 6.0 ft

"Lots 183 through 191: 5.0 ft

Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that the walls are identified on Project plans. The required noise barriers may consist of a wall, a berm, or a combination of the two. The noise barriers shall have a surface density of at least 3.5 pounds per square foot, and shall have no openings or gaps.

The wall may be constructed of masonry block; stucco veneer over wood framing (or foam core); one-inch thick tongue and groove wood of sufficient weight per square foot; or glass (1/4 inch thick), or other transparent material with sufficient weight per square foot

80.PLANNING. 30

MAP- MM 5.4

RECOMMND

Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that Lots 15-28, 60-69, 137-156, and 176-191 of TR31500 are provided with enhanced interior noise protection. The enhanced interior noise protection shall include the following for Lots 15-28, 60-69, 137-156, and 176-191:

"Mechanical ventilation system (i.e., air conditioning units);

"Upgraded windows and sliding glass doors with a minimum STC rating of 25 for all first floor windows and sliding glass doors facing Emperor Road or Norma Jean Road;

"Upgraded windows and sliding glass doors with a minimum STC rating of 26 and 28 for all second floor windows and sliding glass doors facing Emperor Road or Norma Jean Road, respectively;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 MAP- MM 5.4 (cont.) RECOMMND

"Where attic vents directly face Norma Jean Road or Emperor Road, acoustical baffles shall be required;
"All exterior windows, doors, and sliding glass doors shall have a positive seal and leaks/cracks shall be kept to a minimum.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP 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.

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90. PRIOR TO BLDG FINAL INSPECTION

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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP D/S FACILITIES FUNCTIONAL RECOMMND

Unless otherwise approved by the District, no occupancy shall be permitted within any portion of Tract 31500 until the downstream drainage facilities (Briggs Road Basin and Romoland MDP Line A) are substantially complete.

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org, e-mail fcnpdes@rcflood.org, 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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 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 unless otherwise approved by the District.

90.FLOOD RI. 5 MAP SUBMIT LOMR RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The required wall 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley Wide Recreation and Park District.

90.PLANNING. 7 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 8 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 9 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 13 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 53.3 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - SKR FEE CONDITION (cont.) RECOMMND

appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 15 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 17 MAP - PALEO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Paleontology Monitoring report. This report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

90.PLANNING. 18 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 19 MAP- MM 5.7 RECOMMND

Prior to building permit final inspection for Lots 15-28, 60-69, 137-156, or 176-191 of TR31500, an interior noise analysis shall be prepared demonstrating compliance with the County's interior noise standard of 45 Ldn. The interior noise analysis shall evaluate proposed building materials to determine whether special architectural design measures are necessary to achieve the required interior noise level reductions. Special architectural measures may include, but are not limited to, glazing (e.g., dual-paned windows), insulation, roof material, caulking standards, or other measures as recommended by the acoustical engineer. All requirements of the future interior noise analysis shall be reflected on the building plans.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20

MAP - REGIONAL STUDY SUBMITTAL

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall provide Planning with two (2) copies of the completed Regional Study. The study shall comply with all County requirements for such documents. Planning shall review the study to determine its completeness and to confirm that adequate consultation with the Pechanga Tribe and any other historic society/group has been completed and appropriately addressed. Upon confirming that the Regional Study is adequate, Planning shall clear this condition. The developer/permit holder is responsible for submitting final copies of the Regional Study to the Eastern Information Center and the Pechanga Tribe.

TRANS DEPARTMENT

90.TRANS. 1

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Sultanas Road/Norma Jean Road (NS) at SR-74 (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 - 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

MAP - 80% COMPLETION (cont.)

RECOMMND

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 4 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located on Sultanas Road at intersection of SR-74.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

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.

Landscaping shall be improved within Norma Jean Road, Emperor Road, Sultanas Road, and entry streets "A", "B", and "D".

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of the 107th building permit, the applicant shall construct the trail as identified on the trails plan.

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 20 Park Plans NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1,260th 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

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - PA 20 Park Plans (cont.) NOTAPPLY

as Planning Area 20. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20 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.

PA 20 is currently owned by EDA and EDA will be the lead agency on preparing the plans.

100.PLANNING. 2 SP - PA 20 Park Construction NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1,435th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

PA 20 is currently owned by EDA and park construction will be coordinated through EDA.

100.PLANNING. 3 SP - PA 10 Park Plans NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1,000th 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 10. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 10 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 10 Park Construction NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1,200th building permit within the SPECIFIC PLAN, the park designated as Planning Area 10

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4 SP - PA 10 Park Construction (cont.)

NOTAPPLY

shall be constructed and fully operable.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 21, 2007

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pichk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe

TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 2 – EA39357 – Applicant: Stonegate Development – Engineer/Representative: David Jeffers Consulting Inc. – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) - Highway 79 Policy Area – Location: Southerly of Highway 74, West of Sultanas Road, East of Emperor Road and North of McLaughlin Road. – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area No. 32 & Planning Area No. 33B – **REQUEST: Proposal for a Schedule A subdivision of 53.3 acres into 214 residential lots with minimum lot size of 5,000 square feet, two open space lots for a park, and one lot for a linear paseo – APN(s): 459-020-004, 459-020-006 and 459-020-046 through 459-020-053– Related Cases: N/A – Concurrent Cases: TR30972, SP00260A2**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on December 13, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 20, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)

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

TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 4 – EA39357 – Applicant: Stonegate Development – Engineer/Representative: David Jeffers Consulting Inc. – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) - Highway 79 Policy Area – Location: Southerly of Highway 74, Westerly of Sultanas Road, Easterly of Emperor Road and Northerly of McLaughlin Road. – 53.3 Acres - Zoning: Specific Plan No. 260, Planning Area No. 32 & Planning Area No. 33B – **REQUEST:** The Tract Map is a Schedule A subdivision of 53.3 acres into 215 residential lots with a minimum lot size of 5,000 square feet and eleven (11) open space lots – APN(s): 459-020-004, 459-020-006 and 459-020-046 through 459-020-053– Related Cases: TR30972 – Concurrent Cases: SP00260A2

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on June 12, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
6th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 2, 2011

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Dept of Public Health – Ind. Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading

Riv. Co. Dept. of 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-R Dyo

P.D. Archeologist

TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 5 – EA39357 – Applicant: Lansing Industries, Inc. – **Engineer/Representative:** ACS Consulting Services – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area **Plan:** Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) - Highway 79 Policy Area – **Location:** Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road. – 53.3 Gross Acres - **Zoning:** Specific Plan No. 260, Planning Area No. 32 & Planning Area No. 33B – **REQUEST:** The Tract Map proposes a Schedule A subdivision of 53.3 acres into 215 residential lots with a minimum lot size of 5,000 square feet and eleven (11) open space lots – **APN(s):** 459-020-004, 459-020-006 and 459-020-046 through 459-020-053– **Related Cases:** TR30972 **Concurrent Cases:** SP00260S1

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **March 3, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai, Project Planner**, at (951) 955-2419, or e-mail at **WBUGTAI@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
7th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 15, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Dept of Public Health – Ind. Hygiene
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Building & Safety–Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D.. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
P.D. Archeologist

TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 6 – EA39357 – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST:** The Tract Map is a “Schedule A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 5,000 square feet and ten (10) open space lots totaling approximately 5.59 acres – APN(s): 459-020-004, 459-020-006 and 459-020-046 through 459-020-053 – Related Case: TR30972 Concurrent Case: SP00260S1.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **September 15, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai, Project Planner**, at (951) 955-2419, or e-mail at **WBUGTAI@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
9th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 22, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Building & Safety- Plan Chck
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D.. Geology Section-D. Jones
P.D. Landscaping Section-Hughes
P.D. Archeologist

TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 7 – EA39357 – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Fifth/Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST: The Tract Map is a “Schedule A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 5,000 square feet and ten (10) open space lots totaling approximately 5.59 acres – APN(s): 459-020-004, 459-020-006 and 459-020-046 through 459-020-053. **NOTE: LMS shows 9 routes, the 8th was an error. Please use route 9 for Amd. No. 7.****

This project has only been revised slightly to respond to Planning and as such, there will be no LDC meeting or comment period. The amended number has stayed the same but the date has changed. Please update your files accordingly.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, Project Planner**, at (951) 955-8631, or e-mail 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
10th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 2, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-Mark Hughes

TENTATIVE TRACT MAP NO. 31500, AMENDED NO. 9 – EA39357 – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST:** The Tract Map is a "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74 – APN(s): 459-020-070, 459-020-068.

