RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 AM **DECEMBER 6, 2017**

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501

Planning Commissioners 2017

1st District
Carl Bruce Shaffer

2nd District
Aaron Hake
Chairman

3rd District
Ruthanne Taylor-Berger
Vice-Chairman

4th District
Bill Sanchez

5th District
Eric Kroencke

Assistant TLMA Director
Charissa Leach, P.E.

Legal Counsel
Michelle Clack
Deputy County Counsel

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit 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 provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER:
SALUTE TO THE FLAG – ROLL CALL

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

1.1 **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33427** – Applicant: Trip Hord Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Foothill Avenue, and westerly of Antelope Road – 93.66 Gross Acres – Zoning: Specific Plan No. 246A1 (McCanna Hills) – Approved Project Description: Schedule "A" Subdivision of 93.66 gross acres into 291 single family residential lots, two (2) water quality basins, and 21 open space landscaping lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33427, extending the expiration date to October 26, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.2 **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31687** – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Mapes Road, westerly of Palomar Drive, and easterly of Trade Winds Drive – 40.17 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "B" Subdivision of 40.17 acres into 65 single family residential lots with a minimum lot size of 1/2 acre and two (2) open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31687, extending the expiration date to May 25, 2018. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.3 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32539** – Applicant: Winston Liu – First Supervisorial District – Alberhill Zoning Area and Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Location: Southerly of Grand Avenue and easterly of Plumas Street – 19.1 Gross Acres – Zoning: One-Family Dwellings – 13,000 sq. ft. minimum (R-1-13,000) – Approved Project Description: Schedule "A" Subdivision of 19.1 gross acres into 29 single-family residential lots with a minimum lot size of 13,000 sq. ft. (net) and two (2) open space lots (2.01 net acres), which are being used as Debris and Detention Basins – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32539, extending the expiration date to October 2, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.4 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32984** – Applicant: SAM Horsethief, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Broken Bit Circle, southerly of De Palma Road, and westerly of Horsethief Canyon Road – 31 Gross Acres – Zoning: Specific Plan (SP152 Amendment No. 3, Planning Area No's. 22, 23, 24, and 25) – Approved Project Description: Schedule "A" Subdivision of 31 gross acres into 85 single family residential lots with a minimum lot size of 5,000 sq. ft., a 1.2 acre recreation area, a 6.21 acre conservation area, and five (5) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32984, extending the expiration date to November 8, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.5 **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31374** – Applicant: Neil Gascon – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Grand Avenue, easterly of Blanche Drive, and northerly of Union Avenue – 5.62 Gross Acres – Zoning: Single Family Residential (R-1) – Approved Project Description: Schedule "A" Subdivision of 5.62 gross acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) lot to be used as a detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31374, extending the expiration date to November 8, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.6 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32282** – Applicant: Grant Becklund – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Olive Avenue, easterly of Leon Street, westerly of Winchester Road, and southerly of Simpson Road – 19.54 Gross Acres – Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule "A" Subdivision of 19.54 acres into 62 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) lot for a detention basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32282, extending the expiration date to September 12, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.7 **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30808** – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Gross Acres – Zoning: Winchester Hills Specific Plan No. 293 (SP 293) – Approved Project Description: Schedule "A" Subdivision of 128 gross acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning Areas 28A and 28B of Specific Plan No. 293 – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.8 **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30837** – Applicant: Jason Keller – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Washington Street and northerly of Yates Road – 98.13 Gross Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule "A" Subdivision of 98.13 acres into a three-phase development consisting of 320 residential lots, and a 6.3 acre park lot – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30837, extending the expiration date to October 19, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.9 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33356** – Applicant: Sand Creek Development, LP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Denisty Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, southerly of Pauba Road, and westerly of Anza Road – 42.4 Gross Acres – Zoning: Residential Developments (R-5) – Residential Agricultural – ½ Acre Minimum (R-A-½), Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule "B" Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33356, extending the expiration date to July 12, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.10 **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35924** – Applicant: Louidar, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 Acre Minimum) – Location: Northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road – 178.8 Gross Acres – Zoning: Citrus/Vineyard – 1 Acre Minimum, Citrus/Vineyard – 2 Acre Minimum and Citrus/Vineyard – 10 Acre Minimum – Approved Project Description: Schedule

"B" Subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35924, extending the expiration date to November 9, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.11 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31857** – Applicant: City Development, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Grand Avenue, northerly of Simpson Road, and westerly of Beeler Road – 44 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" Subdivision of 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one (1) drainage lot, one (1) open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 29, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.12 **ADOPTION OF THE 2018 PLANNING COMMISSION CALENDAR**

1.13 **ELECTION OF THE 2018 PLANNING COMMISSION CHAIRMAN**

1.14 **ELECTION OF THE 2018 PLANNING COMMISSION VICE-CHAIRMAN**

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

NONE

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

3.1 **SURFACE MINING PERMIT NO. 152, REVISION NO. 2 – Intent to Consider an Addendum to a Mitigated Negative Declaration** – EA42940 – Applicant: Hanson Aggregates, LLC, – Second Supervisorial District – El Cerrito Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral (OS-MIN) – Location: Northerly of Cajalco Road, southerly of Highway 91, easterly of Interstate 15, and westerly of Eagle Canyon Road – 128 Gross Acres – Zoning: Mineral Resources and Related manufacturing (M-R-A) – **REQUEST**: This Amended Surface Mining Permit proposes to set the hours of operation of mining activities greater than 300 feet inside the property boundary to 24 hours per day, 7 days a week, and the hours of operation of mining activities less than 300 feet inside the property boundary to between the hours of 6:00 a.m. and 10:00 p.m., 7 days a week. In addition, it proposes to permit transporting operations 24 hours a day, 7 days a week, with the exception of along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road, which shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday. Continued from October 4, 2017. Project Planner: Dan Walsh at (951) 955-6187 or email at dwalsh@rivco.org.

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

4.1 **CHANGE OF ZONE NO. 7947, SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1, TENTATIVE TRACT MAP NO. 37119 – Intent to Consider an Addendum to an Environmental Impact Report (EIR)** – EA42908 – Applicant: SR Conestoga, LLC – Engineer: Albert A. Webb and Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, and northerly of Newport Road – Zoning: Specific Plan (SP 288) – **REQUEST:** The **CHANGE OF ZONE** proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16. The **SPECIFIC PLAN SUBSTANTIAL CONFORMANCE** proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan. The **TENTATIVE TRACT MAP** proposes a Schedule "A" Subdivision of 161.67 acres into 373 single-family residential lots, three (3) open space lots, two (2) parks, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 PRESENTATIONS:

6.1 **PRESENTATION ON NEW HOUSING LEGISLATION**

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 DIRECTOR'S REPORT

9.0 COMMISSIONERS' COMMENTS

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.:
1.1

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR33427
Area Plan:	Lakeview/Nuevo
Zoning Area/District:	Nuevo Area
Supervisorial District:	Fifth District
Project Planner:	Arturo Ortuno

Applicant(s): Trip Hord Associates

Representative(s): N/A

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 93.66 gross acres into 291 single family residential lots, 2 water quality basins, and 21 open space landscaping lots.

PROJECT RECOMMENDATION

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 26, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background
Tentative Tract Map No. 33427 was originally approved at Planning Commission on October 26, 2005. It proceeded to the Board of Supervisors for receive and file on November 8, 2005.

The First Extension of Time was approved at Planning Commission on December 2, 2015.

The Second Extension of Time was approved at Planning Commission on November 16, 2016.

The Third Extension of Time was received September 25, 2017, ahead of the expiration date of October 26, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 29, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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 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 Extension of Time applicant (September 29, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions
Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

State Bills
EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 October 26, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

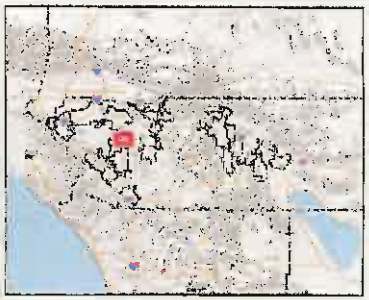
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

3rd EOT for TR33427



Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

0 4,136 8,272 Feet

IMPORTANT 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.