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 February**. 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:

PLANNING, EPD, FLOOD

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.



HIGHLAND PALMS

Senior Estates and Country Club, Inc.
30777 Butia Palms Ave., Homeland, CA 92548



Phone (951) 926-3952
Fax (951) 926-4365

14 Sept., 2015

Mr. Matt Straite
Riverside County Planning Department
P.O. Box 1409
Riverside CA 92502-1409

Dear Mr. Straite,

The residents and Board of Directors of the Homeowners Association of Highland Palms Senior Estates & Country Club Inc. have some concerns regarding the development by Emperor North/Stone Star Riverside LLC, County Case No. SP 00260S1.

Our principal concerns are that we believe the development as presented in the most recent tract map would lead to increases in both traffic and crime.

As a senior community, most of our residents are retired and many use golf carts to get to and from our golf course. However, the only access to the course is via on Paradise Palm Ave. and Sultanas Rd. As presently designed, the main western entrance to the Highland Palms will be on Paradise Palm, across Sultanas, to Norma Jean Rd.

Since Norma Jean also will be a main entrance to the Stone Star development, and will run through to Briggs. Rd., we believe there will create safety hazard to seniors by the increased traffic from the Stone Star development through Highland Palms, particularly since the nearest traffic signals permitting safe access to the heavily traveled Highway 74 will be at Briggs to the west and Leon Rd. which is just east of Highland Palms. For the safety of all residents of both the Stone Star and the Highland Palms developments, we also urge the county to install a traffic signal at the intersection of Norma Jean and Highway 74

Also, we believe this easier access to Highland Palms that is likely to result in increased crime and vandalism in Highland Palms, especially since the Stone Star development will not be age restricted and thus will increase the number of juveniles residing in the area. We already have a significant problem with juveniles climbing the fences into the golf course and/or the adjacent RV storage lot, to engage in petty theft and vandalism.

As an alternative, we recommend moving the west entrance to Highland Palms north to the intersection of Sultanas and Areca Palm Dr. and closing the opening at Paradise Palm.

If you have any questions, please feel free to call me or HOA President John Rider. I can be reached at (818) 326-0195 and John's home number is (951) 926-8983.

Sincerely,

Kearney Bothwell
Vice President
Homeowner's Association



March 3, 2011

TO: Wendell Bugtai, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Tentative Tract Map No. 31500, AMD. No. 5

A noise study is required to address requirements for determining traffic noise impacts to exterior of the lots and to the interior of the future residences. A noise study will be required for the tentative tract map.

Noise standards to be addressed:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard for highways and major roads shall be used for determining the maximum future noise level," or, in the case of freeways and airports, the estimated conditions 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn/CNEL.
3. The exterior noise level shall not exceed 65 Ldn/CNEL.
4. Required Noise Prediction Model - Traffic Noise: FHWA RD 77-108 Highway
3. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above).
4. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Please contact Steve Hinde if you have any questions.



February 16, 2006

Mr. George Canning
30777 Butia Palms Ave.
Homeland, CA 92630

cc: Supervisor Marion Ashley, Highland Palms Home Owners Association and
Highland Palms Development Review Committee

Dear Mr. Canning:

This letter is intended to schedule a project presentation summarizing the results of collaboration between representatives of Supervisor Marion Ashley and county staff, the Highland Palms Mobile Home Estates and Stonegate Development.

Please contact Amber Wiens at (951) 415-6170 with your availability to schedule our final meeting.

We appreciate your willingness to work so diligently with our team during the past year. Through our efforts, the following is a list of promises made by Stonegate Development to the Highland Palms community to mitigate any impacts to the existing community:

1. At the Boards' request, on November 29, 2004, Stonegate made a formal presentation to the Highland Palms community before beginning negotiations with the land-use sub-committee and HOA Board.
2. Stonegate agreed to work with Highland Palms in conjunction with Riverside County transportation officials, Supervisor Ashley's office and adjacent developers/land owners. Subsequent meetings took place on Dec. 29, 2004, March 23, 2005, May 31, 2005 and Nov. 2, 2005.
3. Stonegate agreed to study and propose six alternatives from Highland Palms' list of requests for the realignment of Sultanas Road.

4. Stonegate agreed to contact and work with adjacent property owners in the redesign of Emperor Village and Sultanas Road to be sure they were comfortable with the realignment of Sultanas Road.
5. Stonegate presented six alternatives to the Highland Palms sub-committee after consulting with affected county agencies and property owners. Stonegate provided pros and cons for each of the choices based on professional expertise.
6. Once the alternative was decided, Stonegate agreed to work out the details with Highland Palms and redesign the Emperor Village map to accommodate the new alignment.
7. Stonegate will construct a frontage road and block wall on the east side of Sultanas Road at Highland Palms' request to mitigate noise and traffic concerns.
8. Stonegate agreed to provide signage into the Highland Palms community.
9. Stonegate agreed to round off the block wall at the Sultanas/Hwy 74 intersection.
10. Stonegate agreed to look at the electric pole and Allen Road center lines and will relocate if necessary.
11. Stonegate agreed to install raised pavement markers to discourage motorists from entering the Highland Palms community.
12. Stonegate agreed to build a sound wall to protect the Highland Palms community from noise from additional cars on Sultanas Road, and agreed to continue the sound wall to protect access to the Golf/RV storage area.

Additional requests were made by the Highland Palms community in a letter dated December 28, 2005 to Dave Jeffers Consulting.

Of those requests, Stonegate has agreed to not only install landscaping on the Highland Palms' side of the sound wall, but will also maintain the landscaping.

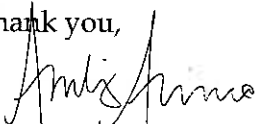
Additionally, concerns regarding Allen Avenue and the relocation of the power pole are being researched and if validated, Stonegate will take responsibility for the relocation.

We look forward to scheduling a meeting with the action committee and board to provide you with our final summary and presentation on a years worth of work between our two entities.

We also anticipate your participation in upcoming public hears regarding the agreements we have made.

We look forward to hearing from you.

Thank you,



Anna-Lisa Armanino

Stonegate Development Team



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR31500 DATE SUBMITTED: 1-2004

APPLICATION INFORMATION

Applicant's Name: STONESTAR RIVERSIDE, LLC E-Mail: ocagle3@cox.net

Mailing Address: 12770 HIGH BLUFF DRIVE #160

SAN DIEGO CA 92130
City State ZIP

Daytime Phone No: (858) 523-0719 Fax No: (949) 361-2721

Engineer/Representative's Name: FRANK ARTIGA E-Mail: frank@acsconsultinginc.com

Mailing Address: PO BOX 2252

TEMECULA CA 92593
City State ZIP

Daytime Phone No: (951) 757-5178 Fax No: (951) 225-9637

Property Owner's Name: SAME AS APPLICANT E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

GREG LANSING

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.

GREG LANSING

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.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 459-020-067

Section: 18 Township: 5S Range: 2W

Approximate Gross Acreage: 53.3

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of McLAUGHLIN ROAD, South of HIGHWAY 74, East of EMPEROR ROAD, West of SULTANAS ROAD.

Thomas Brothers map, edition year, page number, and coordinates: 2004: PG 838 GR J2: 839 GR A2

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVIDE LAND INTO 215 SINGLE FAMILY DWELLING UNITS AS CONSISTENT WITH THE APPROVED SPECIFIC PLAN 260. SCHEDULE A.

Related cases filed in conjunction with this request:

SP260, TR30972

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). PM 32062 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) UNKNOWN E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: ALL ARE INCLUDED IN FILE

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 70,000 CY

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 70,000

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 5000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 12-15-11

Owner/Representative (2) _____ Date _____

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 and Subdivision Ordinance No. 348 and 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SPECIFIC PLAN NO. 260A2, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7870, TENTATIVE TRACT MAP NO. 31500 – Intent to Consider an Addendum to a Certified EIR – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST:** The Specific Plan Substantial Conformance proposes to make small changes to two planning area boundaries, revise land use designations to be consistent with the General Plan, and alter some street standards. The Change of Zone proposes to formalize the planning area boundaries to planning areas 32 and 33b. The Tract Map is a “Schedule A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 20, 2016**
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/30/2015.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers C207870/SP0026091/TR31500 For CFG02835

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

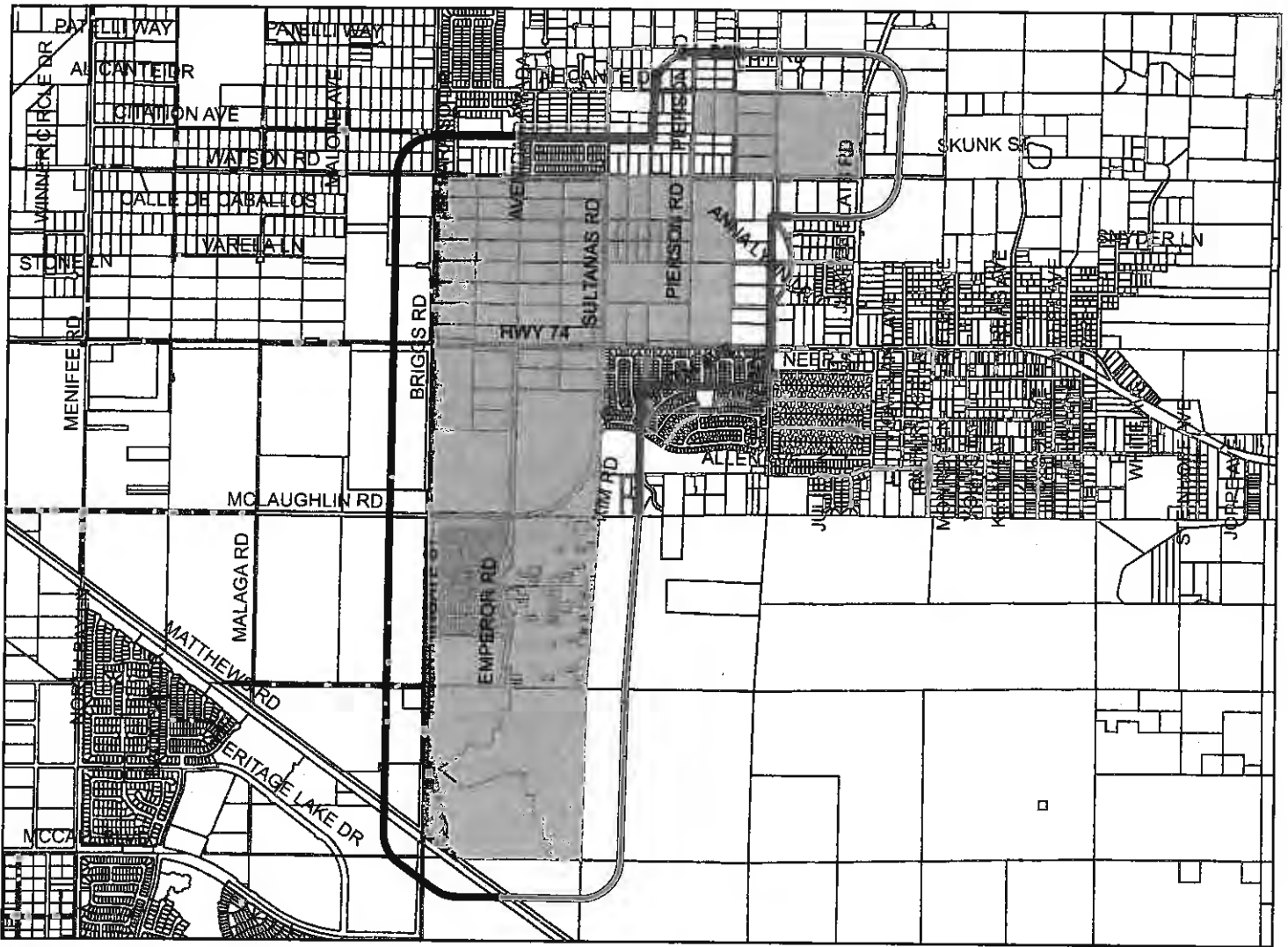
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
Matt S.
EXP 6/7/16*

CZ07870/SP00260S1/TR31500/CFG02835 (600 feet buffer)



Selected Parcels

461-030-014	459-242-021	459-273-003	459-320-036	459-272-022	459-263-007	457-250-041	459-272-005	459-271-001	459-261-022
459-264-005	459-311-025	459-263-014	459-261-001	457-402-020	457-240-053	459-262-010	459-263-056	459-271-019	459-060-018
457-250-061	457-390-015	457-240-029	459-311-011	457-405-009	459-310-034	459-263-044	459-273-013	459-261-018	327-440-016
459-243-004	459-242-020	459-242-011	459-263-003	459-060-010	457-250-058	459-310-015	457-350-026	457-350-027	459-060-033
459-272-020	457-120-074	459-263-032	457-390-011	457-390-010	459-261-015	459-262-022	459-261-019	459-244-002	459-263-018
459-261-010	459-261-011	459-263-020	459-263-013	457-340-004	457-220-041	457-401-004	457-220-033	459-311-039	459-244-003
457-403-021	459-020-062	459-020-063	459-020-064	459-310-020	459-311-045	459-311-023	459-311-041	457-404-012	457-401-003
459-273-010	459-242-034	459-242-055	459-272-019	457-404-017	459-244-006	457-220-032	459-272-024	459-272-025	457-405-005
459-242-061	459-242-049	459-263-019	459-264-003	457-250-042	459-261-007	459-261-004	459-243-016	459-320-032	459-290-016
459-245-001	459-311-043	459-311-004	459-060-005	459-040-015	459-060-004	459-320-037	459-242-052	459-271-023	459-272-009
459-271-022	457-401-002	457-330-012	457-330-006	457-330-011	457-330-019	457-330-027	457-330-028	457-330-005	457-330-022
457-340-022	327-320-012	457-340-027	459-263-026	461-020-003	461-030-004	459-030-006	457-340-014	459-272-037	459-320-030

First 120 parcels shown



2,600 1,300 0 2,600 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: 327320011, APN: 327320011
ROMOLAND SCHOOL DIST
C/O BEST BEST & KRIEGER
P O BOX 1028
RIVERSIDE CA 92502

ASMT: 327440028, APN: 327440028
JACOB FLORES
29950 WATSON RD
ROMOLAND, CA. 92585

ASMT: 327320013, APN: 327320013
EVELYN MOTTE, ETAL
30161 12TH ST
NUEVO CA 92567

ASMT: 327440029, APN: 327440029
DONALD GLOVER, ETAL
29990 WATSON RD
ROMOLAND, CA. 92585

ASMT: 327440015, APN: 327440015
NOE SERRANO
29945 CADENA DR
ROMOLAND, CA. 92585

ASMT: 331300012, APN: 331300012
PERRIS UNION HIGH SCHOOL DIST
155 E 4TH ST
PERRIS CA 92570

ASMT: 327440016, APN: 327440016
ARMANDO CADENA
PO BOX 1088
SUN CITY CA 92585

ASMT: 333170012, APN: 333170012
MINOR RANCH
C/O BROOKFIELD CALIF LAND HOLDINGS
1522 BROOKHOLLOW DR STE 1
SANTA ANA CA 92705