REPORT PRINTED ON... 10/25/2017 12:10:07 PM

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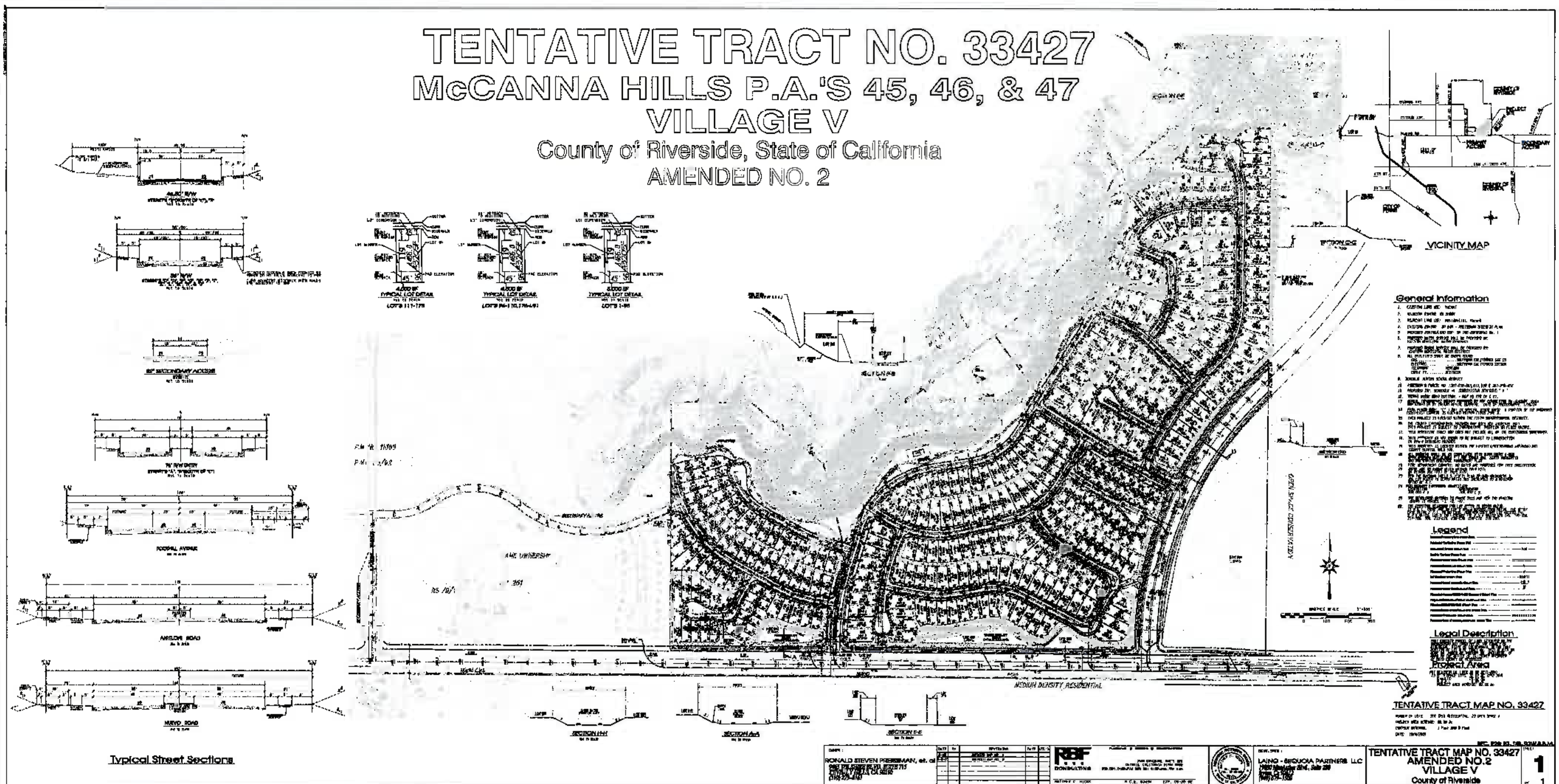
Notes


TENTATIVE TRACT NO. 33427
McCANNA HILLS P.A.'S 45, 46, & 47
VILLAGE V
County of Riverside, State of California
AMENDED NO. 2
VICINITY MAP
General Information
Legend
Legal Description
Project Area
OPEN SPACE CONSERVATION
MEDIUM DENSITY RESIDENTIAL
TYPICAL LOT DETAIL
Typical Street Sections
TENTATIVE TRACT MAP NO. 33427
RONALD STEVEN PRESSMAN, et. al
RBF CONSULTING
LAING - SEQUOIA PARTNERS LLC
TENTATIVE TRACT MAP NO. 33427
AMENDED NO.2
VILLAGE V
County of Riverside
1

Extension of Time
Environmental Determination

Project Case Number: TR33427

Original E.A. Number: 40149 CEQA Exempt

Extension of Time No.: Third

Original Approval Date: October 26, 2005

Project Location: North of Nuevo Road, South of Orange Avenue, East of Foothill Avenue, and West of Antelope Road

Project Description: Schedule "A" Subdivision of 93.66 gross acres into 291 single family residential lots, 2 water quality basins, and 21 open space landscaping lots.

On October 26, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☒	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____
Arturo Ortuño, Project Planner

Date: October 25, 2017
For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Trip Hord <ambrosehord@gmail.com>
Sent: Friday, September 29, 2017 9:37 AM
To: Ortuno, Arturo
Cc: dpreissman@gmail.com
Subject: Re: 3rd EOT TR33427 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

Arturo:

In consultation with the Owner / Applicant / Developer we have reviewed the EOT Recommendations. Please schedule the Map Extension for the next available Planning Commission agenda.

We concur with the additional Conditions of Approval outlined in your email correspondence dated September 28, 2017 for TR 33427.

Please let me know if you need anything else from us at this time.

Thanks for your assistance with this Map Extension.

Trip Hord

On Thu, Sep 28, 2017 at 10:19 AM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Attn: Trip Hord Associates

P.O. Box 1235

Riverside, CA 92502

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33427.

The County Planning Department has determined it necessary to recommend the addition of seven (7) 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.

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 which are identified as follows:

50. REQ E HEALTH DOCUMENTS 80. WQMP AND MAINTENANCE

50. FINAL ACCESS AND MAINT 90. WQMP REQUIRED

60. REQ BMP SWPPP WQMP 90. WQMP COMP AND BNS REG

60. FINAL WQMP FOR GRADING

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 a Planning Commission hearing as a consent item. 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.

TRACT MAP Tract #: TR33427 Parcel: 307-250-050

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT3 - REQ E HEALTH DOCUMENTS RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1.Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3.Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35 EOT3 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR33427 Parcel: 307-250-050

50. PRIOR TO MAP RECORDATION

50.TRANS. 35 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 18 EOT3 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR33427 Parcel: 307-250-050

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT3 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR33427 Parcel: 307-250-050

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9 EOT3 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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 commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 6 EOT3 - WQMP COMP AND BNS REG RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

TRACT MAP Tract #: TR33427 Parcel: 307-250-050

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 EOT3 - WQMP COMP AND BNS REG (cont.) RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.:
1.2

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR31687
Area Plan:	Harvest Valley/Winchester
Zoning Area/District:	Romoland Area
Supervisorial District:	Fifth District
Project Planner:	Arturo Ortuno

Applicant(s): Watermarke Homes, LLC

Representative(s): N/A

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 40.17 acres into 65 single family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin.

PROJECT RECOMMENDATION

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31687, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2018, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background
Tentative Tract Map No. 31687 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors for receive and file on July 26, 2005.

The First Extension of Time was approved at Planning Commission on July 6, 2011.

The Second Extension of Time was approved at Planning Commission on November 2, 2016.

The Third Extension of Time was received April 24, 2017, ahead of the expiration date of May 25, 2017. The applicant and the County discussed conditions of approval and reached consensus on October 5, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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 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 Extension of Time applicant (October 5, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions
Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

State Bills
EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 May 25, 2017. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

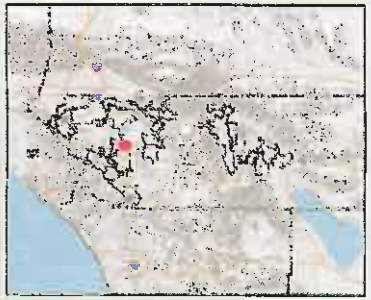
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

3rd EOT for TR31687



Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

0 2,030 4,060 Feet

IMPORTANT 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.

REPORT PRINTED ON... 10/25/2017 3:45:59 PM

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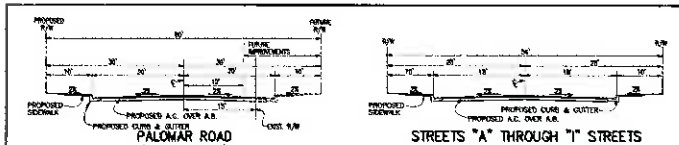
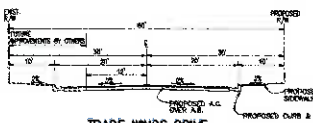
Notes

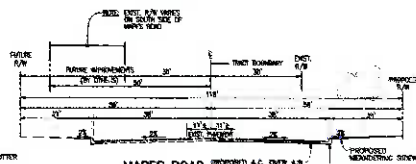
TENTATIVE TRACT MAP NO. 31687
AMENDMENT NO. 3
(SCHEDULE "A")

(FOR PLANNING REVIEW ONLY)

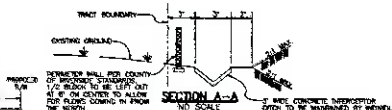

PALOMAR ROAD
(LOOKING NORTH)
PROPOSED STREET SECTION
(PER RIV. CO. STD. NO. 104-A)
NOT TO SCALE

STREETS "A" THROUGH "I" STREETS
PROPOSED STREET SECTION
(PER RIV. CO. STD. NO. 104-A-MODIFIED)
NOT TO SCALE


TRADE WINDS DRIVE
(LOOKING NORTH)
PROPOSED STREET SECTION
(PER RIV. CO. STD. NO. 104-A)
NOT TO SCALE


MAPES ROAD
(LOOKING WEST)
PROPOSED STREET SECTION
(PER RIV. CO. STD. NO. 101-MODIFIED)
NOT TO SCALE

TYPICAL PERIMETER BLOCK WALL
NO SCALE


SECTION A-A
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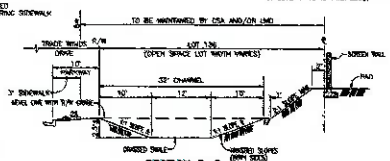
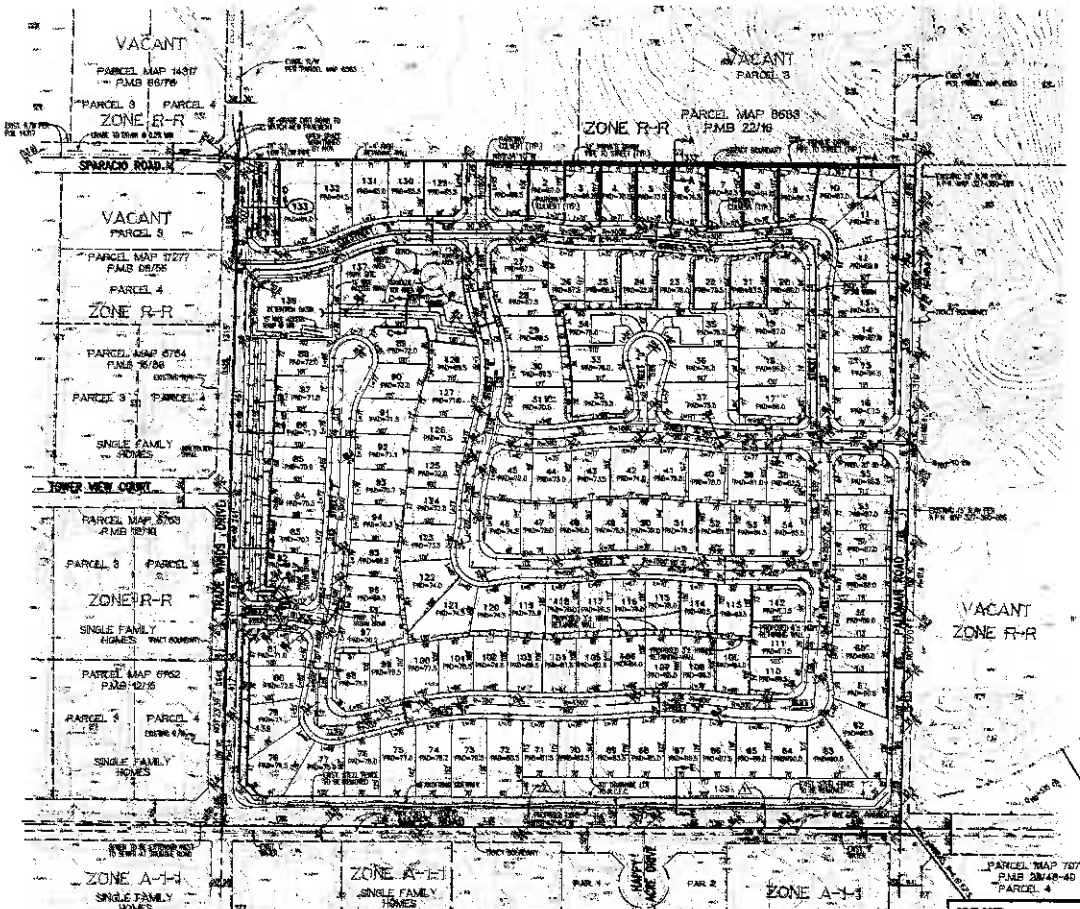

SECTION B-B
NO SCALE

SCALE: 1" = 100'
0 50' 100' 200' 300' 400'



APPLICANT / LANDOWNER:
SOUTHERN CALIFORNIA LAND MANAGEMENT
31566 RAILROAD CANYON RD.
CANYON LAKE, CA 92587
(909) 817-5333 • FAX: (909) 817-5335
CONTACT: BRIAN MOSHIRY

PREPARER:
CSL ENGINEERING, INC.
11851 STERLING AVENUE, SUITE E
RIVERSIDE, CALIFORNIA 92503
(909) 785-5122 • FAX (909) 785-5180

LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN.

ASSESSOR'S PARCEL No.:
327-340-019 & 028

ACREAGE:

NET AREA	28.40 ACRES
ALL STREET DEDICATIONS	11.77 ACRES
GROSS AREA	40.17 ACRES

No. OF PROPOSED LOTS:
133 LOTS RESIDENTIAL
6 LOTS FOR OPEN SPACE, FLOOD CONTROL, OR PARK SITE
139 TOTAL LOTS

PROPOSED MINIMUM LOT SIZE:
7,200 SQUARE FEET - 133 RESIDENTIAL LOTS

UTILITIES:

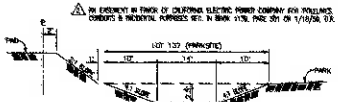
ELECTRIC	:	SOUTHERN CALIFORNIA EDISON 26100 MENIFEE ROAD ROMOLAND, CALIFORNIA 92380
GAS	:	SOUTHERN CALIFORNIA GAS COMPANY 1981 WEST CHERRY AVENUE REDLANDS, CALIFORNIA 92373
WATER & SEWER	:	EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CALIFORNIA 92572-8300
TELEPHONE	:	VERIZON 150 JURUPA HEMET, CA 92543
TELEVISION	:	COMCAST CABLE 1381 COMMERCE STREET CORONA, CA 92630

SCHOOL DISTRICTS:

ELEMENTARY	SECONDARY
ROMOLAND SCHOOL DISTRICT	PERRIS UNION HIGH SCHOOL DISTRICT
25900 ITZEM ROAD	155 E. 4TH STREET
HOMELAND, CALIFORNIA 92548	PERRIS, CALIFORNIA 92570

EASEMENTS:
⚠ AN EASEMENT IN FAVOR OF CALIFORNIA EASTERN POWER COMPANY FOR POLELINES, CONDUITS & INCIDENTAL PURPOSES REC. IN BOOK 1135, PAGE 491 ON 1/18/50, O.R.

⚠ AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR POLELINES, CONDUITS & INCIDENTAL PURPOSES REC. IN BOOK 1135, PAGE 251 ON 1/18/50, O.R.


SECTION C-C
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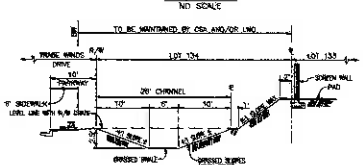
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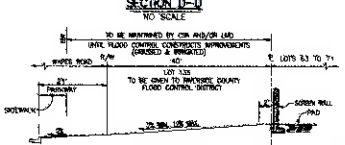
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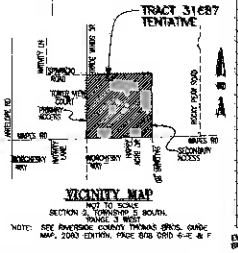


AMENDMENTS:		SCALE: 1"=100'
DATE	NO.	DESCRIPTION
4/15/04	1	INCREASE PARK SIZE AND PROVIDE FOR FUTURE TENTATIVE TRACT 31779, REVISE LOT AND STREET CONFIGURATION TO PROVIDE ENTRANCE OFF MAPES, ADD LOT 134 (40' WIDE) FOR FUTURE FLOOD CHANNEL
8/10/04	2	ADDED INFILTRATION BASINS ADJACENT TO LOTS 82-83, RECONFIGURED LOTS AND STREETS TO ACCOMMODATE INFILTRATION BASINS, MOVED PARK, REMOVED PROJECT REFERENCES TO NORTH, WHICH IS TEMPORARILY ON HOLD, ETC.
10/12/04	3	CORRECT LOT AREAS, ADD SECTION E-E, ADD SEPARATE LOT FOR DRAIN AND SLOPE

LEGEND:

1.5%	PROPOSED GRADE ELEVATIONS
TOP / TOE	PROPOSED SLOPES AT 2:1 UNLESS OTHERWISE INDICATED (SLOPES UNDER 3' HIGH NOT DELINEATED ON THIS PLAN)
24" SD	PROPOSED STORM DRAIN
0.02%	PROPOSED STREET SLOPES

ABBREVIATIONS

FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
Q_{100}	100-YR STORM RUNOFF
R.C.F.C.	RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
TG	TANGENT GRADE
SF	SQUARE FOOTAGE
FS	FINISHED SURFACE
C & G	CURB AND GUTTER
HOA	HOME OWNERS ASSOCIATION
S.B.M.	SAN BERNARDINO MERIDIAN
WS	WATER SURFACE
WS	COUNTY SURFACE AREA
WS	LANDSCAPE MAINTENANCE DISTRICT
(133)	LAST RESIDENTIAL LOT

ZONING & LAND USE:
SUBJECT PROPERTY
EXISTING ZONING ..... R-R
PROPOSED ZONING R-1
EXISTING LAND USE ..... VACANT
PROPOSED LAND USE ..... SINGLE FAMILY RESIDENTIAL, NEIGHBORHOOD PARK
PROPOSED N.D.S.P. ..... MEDIUM RESIDENTIAL (2-5 DU. PER ACRE)
EXISTING N.D.S.P. ..... LOW DENSITY RESIDENTIAL (1/2 ACRE MIN.)

TOPOGRAPHY:
THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHY PREPARED BY PSA TECHNOLOGISTS FOR CSL ENGINEERING IN AUGUST 2003

REFERENCE INFORMATION:
1. THIS TENTATIVE MAP INCLUDES ALL THE CONTIGUOUS OWNERSHIP OF THE LAND OWNER.
2. PRELIMINARY EARTHWORK CALCULATIONS INDICATE THAT TRACT 31687 WILL BALANCE ON SITE. TRACT 31687 WILL GENERATE APPROXIMATELY 113,200 C.Y. RAW CUT AND 75,000 C.Y. RAW FILL AND IS ANTICIPATED TO BALANCE ON SITE WITH ANTICIPATED SHRINKAGE.
3. THIS SITE IS NOT WITHIN A SPECIFIC PLAN.
4. PERMISSION TO BE OBTAINED PRIOR TO GRADING OFFSITE IF NECESSARY.
5. EXISTING TRACT 31687 IS NOT LOCATED IN EITHER A GEOLOGICAL HAZARD AREA, LIQUEFACTION HAZARD AREA, OR A SPECIAL STUDIES ZONE.
6. EXISTING TRACT 31687 IS LOCATED IN ZONE C, PER ITEM TRAVEL RECORD-11/2001.
7. NO EXISTING STRUCTURES EXIST ON SITE.
8. NO FLAMMABLE/COMBUSTIBLE LIQUID STORAGE ARE PLANNED FOR THIS SITE.
9. IRRIGATION AND LANDSCAPE PLANS WILL BE REFERRED TO A LATER TIME.
10. ALL SLOPES ARE 2:1 UNLESS OTHERWISE SHOWN.
11. NO CONCRETE CHANNELS ARE PROPOSED.
12. THIS SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
13. THIS SITE IS IN CSA 152 & 152. THE DETENTION BASIN, LOT 139, AS WELL AS OPEN SPACE LOTS, (LOTS 134-138, 138 & 139), SHALL BE MAINTAINED BY CSA OR VALLEY WIDE PARK AND RECREATION.
14. NO KNOWN EXISTING WELLS ON OR WITHIN 300 FEET OF SITE.
15. ALL STREETS ARE TO BE PUBLIC STREETS AND DEDICATED TO THE COUNTY.
16. LOT 133 (TRIANGLE) TO BE OWNED AND MAINTAINED BY EITHER THE HOA OR VALLEY WIDE PARK AND RECREATION.
17. THE RETAINING/SOUNDWALL ALONG LOTS 70 THROUGH 83 TO BE PLACED AT TOP OF SLOPE. HOMEOWNERS IN LOT 139 ALONG THE REAR OF THESE LOTS FACING RIGHT-OF-WAY TO BE MAINTAINED BY EITHER THE HOA OR LMD.
18. DETENTION BASIN PROVIDES 9.69 APPROXIMATELY 1.0 ACRE-FEET OF STORAGE.
19. THE PROPOSED PARK SITE ON LOT 137 SHALL PROVIDE A TOT LOT AND WALKWAYS FOR ACCESS TO TOT LOTS, AS WELL AS BENCHES AND A TURF AREA FOR KIDS TO PLAY.
20. LOT 35 WILL HAVE A DRAINAGE EASEMENT TO SOUTH PATIO.
21. LOWEST ELEVATION ONSITE IS 1458. HIGHEST ELEVATION ONSITE IS 1567.
22. PLOTTING SHOWN ON LOTS 34 & 35 IS SHOWN TO REFLECT HOW DRIVEWAYS ARE PROPOSED ON THESE LOTS.
23. SOUNDWALL WALLS ADJACENT TO STREET TO BE LOCATED AT TOP OF SLOPE ON LOTS 110 AND 112.
24. LOT 135 TO BE GRADED AND IRRIGATED UNTIL SUCH TIME AS THE FLOOD CONTROL DISTRICT ASSUMES RESPONSIBILITY FOR LOT.
25. A TUBULAR STEEL WALL WITH PILASTERS AS PROPOSED ALONG PROJECT PERIMETER. (SEE TYPICAL PERIMETER BLOCK WALL DETAIL).