ASMT: 327440017, APN: 327440017
ORVILLE CARTER
P O BOX 1375
HAWTHORNE CA 90251

ASMT: 333170013, APN: 333170013
REDEVELOPMENT AGENCY COUNTY OF RIVE
C/O EXEC DIR
1157 SPRUCE ST
RIVERSIDE CA 92507

ASMT: 327440026, APN: 327440026
WAYNE DOMENIGONI
29870 WATSON RD
ROMOLAND, CA. 92585

ASMT: 333180028, APN: 333180028
MENIFEE DEV
255 E RINCON ST STE 200
CORONA CA 92879

ASMT: 327440027, APN: 327440027
ROBERT PLUM
29910 WATSON RD
ROMOLAND, CA. 92585

ASMT: 457120025, APN: 457120025
ALIA BEOOL, ETAL
1411 E DEL AMO BLV
CARSON CA 90746

ASMT: 457120029, APN: 457120029
MISA WHITFIELD, ETAL
25300 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 457120060, APN: 457120060
MADALEINE DREIER, ETAL
8973 CIRCLE R VIEW LN
ESCONDIDO CA 92026

ASMT: 457120030, APN: 457120030
ALICIA AISPURO, ETAL
25350 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 457120061, APN: 457120061
FRANCISCO PATINO
25210 DIAMOND DUST
HOMELAND CA 92548

ASMT: 457120031, APN: 457120031
MOHAMMED HABBAL
25400 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 457120073, APN: 457120073
HIGGINS MILTON S REVOCABLE FAMILY TRUS
C/O MILTON S HIGGINS
10426 CASANES AVE
DOWNEY CA 90241

ASMT: 457120037, APN: 457120037
ALIA BEOOL, ETAL
1411 E DEL AMO BLVD
CARSON CA 90746

ASMT: 457120074, APN: 457120074
MAGUADALUPE CARRILLO, ETAL
1350 W FRUITVALE AVE
HEMET CA 92543

ASMT: 457120054, APN: 457120054
WILLIAM ORTIZ, ETAL
25135 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 457130003, APN: 457130003
MCCAN
15 ORION ST
IRVINE CA 92715