SQUARE FOOTAGES

LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.
1	7507	36	9984	71	7963	106	7221
2	7628	37	11,745	72	13,845	107	7627
3	8322	38	7956	73	10,634	108	7536
4	8288	39	7814	74	10,381	109	7242
5	8258	40	7890	75	9391	110	7201
6	8661	41	7871	76	8136	111	7206
7	8553	42	7544	77	8635	112	7396
8	8418	43	7533	78	10,821	113	7408
9	7995	44	7705	79	8,391	114	7485
10	12,900	45	9098	80	7254	115	7602
11	11,715	46	7250	81	7544	116	7576
12	8130	47	7295	82	8662	117	7530
13	8365	48	7207	83	7322	118	7526
14	8715	49	7217	84	7327	119	7248
15	8586	50	7232	85	7236	120	7540
16	8992	51	7218	86	7268	121	10,905
17	8638	52	7229	87	7235	122	9706
18	8530	53	7202	63	7375	123	7218
19	10,115	54	7318	88	7414	124	7254
20	7853	55	8758	89	7432	125	7310
21	7815	56	8051	91	7053	126	7983
22	7957	57	7798	92	7421	127	7898
23	7907	58	7754	93	7306	128	7982
24	8354	59	7814	94	7208	129	8108
25	8108	60	7985	95	7220	130	7745
26	8549	61	7795	96	8079	131	8562
27	7751	62	11,232	97	10,078	132	10,288
28	7943	63	8191	98	7812	133	11,807
29	8361	64	8033	99	7257	134	8,395
30	8761	65	7884	100	7295	135	28,391
31	8405	66	8533	101	7241	136	27,275
32	8776	67	8967	102	7317	137	40,767
33	7476	68	8463	103	7285	138	32,815
34	10,225	69	8110	104	7248	139	5114
35	12,398	70	7878	105	7346		

EXCLUDING OPEN SPACE LOTS 134, 138 & 139, PARK SITE ON LOT 137 BASIN ON 138 AND FLOOD CONTROL LOT 135, AVERAGE LOT SIZE= 8286 S.F.

DEVELOPER
SOUTHERN CALIFORNIA LAND MANAGEMENT
31566 RAILROAD CANYON RD. #643
CANYON LAKE, CA 92587
(909) 817-5333 • FAX: (909) 817-5335

CSL ENGINEERING, INC.
11851 STERLING AVENUE, SUITE E
RIVERSIDE, CALIFORNIA 92503
(951) 785-5122 • FAX (951) 785-5180

PREPARED BY: RICHARD A. SCIANNI — R.E.E. NO. 25912 (EXP. 12/31/08) — DATE:

TENTATIVE TRACT No. 31687
AMENDMENT NO. 3
COUNTY OF RIVERSIDE
SCHEDULE "A"

1 OF 1 SHTS

PREPARED FOR: SO. CSL LAND MANAGEMENT — W.O. — DATE: APRIL 2004, REV. AUGUST 2004

N:\26\026\Exhibits\Tm-31.dwg, 10-28-04 7:00

Extension of Time
Environmental Determination

Project Case Number: TR31687

Original E.A. Number: 39303

Extension of Time No.: Third

Original Approval Date: May 25, 2005

Project Location: North of Mapes Road, West of Palomar Drive, and East of Trade Winds Drive

Project Description: Schedule "B" Subdivision of 40.17 acres into 65 single family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin.

On May 25, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☒	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____ Date: October 25, 2017

Arturo Ortuño, Project Planner

For Charissa Leech, Assistant TLMA Director

WATERMARKE HOMES
For the Home of Your Life™

October 5, 2017

Arturo Ortuño
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501

RE: EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP No. 31687.

Watermarke Homes, LLC has reviewed the proposed conditions of approval for the above referenced Tentative Tract Map as set forth by the Riverside County on 04/28/17.

As the Extension of Time Applicant, we hereby accept the following conditions:

50. E Health #9
50. Trans #31
60. BS. Grade #19
60. Trans #1
80. Trans #2
90. BS Grade #9
90. Trans #10
90. Trans #9

Please proceed with the extension of time process.

I am available by phone 909-381-6007 X 306 or email: doris@watermarke-homes.com if you require additional information or have any questions.

Sincerely,

Doris A. Benoit
Operations Manager
Watermarke Homes, LLC

1505 South "D" Street, Suite 200, San Bernardino, CA 92408 (909) 381-6007* Fax (909) 381-0041

TRACT MAP Tract #: TR31687 Parcel: 327-340-018

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 9 EOT3 - REQ E HEALTH DOCUMENTS RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1.Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3.Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 31 EOT3 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR31687 Parcel: 327-340-018

50. PRIOR TO MAP RECORDATION

50.TRANS. 31 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 19 EOT3 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31687 Parcel: 327-340-018

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT3 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31687 Parcel: 327-340-018

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9 EOT3 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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 commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT3 - WQMP COMP AND BNS REG RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

TRACT MAP Tract #: TR31687 Parcel: 327-340-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 EOT3 - WQMP COMP AND BNS REG (cont.) RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.: 1.3

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR32539	**Applicant(s):** Winston Liu	
Area Plan:	Elsinore		
Zoning Area/District:	Alberhill Area	**Representative(s):** N/A	
Supervisorial District:	First District		
Project Planner:	Arturo Ortuno		

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 19.1 gross acres into 29 single-family residential lots with a minimum lot size of 13,000 sq. ft. (net) and two (2) open space lots (2.01 net acres), which are being used as Debris and Detention Basins.

PROJECT RECOMMENDATION

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32539, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 2, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background
Tentative Tract Map No. 32539 was originally approved at Planning Commission on July 11, 2007. It proceeded to the Board of Supervisors along with General Plan Amendment No. 704 and Change of Zone No. 6995 where both applications were approved on October 2, 2007.

The First Extension of Time was received September 18, 2017, ahead of the expiration date of October 2, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 22, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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 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 Extension of Time applicant (September 22, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions
Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

State Bills
EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 October 2, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

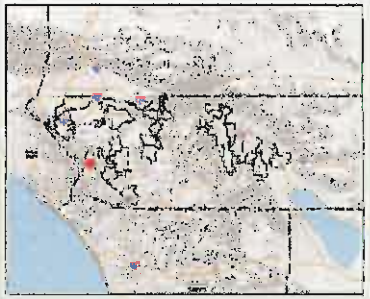
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

1st EOT for TR32539



Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

0 1,351 2,702 Feet

IMPORTANT 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.

REPORT PRINTED ON... 10/19/2017 11:49:10 AM

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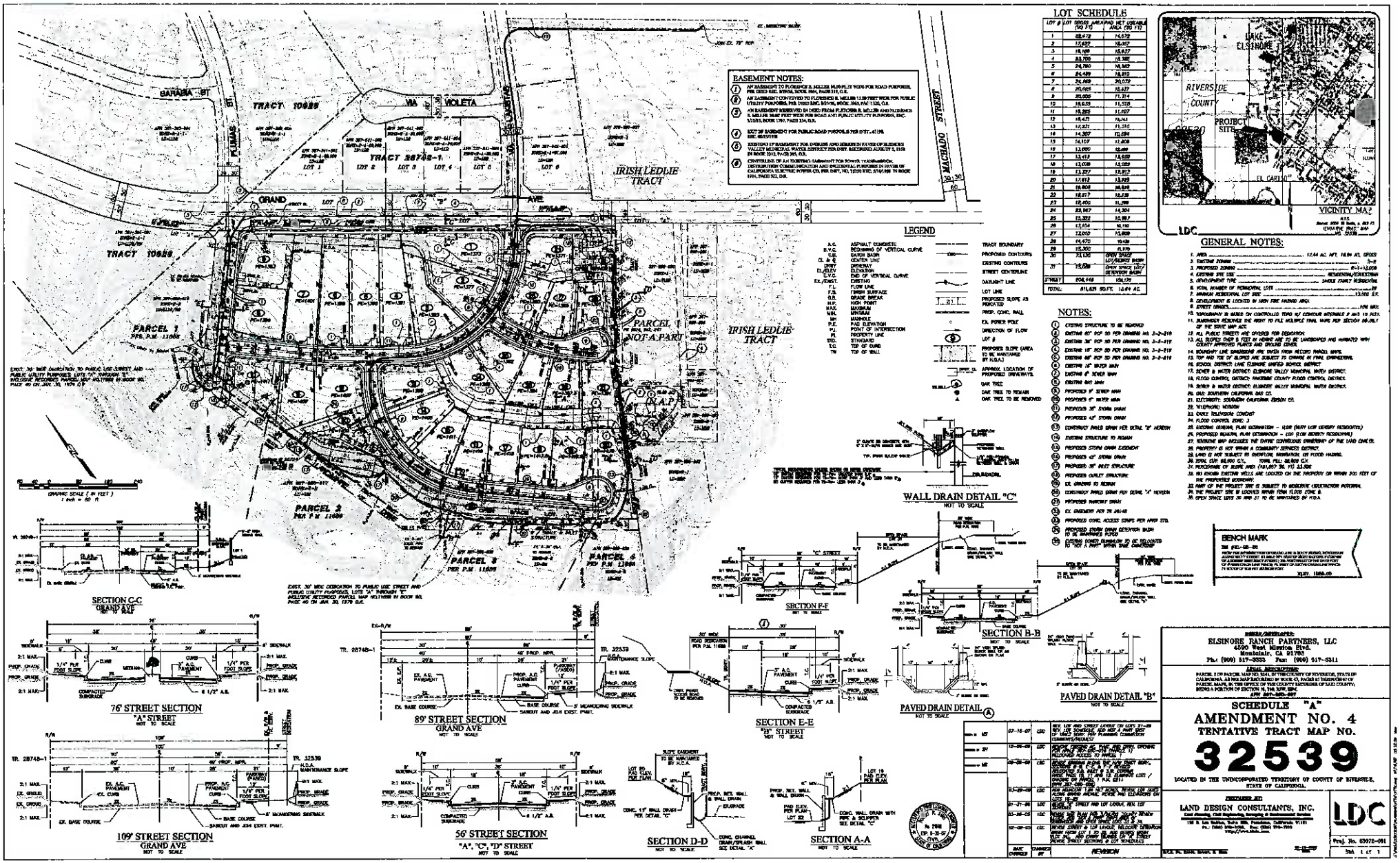
Notes



EASEMENT NOTES:

1. AN EASEMENT TO FLORENCE B. MILLER MURPHY, ET WIFE FOR ROAD PURPOSES, PER DEED REC. 8/9/34, BOOK 1004, PAGE 315, O.R.
2. AN EASEMENT CONVEYED TO FLORENCE B. MILLER 15.00 FEET WIDE FOR PUBLIC UTILITY PURPOSES, PER DEED REC. 8/9/34, BOOK 1004, PAGE 315, O.R.
3. AN EASEMENT RESERVED IN DEED FROM FLETCHER B. MILLER AND FLORENCE B. MILLER, MAE FEET WIDE FOR ROAD AND PUBLIC UTILITY PURPOSES, INC. 1/15/35, BOOK 1297, PAGE 334, O.R.
4. EXIST 20' EASEMENT FOR PUBLIC ROAD PURPOSES PER DIST., 41/98 REC. 05/27/98
5. EXISTING 15' EASEMENT FOR OVERSIZE AND SEWAGE IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT PER DIST. RECORDED AUGUST 5, 1958 IN BOOK 2915, PAGE 39, O.R.
6. CONTROLLED BY AN UNITED Agreement FOR POWER TRANSMISSION, DISTRIBUTION, COMMUNICATION AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. PER DEED, NO. 19230 REC. 8/14/1930 IN BOOK 1016, PAGE 321, O.R.

LOT SCHEDULE

LOT #	LOT GROSS AREA (SQ. FT.)	PAD NET USEABLE AREA (SQ. FT.)
1	22,072	14,572
2	17,932	15,457
3	19,169	15,637
4	23,720	18,385
5	24,780	16,582
6	24,489	18,810
7	24,269	20,072
8	20,005	15,627
9	21,005	17,314
10	18,635	11,578
11	18,285	11,107
12	18,471	16,241
13	17,631	11,315
14	14,307	10,594
15	14,107	11,808
16	13,000	10,000
17	13,413	10,020
18	13,008	10,052
19	13,277	10,913
20	17,613	13,925
21	19,906	16,846
22	18,217	15,538
23	18,410	11,288
24	20,967	14,304
25	13,322	10,887
26	13,104	10,160
27	13,010	10,000
28	14,470	10,430
29	15,300	OPEN SPACE
30	23,130	OPEN SPACE LOT/ADDED BASIN
31	15,086	OPEN SPACE LOT/ DETENTION BASIN
STREET	606,648	104,129
TOTAL	811,625 SQ.FT.	14.64 AC.

LEGEND

A.C.	ASPHALT CONCRETE
B.V.C.	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
CL. & ℄	CENTER LINE
DRWY	DRIVEWAY
EL.(ELEV)	ELEVATION
E.V.C.	END OF VERTICAL CURVE
EX./EXIST.	EXISTING
F.L.	FLOW LINE
F.S.	FINISH SURFACE
G.B.	GRADE BREAK
H.P.	HIGH POINT
M.H.	MANHOLE
MIN.	MINIMUM
M.L.	MAINLINE
P.E.	PAD ELEVATION
P.I.	POINT OF INTERSECTION
PR.	PROPERTY LINE
STD.	STANDARD
T.C.	TOP OF CURB
TW	TOP OF WALL

- TRACT BOUNDARY
- PROPOSED CONTOURS
- EXISTING CONTOURS
- STREET CENTERLINE
- DAYLIGHT LINE
- LOT LINE
- PROPOSED SLOPE AS INDICATED
- PROP. CONC. WALL
- EX. POWER POLE
- DIRECTION OF FLOW
- LOT #
- PROPOSED SLOPE (AREA TO BE MAINTAINED BY H.O.A.)
- APPROX. LOCATION OF PROPOSED DRIVEWAYS
- OAK TREE
- OAK TREE TO REMAIN
- OAK TREE TO BE REMOVED

NOTES:

1. EXISTING STRUCTURE TO BE REMOVED
2. EXISTING 60' ROW SD PER DRAWING NO. 3-2-210
3. EXISTING 36' ROW SD PER DRAWING NO. 3-2-211
4. EXISTING 15' ROW SD PER DRAWING NO. 3-2-210
5. EXISTING 66' ROW SD PER DRAWING NO. 3-2-210
6. EXISTING 12" WATER MAIN
7. EXISTING 8" SEWER MAIN
8. EXISTING GAS MAIN
9. PROPOSED 8" SEWER MAIN
10. PROPOSED 8" WATER MAIN
11. PROPOSED 36" STORM DRAIN
12. PROPOSED 42" STORM DRAIN
13. CONSTRUCT PAVED SWALE PER DETAIL "B" HEREON
14. EXISTING STRUCTURE TO REMAIN
15. PROPOSED STORM DRAIN EASEMENT
16. PROPOSED 48" STORM DRAIN
17. PROPOSED 36" RCP STRUCTURE
18. PROPOSED QUALITY STRUCTURE
19. EX. DRAINS TO REMAIN
20. CONSTRUCT PAVED SWALE PER DETAIL "A" HEREON
21. PROPOSED PARKWAY DRAIN
22. EX. EASEMENT PER 29 #4146
23. PROPOSED CONC. ACCESS CURB PER APHD STD.
24. PROPOSED STORM DRAIN DETENTION BASIN TO BE MAINTAINED PUBLIC
25. EXISTING SEWER PUMPING TO BE RELOCATED TO NOT A PART WITHIN SWALE

GENERAL NOTES:

1. AREA ..... 17.64 AC. NET, 18.04 AC. GROSS
2. EXISTING ZONING ..... R-A
3. PROPOSED ZONING ..... R-1 / LLDS
4. EXISTING SITE USE ..... RESIDENTIAL/AGRICULTURE
5. DEVELOPMENT TYPE ..... SINGLE FAMILY RESIDENTIAL
6. TOTAL NUMBER OF RESIDENTIAL LOTS 89
7. MINIMUM RESIDENTIAL LOT SIZE ..... 13,000 S.F.
8. DEVELOPMENT IS LOCATED IN HIGH FIRE HAZARD AREA
9. STREET GRADES ..... MIN. MAX.
10. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVALS 2 AND 10 FEET.
11. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PER SECTION 66.28.1 OF THE SMC ACT.
12. ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
13. ALL SLOPES OVER 3 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
14. BOUNDARY LINE DIMENSIONS ARE FROM RECORD PARCEL MAPS.
15. TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
16. SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT.
17. SEWER & WATER DISTRICT: ELSINORE VALLEY MUNICIPAL WATER DISTRICT.
18. FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT.
19. SEWER & WATER DISTRICT: ELSINORE VALLEY MUNICIPAL WATER DISTRICT.
20. GAS: SOUTHERN CALIFORNIA GAS CO.
21. ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO.
22. TELEPHONE: VERIZON
23. CABLE TELEVISION: COMCAST
24. FLOOD CONTROL ZONE: 3
25. EXISTING GENERAL PLAN DESIGNATION - VLDR (VERY LOW DENSITY RESIDENTIAL)
26. PROPOSED GENERAL PLAN DESIGNATION - LDR (LOW DENSITY RESIDENTIAL)
27. TOPOGRAPHIC MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER.
28. PROPERTY IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
29. LAND IS NOT SUBJECT TO INUNDATION, OR FLOOD HAZARD.
30. TOTAL CUT: 66,000 C.Y. TOTAL FILL: 66,000 C.Y.
31. PERCENTAGE OF SLOPE AND (181,867 SQ. FT) 23.30%
32. NO KNOWN EXISTING WELLS ARE LOCATED ON THE PROPERTY OR WITHIN 300 FEET OF THE PROPOSED BOUNDARY.
33. PART OF THE PROJECT SITE IS SUBJECT TO SEISMIC LIQUEFACTION POTENTIAL.
34. THE PROJECT SITE IS LOCATED WITHIN FEMA FLOOD ZONE X.
35. OPEN SPACE LOTS 29 AND 31 TO BE MAINTAINED BY H.O.A.