ASMT: 457120058, APN: 457120058
JULIE HACKLEY, ETAL
P O BOX 2220
HOMELAND CA 92548

ASMT: 457130018, APN: 457130018
ROBERT MAYER
8 SUNSET HARBOR
NEWPORT COAST CA 92657

ASMT: 457120059, APN: 457120059
ELISEO PEREZ
33559 GLORIA RD
MENIFEE CA 92584

ASMT: 457220016, APN: 457220016
JAMES JOHNSON
30130 WATSON RD
HOMELAND, CA. 92548



ASMT: 457220017, APN: 457220017
JAMES JOHNSON
30170 WATSON RD
HOMELAND, CA. 92548

ASMT: 457220034, APN: 457220034
MARIA LEDESMA
30040 WATSON RD
HOMELAND, CA. 92548

ASMT: 457220018, APN: 457220018
VERLA CAIRNS, ETAL
P O BOX 1020
HOMELAND CA 92548

ASMT: 457220035, APN: 457220035
WILLIAM BUNCH
P O BOX 102
HOMELAND CA 92548

ASMT: 457220019, APN: 457220019
MARIA GUTIERREZ, ETAL
1947 NADEAU ST
LOS ANGELES CA 90001

ASMT: 457220036, APN: 457220036
EBER MARTINEZ, ETAL
25395 EL PARAISO DR
HOMELAND, CA. 92548

ASMT: 457220020, APN: 457220020
MARIA DESANTIAGO, ETAL
30290 WATSON RD
HOMELAND, CA. 92548

ASMT: 457220037, APN: 457220037
LESIELI HIFO, ETAL
25415 EL PARAISO DR
HOMELAND, CA. 92548

ASMT: 457220021, APN: 457220021
ADRIANA GALLEGOS, ETAL
30330 WATSON RD
HOMELAND, CA. 92548

ASMT: 457220038, APN: 457220038
DONA WARP, ETAL
PO BOX 1475
SUN CITY CA 92585

ASMT: 457220032, APN: 457220032
CATHERINE STIEFEL
25450 BRIGGS RD
HOMELAND, CA. 92548

ASMT: 457220040, APN: 457220040
SHARON ARMET, ETAL
4411 NIAN TIC PL
YORBA LINDA CA 92886

ASMT: 457220033, APN: 457220033
ROSA MORALES, ETAL
25490 BRIGGS RD
ROMOLAND, CA. 92585

ASMT: 457220041, APN: 457220041
BRENDA MATHEWS
25440 EL PARAISO DR
HOMELAND, CA. 92548

ASMT: 457220042, APN: 457220042
L ENTERPRISES, ETAL
19253 STEEPLECHASE WAY
YORBA LINDA CA 92886

ASMT: 457240036, APN: 457240036
PAMELA OBRIEN
PO BOX 2000
HOMELAND CA 92548

ASMT: 457240027, APN: 457240027
VICTORIA KUKURUDA, ETAL
30670 WATSON RD
HOMELAND, CA. 92548

ASMT: 457240037, APN: 457240037
MARSHA MELE, ETAL
25382 CHARINA LN
HOMELAND, CA. 92548

ASMT: 457240029, APN: 457240029
AMY HORNER MCMAHON
25381 CHARINA LN
HOMELAND, CA. 92548

ASMT: 457240038, APN: 457240038
IRMA NAVA, ETAL
25420 CHARINA LN
HOMELAND CA 92548

ASMT: 457240030, APN: 457240030
ELOISA CARDIEL, ETAL
30389 AVENIDA CAYLEE
HOMELAND CA 92548

ASMT: 457240039, APN: 457240039
RODRIGO ESPIRITU
25468 CHARINA LN
HOMELAND, CA. 92548

ASMT: 457240031, APN: 457240031
JOHN PIO
30570 WATSON RD
HOMELAND, CA. 92548

ASMT: 457240040, APN: 457240040
PAULA ANDERSON
30642 WATSON RD
HOMELAND, CA. 92548

ASMT: 457240032, APN: 457240032
TERRI LOVE
25455 CHARINA LN
HOMELAND, CA. 92548

ASMT: 457240041, APN: 457240041
LANCE THOMPSON
25380 SULTANAS RD
HOMELAND, CA. 92548

ASMT: 457240035, APN: 457240035
JUSTIN TETEN
1459 HUMMINGBIRD WAY
HEMET CA 92545

ASMT: 457240042, APN: 457240042
KENNETH ROCK
25424 SULTANAS RD
HOMELAND, CA. 92548

ASMT: 457240043, APN: 457240043
ROBIN WILLIAMSON, ETAL
P O BOX 323
HOMELAND CA 92548

ASMT: 457240056, APN: 457240056
DWIGHT TROSPER, ETAL
11741 NELSON ST
LOMA LINDA CA 92354

ASMT: 457240044, APN: 457240044
LAURA KULAKOWSKI, ETAL
P O BOX 177
HOMELAND CA 92548

ASMT: 457240057, APN: 457240057
SANDRA WALKER COATS, ETAL
25375 PIERSON RD
HOMELAND, CA. 92548

ASMT: 457240051, APN: 457240051
CHAITA DEVEREAUX, ETAL
25258 CHARINA LN
HOMELAND, CA. 92548

ASMT: 457240058, APN: 457240058
GRACIELA MUNOZ, ETAL
25403 PIERSON RD
HOMELAND, CA. 92548

ASMT: 457240052, APN: 457240052
MARIA CISNEROS, ETAL
P O BOX 186
HOMELAND CA 92548

ASMT: 457240059, APN: 457240059
ISABEL MANZO, ETAL
25485 PIERSON RD
HOMELAND, CA. 92548

ASMT: 457240053, APN: 457240053
ALMA OROZCO, ETAL
25312 CHARINA LN
HOMELAND, CA. 92548

ASMT: 457250037, APN: 457250037
THOMAS HANDWERK
25195 JAMAWAG DR
HOMELAND, CA. 92548

ASMT: 457240054, APN: 457240054
LARRY ROBERTS
25340 CHARINA LN
HOMELAND, CA. 92548

ASMT: 457250038, APN: 457250038
BETTY WALSH, ETAL
P O BOX 293
LAKE ELSINORE CA 92531

ASMT: 457240055, APN: 457240055
LORRAYNE WHITE, ETAL
P O BOX 425
HOMELAND CA 92548

ASMT: 457250039, APN: 457250039
JAIME BRISENO
25295 JAMAWAG DR
HOMELAND, CA. 92548



ASMT: 457250040, APN: 457250040
HERMELINDA JIMENEZ, ETAL
710 S AMSTUTZ AVE
ANAHEIM CA 92802

ASMT: 457250051, APN: 457250051
JOYCE PALMATEER, ETAL
5709 SUNNINGDALE CT
LAS VEGAS NV 89122

ASMT: 457250041, APN: 457250041
LINDA BURKE, ETAL
P O BOX 98
HOMELAND CA 92548

ASMT: 457250053, APN: 457250053
JUDY AYALA
25130 PIERSON RD
HOMELAND, CA. 92548

ASMT: 457250042, APN: 457250042
MARIA RODRIGUEZ MARKEL, ETAL
25450 PIERSON RD
HOMELAND, CA. 92548

ASMT: 457250054, APN: 457250054
NICHOLE PRICE
25146 PIERSON RD
HOMELAND, CA. 92548

ASMT: 457250043, APN: 457250043
PATRICIA KETCHUM, ETAL
P O BOX 188
HOMELAND CA 92548

ASMT: 457250055, APN: 457250055
WENDY MORAN
25220 PIERSON RD
HOMELAND, CA. 92548

ASMT: 457250044, APN: 457250044
HENRY SANCHEZ
30888 WATSON RD
HOMELAND, CA. 92548

ASMT: 457250056, APN: 457250056
SERGIO RIOS, ETAL
6003 SHENONDOAH AVE
LAS VEGAS NV 89156

ASMT: 457250045, APN: 457250045
LCTH INV
1000 DOVE ST STE 100
NEWPORT BEACH CA 92660

ASMT: 457250057, APN: 457250057
DENNIS LEE
25200 JAMAWAG DR
HOMELAND, CA. 92548

ASMT: 457250048, APN: 457250048
LCTH INV
C/O NELSON CHUNG
1000 DOVE ST NO 100
NEWPORT BEACH CA 92660

ASMT: 457250058, APN: 457250058
ABIGAIL PERALTA, ETAL
30920 BENCH RD
HOMELAND, CA. 92548



ASMT: 457250059, APN: 457250059
TERESA RAMOS, ETAL
30958 BENCH RD
HOMELAND, CA. 92548

ASMT: 457330026, APN: 457330026
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 457250060, APN: 457250060
GEORGE WEEKS
PO BOX 356
HOMELAND CA 92548

ASMT: 457330028, APN: 457330028
COUNTY LANDS INC
2001 LERNER LN
SANTA ANA CA 92705

ASMT: 457250061, APN: 457250061
SIHAM JADALLAH, ETAL
21760 CORSO ALTO RD
NUEVO CA 92567

ASMT: 457340002, APN: 457340002
VIRGINIA RAMIREZ, ETAL
30560 TRIPLE CROWN RD
HOMELAND, CA. 92548

ASMT: 457250062, APN: 457250062
ALBERTO LOYA, ETAL
25465 JAMAWAG DR
HOMELAND, CA. 92548

ASMT: 457340004, APN: 457340004
JOEL LOPEZ, ETAL
30549 TRIPLE CROWN RD
HOMELAND, CA. 92548

ASMT: 457250063, APN: 457250063
GEORGE CORVALLIS
30894 WATSON RD
HOMELAND CA 92548

ASMT: 457340006, APN: 457340006
DIANE GUTIERREZ
30650 TRIPLE CROWN RD
HOMELAND, CA. 92548

ASMT: 457250064, APN: 457250064
GARY WALLACE
P O BOX 2237
HOMELAND CA 92548

ASMT: 457340007, APN: 457340007
DEBRA DUNN, ETAL
P O BOX 343
HOMELAND CA 92548

ASMT: 457330023, APN: 457330023
OAK PARK, ETAL
P O BOX 3156
TORRANCE CA 90510

ASMT: 457340008, APN: 457340008
MARIA YANEZ
1126 ORANGE AVE
BEAUMONT CA 92223



ASMT: 457340009, APN: 457340009
TERRANCE FOSTER
30750 TRIPLE CROWN RD
HOMELAND, CA. 92548

ASMT: 457340016, APN: 457340016
LEABIN MENDOZA
1281 N STATE ST STE A121
SAN JACINTO CA 92583

ASMT: 457340010, APN: 457340010
LAURIE MANETTA PEUGH, ETAL
PO BOX 1153
SUN CITY CA 92585

ASMT: 457340023, APN: 457340023
JOANNE SANTOS
3410 LA SIERRA AVE#F366
RIVERSIDE CA 92503

ASMT: 457340011, APN: 457340011
ANGELITA ARBALLO, ETAL
30755 TRIPLE CROWN RD
HOMELAND, CA. 92548

ASMT: 457340024, APN: 457340024
PIERRE VILLIET, ETAL
966 LOWER LN
SAN MARCOS CA 92069

ASMT: 457340012, APN: 457340012
TAD RUGGLES
30695 TRIPLE CROWN RD
HOMELAND, CA. 92548

ASMT: 457340025, APN: 457340025
ELSA RAMOS
17714 GLENTHOME ST
LA PUENTE CA 91744

ASMT: 457340013, APN: 457340013
JAYNE ASHTON, ETAL
30830 TRIPLE CROWN RD
HOMELAND, CA. 92548

ASMT: 457340027, APN: 457340027
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 457340014, APN: 457340014
TRICIA PIERCE COMSTOCK, ETAL
30870 TRIPLE CROWN RD
HOMELAND, CA. 92548

ASMT: 457340029, APN: 457340029
DOUGLAS MERCADO
30510 TRIPLE CROWN RD
HOMELAND, CA. 92548

ASMT: 457340015, APN: 457340015
SHIRLEY SCHUMACHER
30831 TRIPLE CROWN RD
HOMELAND, CA. 92548

ASMT: 457350007, APN: 457350007
KATHY BROWN, ETAL
25795 LEON RD
HOMELAND CA 92548



ASMT: 457350008, APN: 457350008
ROMOLAND WATSON 206
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

ASMT: 457350009, APN: 457350009
MOHAMMAD SHALIKAR
40543 CARLY CT
MURRIETA CA 92562

ASMT: 457350010, APN: 457350010
MOHAMMAD AZAM, ETAL
C/O TOURYALAI SHALIKAR
26670 MCCALL BLV
SUN CITY CA 92586

ASMT: 457350027, APN: 457350027
BARRY ARONOFF
151 KALMUS DR STE H10
COSTA MESA CA 92626

ASMT: 457350031, APN: 457350031
FREEDOM SELF STORAGE
C/O PAUL U STRAUSS
2055 3RD AVE STE 200
SAN DIEGO CA 92101

ASMT: 457390010, APN: 457390010
BETTY OGLE
30660 ALICANTE DR
HOMELAND, CA. 92548

ASMT: 457390011, APN: 457390011
EDWARD GREGG, ETAL
C/O EDWARD GREGG
30690 ALICANTE DR
HOMELAND, CA. 92548

ASMT: 457390012, APN: 457390012
DAVID DULIN
30730 ALICANTE DR
HOMELAND, CA. 92548

ASMT: 457390014, APN: 457390014
HENRIETTA ANAYA, ETAL
30760 ALICANTE DR
HOMELAND, CA. 92548

ASMT: 457390015, APN: 457390015
AMITABHA BUDDHIST COMMUNITY IN USA
17015 ARAGON DR
PERRIS CA 92570

ASMT: 457401001, APN: 457401001
MARIA LARA, ETAL
30480 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457401002, APN: 457401002
SARA RUIZ, ETAL
30468 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457401003, APN: 457401003
CARLOS BOLIVAR
30456 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457401004, APN: 457401004
BRENDA MEDINA
30444 AVENIDA CAYLEE
HOMELAND, CA. 92548