BENCH MARK

BY	DATE	REVISION
LDC	07-16-07	NEW LOT AND STREET LAYOUT ON LOTS 27-29
LDC	12-06-06	ADD LOT 30, ADD NOTE 4, PAVE REC. OF MAP, ADD NOTE 35 PER PLANNING COMMENTS
LDC	09-08-06	ADD LOT 31, PAVE REC. OF MAP, ADD NOTE 34, REVISE LOT LAYOUT, ADD NOTE 33
LDC	03-09-06	REVISE LOT 1 AND LOT 2 PER SURVEY, REVISE LOT 19, 17 AND 18 GRADING, REVISE GRADING ON PARCEL 1 AND LOTS 1 AND 2, ADD NOTE 32
LDC	01-31-06	REVISE STREET AND LOT LAYOUT, REVISE LOT 1
LDC	03-25-05	REVISE NOTE 5 TO DELETE "PROPOSED", REVISE NOTE 6 TO DELETE "PROPOSED", REVISE NOTE 7 TO ADD "PROPOSED"
LDC	02-02-05	REVISE STREET & LOT LAYOUT, RELOCATE EXTENSION STREET FROM LOT 1 TO 28, ADD REFER TO LOT 29, ADD OPEN SPACE LOT, REVISE STREET SECTIONS & LOT NUMBERS

OWNER/APPLICANT:
ELSINORE RANCH PARTNERS, LLC
4550 West Mission Blvd.
Montclair, CA 91763
Ph.: (909) 517-3333 Fax: (909) 517-3311

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 11898, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80, PAGES 40 THROUGH 43 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF SECTION 19, T6S, R3W, SBM.
APN 367-300-007

SCHEDULE "A"
AMENDMENT NO. 4
TENTATIVE TRACT MAP NO.
32539

LOCATED IN THE UNINCORPORATED TERRITORY OF COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
Established 1971
180 S. Lake Avenue, Suite 200, Pasadena, California 91101
Ph.: (626) 796-2323 Fax: (626) 796-2626
http://www.ldcinc.com

LDC

Proj. No. 03072-091
Sht. 1 of 1

12-18-07

Extension of Time
Environmental Determination

Project Case Number: TR32539

Original E.A. Number: 39648

Extension of Time No.: First

Original Approval Date: October 2, 2007

Project Location: South of Grand Avenue and East of Plumas Street

Project Description: Schedule "A" Subdivision of 19.1 gross acres into 29 single-family residential lots with a minimum lot size of 13,000 sq. ft. (net) and two (2) open space lots (2.01 net acres), which are being used as Debris and Detention Basins.

On October 2, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☒	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____ Date: October 19, 2017

Arturo Ortuño, Project Planner

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Winston Liu <winstonliu@ww-technologies.com>
Sent: Friday, September 22, 2017 5:54 PM
To: Ortuno, Arturo
Cc: hualin08@aliyun.com; nicolevilagrana@ww-technologies.com
Subject: RE: 1st EOT TR32539 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Flagged

Arturo,

On behalf of property owner, we agree with the (7) new conditions you proposed on in below email, please go ahead move forward our EOT asap.

Please contact our =office with any questions, thanks

Winston Liu, PE, QSD
W&W Land Design Consultants, Inc
2335 W. Foothill Blvd., Suite 1
Upland, CA 91786
909-480-4306 Direct
909-608-7118 x 1001 Ph
909-946-1137 Fax

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Friday, September 22, 2017 10:26 AM
To: winstonliu@ww-technologies.com
Cc: hualin08@aliyun.com; nicolevilagrana@ww-technologies.com
Subject: 1st EOT TR32539 Recommended Conditions

Attn: Winston Liu
2335 W. Foothill Blvd, Suite #1
Upland, CA 91786

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32539.

The County Planning Department has determined it necessary to recommend the addition of seven (7) 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.

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 which are identified as follows:

50. REQ E HEALTH DOCUMENTS 80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT 90. WQMP REQUIRED

60. REQ BMP SWPPP WQMP 90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING

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 a Planning Commission hearing as a consent item. 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.

Arturo Ortuño
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314

How are we doing? Click the Link and tell us

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County of Riverside California

TRACT MAP Tract #: TR32539 Parcel: 387-050-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1 - REQ E HEALTH DOCUMENTS RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1.Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3.Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35 EOT1 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR32539 Parcel: 387-050-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 35 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR32539 Parcel: 387-050-007

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT1 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR32539 Parcel: 387-050-007

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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 commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

TRACT MAP Tract #: TR32539 Parcel: 387-050-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG (cont.) RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.:

3.4

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR32984	**Applicant(s):** SAM Horsethief, LLC	
Area Plan:	Elsinore		
Zoning Area/District:	Alberhill Area	**Representative(s):** N/A	
Supervisorial District:	First District		
Project Planner:	Arturo Ortuno		

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 31 gross acres into 85 single family residential lots with a minimum lot size of 5,000 sq. ft., a 1.2 acre recreation area, a 6.21 acre conservation area, and 5 open space lots.

PROJECT RECOMMENDATION

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32984, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 8, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background
Tentative Tract Map No. 32984 was originally approved at Planning Commission on November 8, 2006. It proceeded to the Board of Supervisors for receive and file on February 6, 2007.

The First Extension of Time was approved at Planning Commission on December 7, 2016.

The Second Extension of Time was received September 25, 2017, ahead of the expiration date of November 8, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 28, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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 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 Extension of Time applicant (September 28, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions
Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

State Bills
EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 8, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

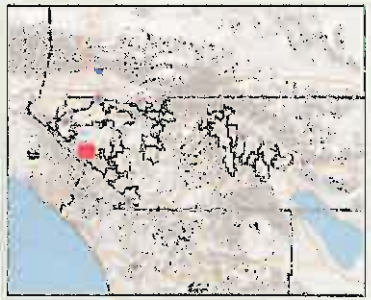
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

2nd EOT for TR32984



Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

0 3,166 6,332 Feet

IMPORTANT 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.

REPORT PRINTED ON... 10/24/2017 5:08:35 PM

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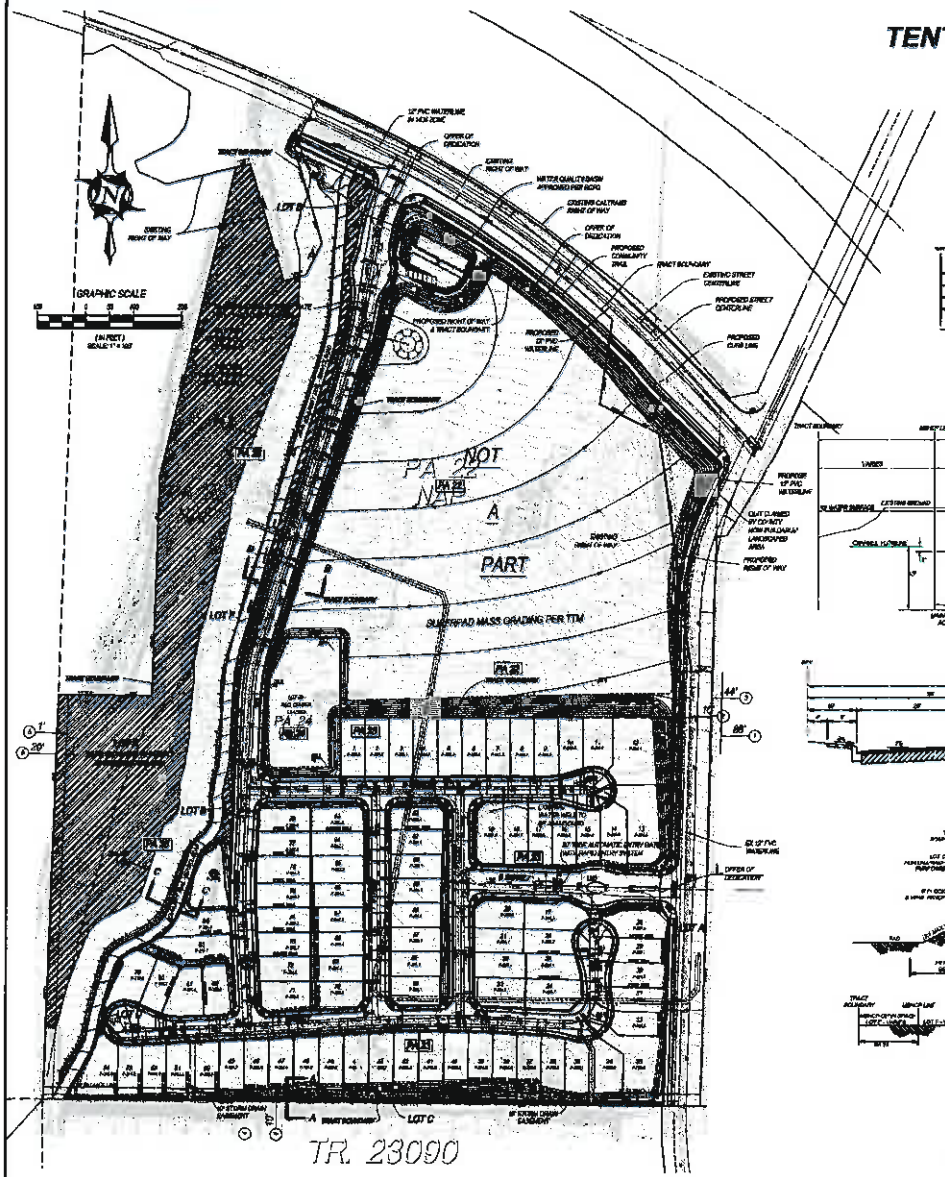
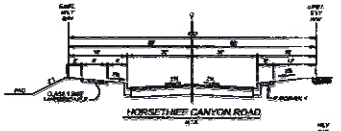
Notes

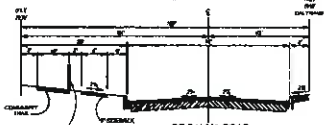
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 32984

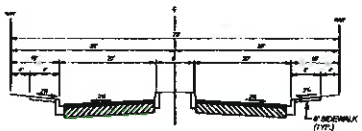
NOVEMBER 1, 2004

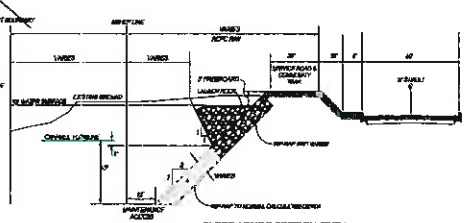
APN 391-090-06, 07, 08, 09, 10, 15, 16, 24, 25, & 26

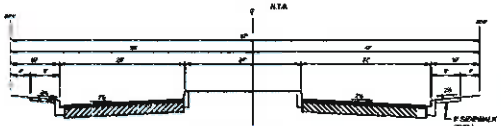


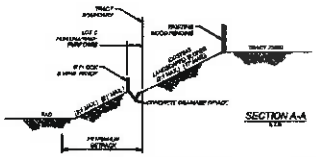


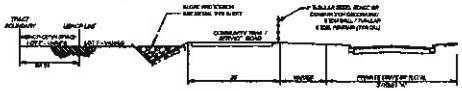


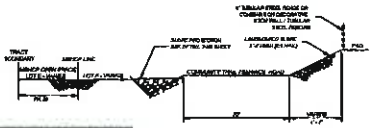


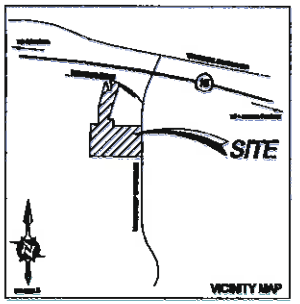












EASEMENTS

1. CO. OF RIVERSIDE FOR ROADS, DRAINS, INST. NO. 3, ENTIRE ENTRIES O.R.
2. PUBLIC DEDICATION: 5/19/1998, INST. NO. 229855 O.R.
   ABC HERITAGE ROAD "E & PUE", 2004-0185, INST. NO. 229855 O.R.
3. S. C. E. FOR PUBLIC UTILITIES: 6/9/1978, INST. NO. 97886 O.R.
   (TO BE QUITCLAIMED OR RELOCATED)

   JOSEPH J. DE PALMA FOR PIPELINES, 12/31/1940, INST. NO. 3 (WARE & 10/155 O.R.) (TO BE QUITCLAIMED OR RELOCATED)

   VARIOUS EASEMENTS TO BE QUITCLAIMED OR RELOCATED AS FOLLOWS:

4. PIPELINES: 6/9/1978, INST. NO. 100555 & 97886 O.R.
   ROAD & MAINTENANCE, & TPA, P. 65, O.R.
5. PUBLIC UTILITIES: 12/31/1940, INST. NO. 3 O.R.
   PUBLIC UTILITIES: 1/29/1981, INST. NO. 17886 O.R.
   PUBLIC UTILITIES: 10/8/1979, INST. NO. 172781 O.R.
   ROAD & PIPELINES: 3/9/1983, INST. NO. 75881 & 76156 O.R.
   ROAD & PIPELINES: 11/9/1983, INST. NO. 217886 O.R.
   ROAD & PIPELINES: 12/31/1986, INST. NO. 30586 O.R.
   PUBLIC UTILITIES: 4/7/1980, INST. NO. 2586, O.R.
   SLOPE, DRAINAGE: 1/6/1988, INST. NO. 3486 O.R.

LEGEND

TENTATIVE MAP BOUNDARY	
BEGINNING VERTICAL CURVE	
POINT OF INTERSECTION	PI
FINISHED SURFACE	FS
GRADE BREAK	GB
CENTERLINE RAD RADIUS	CR R=300'
STREET CENTERLINE ELEVATION	580
STREET GRADE	3%
LOT NUMBER	48
PAD ELEVATION	P=577.0
FIRST AND LAST RESIDENTIAL LOT NUMBER	
EXISTING WATERLINE	W
EXISTING RECLAIMED WATERLINE	RW
EXISTING STORM DRAIN	SD
EXISTING SEWER AND MANHOLES	S
PROPOSED WATERLINE	W
PROPOSED STORM DRAIN	SD
PROPOSED SEWER AND MANHOLES	S
RETAINING WALL	
CROSS GUTTER	
EXISTING LOT NUMBER	PARCEL 4
GRADED PORTION	
PHASING LINE	

LEGAL DESCRIPTION

PARCEL A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN UNINCORPORATED RIVERSIDE COUNTY, STATE OF CALIFORNIA.

GENERAL NOTES

1. EXISTING GENERAL PLAN DESIGNATION: MDR, SHDR, & CR
2. PROPOSED GENERAL PLAN DESIGNATION: MDR
3. EXISTING ZONING: SP NO2 SPECIFIC PLAN AMENDMENT #2 APPROVED OCTOBER 16, 2001
4. PROPOSED ZONING: SAME
5. EXISTING LAND USE: VACANT
6. EXISTING SURROUNDING LAND USE: VACANT & RESIDENTIAL
7. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
8. PROJECT ACREAGE: 34.3 AC. GROSS, 12.8 AC. NET
9. TOTAL NUMBER OF LOTS - 89, 45 SINGLE FAMILY RESIDENTIAL (LARGE LOT, MIN. 40,000 SQ. FT. LOTS) 7 REC CENTER (1.2 ACRES)
10. PROJECT DENSITY: 2.6 DU/GROSS AC., 6.9 DU/NET AC.
11. EXISTING BOOK, MAP, 2001 RIVERSIDE AND ORANGE COUNTIES PAGE 808 B-7 & B-8
12. UTILITY PURVEYORS: WATER: EVMWD
    SEWER: EVMWD
    GAS: SOUTHERN CALIFORNIA GAS COMPANY
    ELECTRIC: SOUTHERN CALIFORNIA EDISON
    TELEPHONE: SBC/PAC BELL, VERIZON
    CABLE TV: ADELPHIA/BRIGHTHOUSE
    STORM DRAIN: RCFCD
13. SCHOOL DISTRICT: LAKE ELSINORE UNIFIED
14. THIS PROJECT IS VERY LIKELY TO REQUIRE FOR LIQUEFACTION PER TTM32 PRELIMINARY GEOTECHNICAL INVESTIGATION REPORTED BY LANDON & ASSOCIATES DATED 9/16/2004, DOMELA TENTH, INC. ON FILE PER TTM 32
15. APPLICANT RESERVES THE RIGHT TO FILE A MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE MAP ACT.
16. TOPOGRAPHY IS CONTOUR INTERVAL AND PREPARED BY VCE ENGINEERING DATED JUNE 6, 2003
17. THIS TENTATIVE MAP COVERS THE ENTIRE CONTIGUOUS OWNERSHIP
18. AVERAGE RESIDENTIAL LOT SIZE: 8,884 S.F.
19. ALL BOUNDS ARE DIMENSIONED AT 0.1 EXCEPT WHERE NOTED ON PLANS.
20. PARCEL IS ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN PER MAP DESIGNATED, REVISED AUGUST 18, 2003.
21. EASEMENTS AS ARE PER TITLE REPORT NO. CP-1644-20 DATED 8/5/2002 BY FIRST AMERICAN TITLE COMPANY.
22. EARTHWORK ON OFF-SITE AREAS BETWEEN MAIN ON-SITE BALANCE AS FOLLOWS:
    CUT = 200 EXPORT
    FILL = 200 IMPORT
23. ALL BUILDING SHALL BE TO ML PARKING.

ENGINEERING/CONTACT PERSON

THIS MAP WAS PREPARED UNDER THE DIRECTION OF BRIAN J. MYERS A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

BRIAN J. MYERS — DATE
R.C.E. NO. 34454, EXPIRES 3/31/07
CONTACT PERSON: (760) 2-7000

OWNER / DEVELOPER

TEMECULA VALLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
C/O THE IRVINE COMPANY
550 S. HOPE ST., SUITE 1100
LOS ANGELES, CA 90071
ATTN: JAMES PARKER

ASSESSOR'S PARCEL NUMBERS

391-090-06, 391-090-07, 391-090-08, 391-090-09, 391-090-10, 391-090-15, 391-090-16, 391-090-24, 391-090-25, 391-090-26

DATE OF MAP

OCT. 12, 2004

DATE	BY	REVISION

CASE NO.
TENTATIVE TRACT MAP NO.
32984
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

41870 Rancho Vista Drive • Suite 100
Lake Elsinore, CA 92530
(949) 397-9870
(949) 397-9882 Fax
RIVERS & ASSOCIATES
Civil Engineering, Inc.
PLANNING • ENGINEERING • SURVEYING

LOT	A	B	C	D	E	F
GROSS	2.08	2.08	2.08	2.08	2.08	2.08
NET	1.87	1.87	1.87	1.87	1.87	1.87
LOT	G	H	I	J	K	L
GROSS	2.08	2.08	2.08	2.08	2.08	2.08
NET	1.87	1.87	1.87	1.87	1.87	1.87
LOT	M	N	O	P	Q	R
GROSS	2.08	2.08	2.08	2.08	2.08	2.08
NET	1.87	1.87	1.87	1.87	1.87	1.87
LOT	S	T	U	V	W	X
GROSS	2.08	2.08	2.08	2.08	2.08	2.08
NET	1.87	1.87	1.87	1.87	1.87	1.87
LOT	Y	Z				
GROSS	2.08	2.08				
NET	1.87	1.87				

Extension of Time
Environmental Determination

Project Case Number: TR32984

Original E.A. Number: 39885

Extension of Time No.: Second

Original Approval Date: November 8, 2006

Project Location: North of Broken Bit Circle, South of De Palma Road and West of Horsethief Canyon Road

Project Description: Schedule "A" Subdivision of 31 gross acres into 85 single family residential lots with a minimum lot size of 5,000 sq. ft., a 1.2 acre recreation area, a 6.21 acre conservation area, and 5 open space lots.