ASMT: 457401005, APN: 457401005
SUSAN BEEMAN
30432 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457402019, APN: 457402019
NICOLE HINKLE, ETAL
30336 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457401006, APN: 457401006
KIM RODRIGUEZ, ETAL
30420 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457402020, APN: 457402020
ALFREDO GUTIERREZ
30324 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457401007, APN: 457401007
JOSE LOPEZ
C/O CONCEPCION GUZMAN
30408 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457402022, APN: 457402022
SUSANA NOCON, ETAL
30300 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457401008, APN: 457401008
REGINA KINNEY, ETAL
30396 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457403001, APN: 457403001
JUSTIN LEFEVRE
30297 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457402001, APN: 457402001
JONATHAN DESANTIAGO
30372 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457403002, APN: 457403002
EFRAIN MONTEJANO, ETAL
30309 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457402002, APN: 457402002
MANUEL MUNGUIA
30360 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457403003, APN: 457403003
YOSHIE YEE, ETAL
30321 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457402018, APN: 457402018
STEVEN OVERHOLT, ETAL
30348 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457403004, APN: 457403004
DEANNA DELGADO
30333 AVENIDA PALMERA
HOMELAND, CA. 92548



ASMT: 457403005, APN: 457403005
THUAN HO, ETAL
30345 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403012, APN: 457403012
SUSAN NEWBECK
30477 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403006, APN: 457403006
MARTHA CORTEZ, ETAL
30357 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403013, APN: 457403013
ELOIDA ERASMO
30465 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403007, APN: 457403007
JEANETTE KUBITZ
30448 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403014, APN: 457403014
CINDY HEITING, ETAL
15992 SUMMIT CREST
RIVERSIDE CA 92506

ASMT: 457403008, APN: 457403008
SIGISMUND SCHREIBER
30460 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403015, APN: 457403015
JACQUELINE CARBAJAL
30441 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403009, APN: 457403009
CHERISE MORRIS, ETAL
30472 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403016, APN: 457403016
JULIE RASNICK
PO BOX 2650
RIVERSIDE CA 92516

ASMT: 457403010, APN: 457403010
YOLANDA COUTINO, ETAL
PO BOX 354
HOMELAND CA 92548

ASMT: 457403017, APN: 457403017
STEVE DEKLE
P O BOX 416
AUGUSTA GA 30903

ASMT: 457403011, APN: 457403011
DAVID RAZO, ETAL
30489 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403018, APN: 457403018
JEFFREY STEWART
30405 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403019, APN: 457403019
THOMAS WRIGHT
26665 GARBANI RD
MENIFEE CA 92584

ASMT: 457404001, APN: 457404001
MARIANO ORTUNO
30352 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403020, APN: 457403020
JOSEPH TAN
30381 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457404002, APN: 457404002
BLANCHE ARMANIOUS, ETAL
PO BOX 596
NEWPORT BEACH CA 92661

ASMT: 457403021, APN: 457403021
ESTELA ORDAZ, ETAL
30369 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457404003, APN: 457404003
ALICIA REYNA, ETAL
30328 AVENIDA PALMERA
HOMELAND, CA. 92548

ASMT: 457403022, APN: 457403022
JACQUELINE MADDUX, ETAL
30449 AVENIDA CAYLEE
HOMELAND, CA. 92548

ASMT: 457404004, APN: 457404004
JOSE FERNANDEZ, ETAL
30316 AVENIDA PALMERA
HOMELAND, CA. 92548

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ASMT: 457404008, APN: 457404008
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ASMT: 457404017, APN: 457404017
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ASMT: 457404023, APN: 457404023
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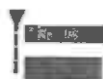
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ASMT: 459242031, APN: 459242031
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ASMT: 459242043, APN: 459242043
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ASMT: 459242045, APN: 459242045
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ASMT: 459242052, APN: 459242052
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764 RADCLIFFE AVE
PACIFIC PALISADES CA 90272

ASMT: 459261018, APN: 459261018
ARLENE VALENCIA
30552 PARADISE PALM DR
HOMELAND, CA. 92548



ASMT: 459261019, APN: 459261019
BERTA VANBEBBER, ETAL
30562 PARADISE PALM AVE
HOMELAND, CA. 92548

ASMT: 459261026, APN: 459261026
MARY CARTER, ETAL
26151 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459261020, APN: 459261020
KAREN NORTHCUTT, ETAL
26211 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459261027, APN: 459261027
EMERLITA ESLEIGUE, ETAL
26141 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459261021, APN: 459261021
RAELYNN PEDROZA, ETAL
26201 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459261028, APN: 459261028
ROSE ADAM, ETAL
26131 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459261022, APN: 459261022
ELEANOR WEGNER, ETAL
26191 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459261029, APN: 459261029
GARY GERARD
249 S HWY 101 NO 515
SOLANA BEACH CA 92075

ASMT: 459261023, APN: 459261023
CHRISTINA GARDNER, ETAL
26181 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459261030, APN: 459261030
SUSAM EDWARDS
20271 EASTWOOD CIR
HUNTINGTON BEACH CA 92646

ASMT: 459261024, APN: 459261024
SILVIA MIRANDA, ETAL
26171 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459261031, APN: 459261031
LORRAINE LEONARD
26101 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459261025, APN: 459261025
ERIC ROOT
3993 10TH ST APT 913
RIVERSIDE CA 92501

ASMT: 459261032, APN: 459261032
ROBERTO BANUELAS, ETAL
601 E PALOMAR ST C372
CHULA VISTA CA 91911



ASMT: 459261034, APN: 459261034
VICKI JENSEN, ETAL
1656 SOUTH ISLAND HIGHWAY
CAMPBELL RIVER BC
CANADA V9W1B7

ASMT: 459262007, APN: 459262007
TERRY WILSON, ETAL
26104 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459261035, APN: 459261035
BEULAH WALKER, ETAL
26130 SULTANAS RD
HOMELAND, CA. 92548

ASMT: 459262009, APN: 459262009
PATRICIA SQUIER, ETAL
26124 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262002, APN: 459262002
JUDITH LOGUE, ETAL
P O BOX 50614
CASPER WY 82605

ASMT: 459262010, APN: 459262010
ALICE CARTER
9388 HOLLY LN
CORONA CA 92883

ASMT: 459262003, APN: 459262003
FREDERICK BIRD
28030 WASHINGTON AVE
WINCHESTER CA 92596

ASMT: 459262011, APN: 459262011
LAJOS KISS
26144 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262004, APN: 459262004
DONNA WATSON, ETAL
8991 CHESTNUT ROAN WAY
ALPINE CA 91901

ASMT: 459262012, APN: 459262012
JANICE SIMMONS, ETAL
26154 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262005, APN: 459262005
CYNTHIA HEITZ, ETAL
26084 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262013, APN: 459262013
SHELLEY WITHEROW, ETAL
26164 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262006, APN: 459262006
DONALD BENEDICT
26094 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262014, APN: 459262014
V REED
26163 SEAFORTHIA PALM DR
HOMELAND, CA. 92548



ASMT: 459262015, APN: 459262015
PHYLLIS CHERRY
4501 W CHANNEL ISLAND BLV
OXNARD CA 93035

ASMT: 459262022, APN: 459262022
SHIRLEY ADSIT, ETAL
26083 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262016, APN: 459262016
KRISTEN KIKUT, ETAL
26143 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262023, APN: 459262023
JEANNE PERASON, ETAL
12052 ABANA
CERRITOS CA 90703

ASMT: 459262017, APN: 459262017
PHYLLIS STAMP, ETAL
26133 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262024, APN: 459262024
HENRY JOHNSON
26063 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262018, APN: 459262018
AMY SMITH, ETAL
13250 W SPLITHAND RD
GRAND RAPIDS MN 55744

ASMT: 459262025, APN: 459262025
GRANVILLE SMOTHERMON
23168 EMPIRE PENGUIN RD
WILDOMAR CA 92595

ASMT: 459262019, APN: 459262019
RICHARD VALLINE, ETAL
2417 SKY WATCHER ST
HENDERSON NV 89044

ASMT: 459262026, APN: 459262026
SANDRA SEGARRA, ETAL
26043 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459262020, APN: 459262020
ERNESTINE RYAN
26103 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263002, APN: 459263002
JERRY REA
26020 SULTANAS RD
HOMELAND, CA. 92548

ASMT: 459262021, APN: 459262021
MARTA GARCIA, ETAL
26093 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263003, APN: 459263003
MARGUERITE SEARCY, ETAL
26030 SULTANAS RD
HOMELAND, CA. 92548

ASMT: 459263004, APN: 459263004
LARRY MENNER
26040 SULTANAS RD
HOMELAND, CA. 92548

ASMT: 459263011, APN: 459263011
PEGGY HYLLESTED, ETAL
26021 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263005, APN: 459263005
NORMAN VANGELDER
26050 SULTANAS RD
HOMELAND, CA. 92548

ASMT: 459263012, APN: 459263012
ETHEL CARLYLE, ETAL
26011 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263006, APN: 459263006
GARY SMITH, ETAL
4523 N LITTLE ROCK DR
TUCSON AZ 85750

ASMT: 459263013, APN: 459263013
BOBBY LOWE
26001 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263007, APN: 459263007
SUSAN MOLDENHAUER, ETAL
26061 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263014, APN: 459263014
PATRICIA FIELDS, ETAL
30861 WHITE ROCKS CIR
TEMECULA CA 92591

ASMT: 459263008, APN: 459263008
LINDA BENISH, ETAL
26051 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263015, APN: 459263015
KATHRYN SCHROEDER, ETAL
26022 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263009, APN: 459263009
CONSTANCE MEDICIS, ETAL
C/O CONSTANCE J MEDICS
170 LIBBY ST
OCEANSIDE CA 92054

ASMT: 459263016, APN: 459263016
JOYCE WILSON, ETAL
26032 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263010, APN: 459263010
CAROL CULHANE, ETAL
26031 KENTIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263017, APN: 459263017
VIRGINIA MARCUS, ETAL
26042 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263018, APN: 459263018
BLAS CRUZ
26052 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263025, APN: 459263025
MARIA MARTINEZ, ETAL
26122 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263019, APN: 459263019
GALINA BENNETT, ETAL
26062 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263026, APN: 459263026
CLARENCE MILOVICH, ETAL
26132 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263020, APN: 459263020
BOBBIE HILBERT
26072 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263027, APN: 459263027
ARDIS SMITH, ETAL
26142 SEAFORTHIA PALM
HOMELAND CA 92548

ASMT: 459263021, APN: 459263021
SANDRA KANE
26082 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263028, APN: 459263028
KIM TRAN, ETAL
26152 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263022, APN: 459263022
NORMA LONG, ETAL
26092 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263029, APN: 459263029
VIRGINIA ZABLOUDIL
26162 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263023, APN: 459263023
CLAUDIA DAVIS, ETAL
26102 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263030, APN: 459263030
LESLIE FLOOD
26172 SEAFORTHIA PALM DR
MENIFEE CA 92548

ASMT: 459263024, APN: 459263024
DARLENE WELDING
26112 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263031, APN: 459263031
JUDITH SCHMID, ETAL
26182 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263032, APN: 459263032
RICHARD MICHUTA, ETAL
26192 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263045, APN: 459263045
GORDON COLYER
7057 MOONSTONE CIR
RIVERSIDE CA 92506

ASMT: 459263033, APN: 459263033
MARGARET KOPECZKY, ETAL
26202 SEAFORTHIA PALM DR
HOMELAND, CA. 92548

ASMT: 459263047, APN: 459263047
PETER RYAN
26115 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459263034, APN: 459263034
JENEEN MILLER
916 SUSAN CIR
ENOLA PA 17025

ASMT: 459263048, APN: 459263048
LEILANI KEIRNS
26105 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459263035, APN: 459263035
DAVID WIELANDER
30592 PARADISE PALM AVE
HOMELAND, CA. 92548

ASMT: 459263049, APN: 459263049
PATRICIA MCGILL
26095 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459263036, APN: 459263036
AUDREY GROWCOCK, ETAL
30602 PARADISE PALM AVE
HOMELAND, CA. 92548

ASMT: 459263050, APN: 459263050
IONE LAUTENBACH
26085 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459263043, APN: 459263043
DELTA ZAVALA, ETAL
27627 BENIGNI AVE
SUN CITY CA 92585

ASMT: 459263051, APN: 459263051
MARIA REV LIV TRUST, ETAL
26075 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459263044, APN: 459263044
STEPHEN STAMBOUGH, ETAL
26145 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459263052, APN: 459263052
JACQUELINE DERX, ETAL
PO BOX 707
HOMELAND CA 92548



ASMT: 459263053, APN: 459263053
ELVIA JAMIE, ETAL
26055 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459264004, APN: 459264004
JOYCE RABIE
30521 PARADISE PALM AVE
HOMELAND, CA. 92548

ASMT: 459263054, APN: 459263054
LINDA STONE, ETAL
26045 BUTTERFLY PALM DR
HOMELAND CA 92548

ASMT: 459264005, APN: 459264005
ALEJANDRO HARO
30531 PARADISE PALM DR
HOMELAND, CA. 92548

ASMT: 459263055, APN: 459263055
NANCY YANDELL, ETAL
26035 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459264006, APN: 459264006
INGA REYNOLDS, ETAL
30541 PARADISE PALM AVE
HOMELAND, CA. 92548

ASMT: 459263056, APN: 459263056
ALLEN SHIROMA
2521 LAS BRISAS WAY
HEMET CA 92545

ASMT: 459264007, APN: 459264007
DONALD DYKSTRA
30551 PARADISE PALM AVE
HOMELAND, CA. 92548

ASMT: 459263057, APN: 459263057
GREG JASSO
26015 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459264008, APN: 459264008
JANET SMITH, ETAL
30561 PARADISE PALM AVE
HOMELAND, CA. 92548

ASMT: 459264002, APN: 459264002
CHRISTA UMBACH, ETAL
30501 PARADISE PALM AVE
HOMELAND, CA. 92548

ASMT: 459264009, APN: 459264009
MICHAEL CARLSON
3707 31ST ST NO 7
SAN DIEGO CA 92104

ASMT: 459264003, APN: 459264003
RHODA JACKSON, ETAL
1917 E NORTH CRESCENT AVE
SPOKANE WA 99207

ASMT: 459264010, APN: 459264010
TANYA NEWER, ETAL
30581 PARADISE PALM AVE
HOMELAND, CA. 92548



ASMT: 459264011, APN: 459264011
PHYLLIS HOCH, ETAL
30591 PARADISE PALM AVE
HOMELAND, CA. 92548

ASMT: 459264012, APN: 459264012
LINDA ZORN
164 ACACIA DR
LAGUNA BEACH CA 92651

ASMT: 459271001, APN: 459271001
SHARRON SMITH, ETAL
26056 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459271002, APN: 459271002
DIANA DAVIS, ETAL
26066 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459271003, APN: 459271003
CYNTHIA SHIELDS, ETAL
26076 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459271004, APN: 459271004
DUANE WHERLAND, ETAL
C/O DUANE C WHERLAND
4501 CHANNEL ISLAND NO 96
OXNARD CA 93035

ASMT: 459271005, APN: 459271005
MARIANNE HERMENAU, ETAL
26096 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459271006, APN: 459271006
GLORIA GEBEL, ETAL
26106 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459271007, APN: 459271007
JOYCE HIMENES, ETAL
26116 BUTTERFLY PALM DR
HOMELAND, CA. 92548

ASMT: 459271008, APN: 459271008
JODI GILLEN
1321 BENNETT AVE
LONG BEACH CA 90804

ASMT: 459271017, APN: 459271017
FRED LEE TURNER, ETAL
57822 SAN TROPEZE
YUCCA VALLEY CA 92284

ASMT: 459271018, APN: 459271018
BEVERLY MORROW, ETAL
26117 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459271019, APN: 459271019
BRETT STAUFFER, ETAL
26107 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459271020, APN: 459271020
DUANE WHERLAND
4501 W CHANNEL ISLAND 96
OXNARD CA 93035

ASMT: 459271021, APN: 459271021
SALVATORE PALAZZOLO
26087 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459272004, APN: 459272004
VICTORIA KYRISS, ETAL
343 PAMELA ST
HEMET CA 92544

ASMT: 459271022, APN: 459271022
CLEVELAND DUNHAM
26077 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459272005, APN: 459272005
HELEN JINDRA, ETAL
26058 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459271023, APN: 459271023
CLAUDIA DEAN
26067 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459272006, APN: 459272006
GERALDINE SERNA
26068 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459271024, APN: 459271024
PATRICIA MURRAY, ETAL
C/O JACKIE AND PATRICIA MURRAY
38220 WORTHAM RD
OAKHURST CA 93644

ASMT: 459272007, APN: 459272007
SCOTT MEIDE
26078 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459272001, APN: 459272001
ARDITH HAASE, ETAL
26018 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459272008, APN: 459272008
JAMES BOOTH, ETAL
P O BOX 2725
RAMONA CA 92065

ASMT: 459272002, APN: 459272002
JO LARKIN
26028 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459272009, APN: 459272009
JEANNETTE OLSON, ETAL
26098 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459272003, APN: 459272003
SHIRLEY STEELE, ETAL
26038 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459272010, APN: 459272010
WILLIAM FINKLER
11075 OSO AVE
CHATSWORTH CA 91311



ASMT: 459272011, APN: 459272011
JOHN SHAMBLIN
26118 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459272012, APN: 459272012
MARY CARON
26128 FOUNTAIN PALM DR
HOMELAND, CA. 92548

ASMT: 459272016, APN: 459272016
RICHARD CROSBY
26129 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272017, APN: 459272017
JUDITH ROSS, ETAL
26119 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272018, APN: 459272018
ERLINDA PUNSALAN, ETAL
26109 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272019, APN: 459272019
CAROLANN WAHLE
26099 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272020, APN: 459272020
DONNA RING, ETAL
26089 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272021, APN: 459272021
AUDRA GOODING, ETAL
26079 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272022, APN: 459272022
ALAN ANTRIM
26069 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272023, APN: 459272023
DIANE BUELL
26059 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272024, APN: 459272024
SONYA STANKA, ETAL
26049 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272025, APN: 459272025
CELINA CORDOVA
26039 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272026, APN: 459272026
EILEEN CLOUTIER
26029 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459272027, APN: 459272027
GAIL MARSHALL
26019 PHOENIX PALM DR
HOMELAND, CA. 92548



ASMT: 459272028, APN: 459272028
MICHAEL CRIDER
26012 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459272035, APN: 459272035
HAZEL PALMER, ETAL
26082 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459272029, APN: 459272029
DIANNE LEONARD, ETAL
26022 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459272036, APN: 459272036
PATRICIA SCHULZ
26092 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459272030, APN: 459272030
LORETTA FRAKES, ETAL
26032 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459272037, APN: 459272037
DANIEL FURBEE
40791 BROCK AVE
HEMET CA 92544

ASMT: 459272031, APN: 459272031
DOROTHY HOWELL
26042 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459272038, APN: 459272038
TAMMY HOPPER, ETAL
3581 COPPER RIDGE DR
CORONA CA 92882

ASMT: 459272032, APN: 459272032
SILVIA POSADA CARRETE
49152 HIBISCO ST
COACHELLA CA 92236

ASMT: 459273001, APN: 459273001
SUSAN MANNARA
1414 OCEAN PARK BLV APT 1
SANTA MONICA CA 90405

ASMT: 459272033, APN: 459272033
MARK BOGLE, ETAL
26062 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459273002, APN: 459273002
VIRGINIA FOSTER
8228 W CHESTNUT AVE
LITTLETON CO 80128

ASMT: 459272034, APN: 459272034
JANICE JARMAN
30956 SILVER PALM DR
HOMELAND CA 92548

ASMT: 459273003, APN: 459273003
ASSOC INC, ETAL
31540 VIA DEL SENOR
HOMELAND CA 92548

ASMT: 459273004, APN: 459273004
TRINA MACKO
26080 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459273011, APN: 459273011
MARIE PARKER, ETAL
26091 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459273005, APN: 459273005
GARY GIDDENS
26090 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459273012, APN: 459273012
WARD FLEMING, ETAL
26081 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459273006, APN: 459273006
NANCY SCARROW
2391 SAVANNA WAY
PALM SPRINGS CA 92262

ASMT: 459273013, APN: 459273013
MARK BOYER, ETAL
26071 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459273007, APN: 459273007
TONYA ROBINS
26110 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459273014, APN: 459273014
SHEILA HILTON, ETAL
26061 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459273008, APN: 459273008
ENGRACIA BARTON
26120 PHOENIX PALM DR
HOMELAND, CA. 92548

ASMT: 459273015, APN: 459273015
VICKIE GROVER
26051 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459273009, APN: 459273009
CATHLEEN DOWNEY, ETAL
30748 BUTIA PALM AVE
HOMELAND, CA. 92548

ASMT: 459290001, APN: 459290001
DAVID BERNAL
26651 LIRA CIR
MISSION VIEJO CA 92691

ASMT: 459273010, APN: 459273010
CARMEN SLATER
26101 BAMBOO PALM DR
HOMELAND, CA. 92548

ASMT: 459290016, APN: 459290016
CHRIST FAMILY PURE RIGHTEOUSNESS
C/O ADAM E FRENCH
30205 ALLEN ST
HOMELAND, CA. 92548



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SALLY CARRON
P O BOX 247
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ASMT: 459310013, APN: 459310013
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ASMT: 459310015, APN: 459310015
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ASMT: 459310018, APN: 459310018
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ROMOLAND, CA. 92585

ASMT: 459310007, APN: 459310007
VENU MUKERJEE, ETAL
35673 COUNTRY PARK DR
WILDOMAR CA 92595

ASMT: 459310019, APN: 459310019
DAYNA HERRON
30115 HARDROCK DR
MENIFEE CA 92585

ASMT: 459310021, APN: 459310021
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30095 HARDROCK DR
ROMOLAND, CA. 92585

ASMT: 459310038, APN: 459310038
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26655 EMPEROR RD
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ASMT: 459310022, APN: 459310022
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ROMOLAND, CA. 92585

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30118 HARDROCK DR
ROMOLAND, CA. 92585

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ASMT: 459311007, APN: 459311007
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C/O STRATA EQUITY FUND
4370 LA JOLLA DR STE 960
SAN DIEGO CA 92122

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MATTHEWS RANCH
1110 E CHAPMAN STE 206
ORANGE CA 92866

ASMT: 461030009, APN: 461030009
RIVERSIDE COUNTY TRANSPORTATION COMM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 461030014, APN: 461030014
3 M PROPERTY INV CO
1515 LOWER PASEO LA CREST
PLS VRDS EST CA 90274



Riverside Transit Agency
1825 3rd Street
Riverside CA 92507

Riverside County Department of Waste
Resources
14310 Frederick Street
Moreno Valley, CA 92553

Riverside County Airport Land Use
Commission
Riverside County Administrative Center
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Southern California Edison
2244 Walnut Grove Ave, Room 312
P.O. Box 600
Rosemead, CA 91770

Romoland and Perris Union High School
District
155 E 4th Street
Perris, CA 92570

Riverside County Sheriff's Department
4095 Lemon Street
Riverside, CA 92501

Southern California Gas Co.
4495 Howard Avenue
Riverside, CA 92507

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570

South Coast Air Quality Management
District
21865 Copley Drive
Diamond Bar, CA 91765

CALTRANS District #8
464 W 4th Street
San Bernardino, CA 92401

Applicant/Engineer:

Stone Star Riverside, LLC
12671 High Bluff Drive
San Diego, CA 92130

ACD Engineering
43430 Business Park Drive
Temecula, CA 92590

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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4080 Lemon Street
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Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
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Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: STONESTAR RIVERSIDE, LLC \$64.00
paid by: CK 7998
FISH AND GAME DOC FEE FOR TR31500 & EA39357
paid towards: CFG02835 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 24, 2003 15:12
ADANELYA posting date Dec 24, 2003

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!