On November 8, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☒	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____ Date: October 24, 2017

Arturo Ortuño, Project Planner

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Erik Lunde <erikwlunde@gmail.com>
Sent: Thursday, September 28, 2017 12:04 PM
To: Ortuno, Arturo; eriklunde@msn.com
Subject: RE: 2nd EOT TR32984 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

Arturo,

Regarding 2nd EOT TR32984, please accept this email as our formal acceptance of the seven (7) new conditions of approval. The seven (7) new conditions of approval are as follows:

50. REQ E HEALTH DOCUMENTS 80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT 90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP 90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING

Erik W. Lunde
Pacific Coves Investments, LLC
1200 Quail Street, Suite 220 | Newport Beach, CA | 92660

P: 714.318.3500
E: ErikLunde@msn.com

DRE License No. 01159007

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Please consider the environment before printing this e-mail

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, September 28, 2017 11:49 AM
To: eriklunde@msn.com
Subject: 2nd EOT TR32984 Recommended Conditions

Attn: Erik Lunde
SAM Horsethief, LLC
1200 Quail Street, Suite 220
Newport Beach, CA 92660

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32984.

The County Planning Department has determined it necessary to recommend the addition of seven (7) 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.

TRACT MAP Tract #: TR32984 Parcel: 391-090-026

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT2 - REQ E HEALTH DOCUMENTS RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1.Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3.Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 38 EOT2 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR32984 Parcel: 391-090-026

50. PRIOR TO MAP RECORDATION

50.TRANS. 38 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 21 EOT2 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR32984 Parcel: 391-090-026

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT2 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR32984 Parcel: 391-090-026

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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 commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 6 EOT2 - WQMP COMP AND BNS REG RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

TRACT MAP Tract #: TR32984 Parcel: 391-090-026

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 EOT2 - WQMP COMP AND BNS REG (cont.) RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.:

1.5

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR31374	**Applicant(s):** Neil D. Gascon	
Area Plan:	Elsinore		
Zoning Area/District:	Lakeland Village District	**Representative(s):**	
Supervisorial District:	First District		
Project Planner:	Arturo Ortuno		

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 5.62 gross acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft. and one lot to be used as a detention basin.

PROJECT RECOMMENDATION

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31374, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 8, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background
Tentative Tract Map No. 31374 was originally approved at Planning Commission on August 31, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 7103 where both applications were approved on November 8, 2005.

The First Extension of Time was approved at Planning Commission on August 3, 2016.

The Second Extension of Time was approved at Planning Commission on December 7, 2016.

The Third Extension of Time was received September 29, 2017, ahead of the expiration date of November 8, 2017. The applicant and the County discussed conditions of approval and reached consensus on October 4, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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 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 Extension of Time applicant (October 4, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions
Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

State Bills
EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 8, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

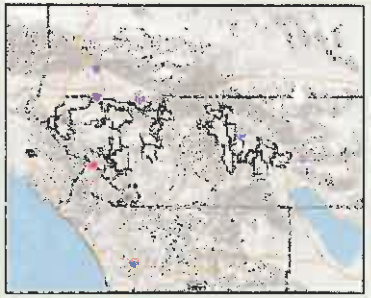
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

3rd EOT for TR31374



Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

0 728 1,456 Feet

IMPORTANT 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.

REPORT PRINTED ON... 10/25/2017 12:42:25 PM

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Notes

SCHEDULE "A"
AMENDMENT NO. 2
TENTATIVE TRACT MAP 31374

LEGAL DESCRIPTION: PORTIONS OF PARCELS 1 AND 4 OF PARCEL MAP 9301, AS PER MAP ON FILE IN BOOK 68, PAGE 79, OF PARCEL MAPS, INCLUSIVE OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SBBM

GRAPHIC SCALE 40 20 0 40 80 120

SCALE: 1" = 40'

EXISTING ZONING: R-1

EXISTING ZONING: R-1

EXISTING ZONING: R-3 VACANT

EXISTING ZONING: R-3 VACANT

EXISTING ZONING: R-1

EXISTING SCHOOL SITE

NOT A PART

VIA MEDIA

BLANCHE DRIVE

STREET "A"

STREET "B"

UNION AVENUE

GRAND AVENUE

MACKAY DRIVE

60' STREET SECTION
STREET "A" AND "B"

TYPICAL STREET SECTION
BLANCHE DRIVE

TYPICAL STREET SECTION
UNION AVENUE

TYPICAL SECTION

TYPICAL SECTION

TYPICAL SECTION

VICINITY MAP

REVISIONS:

NO.	DESCRIPTION	BY:	DATE:
1	REVISED TTM PER PMR DRAWING SERIES 27515R	SPI, INC.	4/07
2	REVISED TTM PER SCHOOL DIST. ADMISSION	SPI, INC.	12/08
3	REVISED TTM PER DPT. COMMENTS	SPI, INC.	2/09
4	REVISED TTM PER DPT. COMMENTS (AMENDMENT #2) (1. ADJUSTED HOUSING STATUS MODELS TO ONLY INCLUDE(NO) DET. ROOM, HOUSING TYPE, TRANSACTIONS PER HOUSING APPROV).	SPI, INC.	3/09

NOTES:

1. ASSESSORS PARCEL NUMBERS: 381-350-010 AND 381-350-012
2. THOMAS BROTHERS MAP: PAGE 806, GRID A/7
3. SPECIFIC PLAN: NONE
4. EXISTING ZONING:
   - PARCEL 1: R-1 GENERAL RESIDENTIAL
   - PARCEL 4: R-3 GENERAL RESIDENTIAL
5. GENERAL PLAN: MDR (2-5 DU'S/ACRE)
6. PROPOSED LOTS: 25 LOTS (7,200 S.F. MIN. LOT SIZE)
7. PERMITTED DENSITY: 2-5 D.U./AC.
8. PROPOSED DENSITY: 4.44 D.U./AC.
9. PROPOSED ZONING: R-1 (RESIDENTIAL)
10. UTILITY PURVEYORS:
    SEWER & WATER: ELSINORE VALLEY WATER DISTRICT
    GAS: SOUTHERN CALIFORNIA GAS COMPANY
    ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
    TELEPHONE: PACIFIC BELL TELEPHONE
    SCHOOL DISTRICT: ELSINORE UNIFIED SCHOOL DISTRICT
11. SITE AREA: 5.63 ACRES NET
13. MINIMUM STREET GRADE SHALL BE 0.50%
13. DIMENSIONS, LOT LINES AND LOT AREAS SHOWN HEREON ARE APPROXIMATE.
14. TRACT TO BE RECORDED IN ONE PHASE.
15. PROJECT MUST COMPLY WITH THE STATE OF CALIFORNIA'S N.P.D.E.S. REQUIREMENTS
16. LAND USE:
    -EXISTING: VACANT
    -PROPOSED: RESIDENTIAL
17. OWNERSHIP OF PARCELS 12, CONSECUTIVE
18. LOTS 3 SHALL BE USED FOR AN INTERIM DETENTION & WATER QUALITY BASIN.
19. EXISTING HOUSE TO REMAIN ON LOT 1

PLAN LEGEND

- STREET LIGHT
- FIRE HYDRANT
- SEWER LINE
- WATER LINE
- PAD ELEVATION
- STORM DRAIN
- BUILDING SETBACK LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- RESTRICTED ACCESS RIGHTS GRANTED TO THE COUNTY OF RIVERSIDE

APPLICANT/OWNER:
MR. & MRS. PHILIP L. MCELROY
16109 GRAND AVENUE
LAKE ELSINORE, CA 92530
PH: (909)678-1303

ENGINEER:
SP2, INC.
CONTACT: HANH LOANO
19195 MC QUAID - EAST - SUITE D
IRVINE, CA 92614
PH: (949)863-8007
FAX: (949)608-0530

SHEET 1 OF 1 SHEETS

Extension of Time
Environmental Determination

Project Case Number: TR31374

Original E.A. Number: 39716

Extension of Time No.: Third

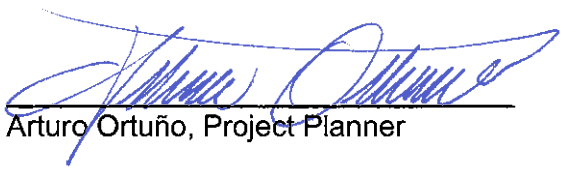
Original Approval Date: November 8, 2005

Project Location: South of Grand Avenue, East of Blanche Drive, and North of Union Avenue

Project Description: Schedule "A" Subdivision of 5.62 gross acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft. and one lot to be used as a detention basin.

On November 8, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☒	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 

Arturo Ortuño, Project Planner

Date: October 25, 2017

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Neil D Gascon <ngascon3@verizon.net>
Sent: Wednesday, October 04, 2017 1:56 PM
To: Ortuno, Arturo
Subject: RE: 3rd EOT TR31374 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Flagged

Arturo,
I have reviewed the proposed seven additional conditions of approval related to the request for the Third Extension of Time for Tentative Tract Map No. 31374. The seven (7) new conditions are acceptable as proposed in your email dated October 3, 2017.
Please let me know if you need any additional information.
Regards,
Neil

Anza Butterfield Road 34, LLC
Neil D.Gascon
T: 951 323 6700
E: ngascon3@verizon.net

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Tuesday, October 3, 2017 11:21 AM
To: ngascon3@verizon.net
Subject: 3rd EOT TR31374 Recommended Conditions

Attn: Neil D. Gascon
33175 Temecula Pkwy, # A-533
Temecula, CA 92592

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31374.

The County Planning Department has determined it necessary to recommend the addition of seven (7) 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.

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 which are identified as follows:

50. REQ E HEALTH DOCUMENTS 80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT 90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP 90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING

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 a Planning Commission hearing as a consent item. 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.

Arturo Ortuño
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314

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County of Riverside California

TRACT MAP Tract #: TR31374 Parcel: 381-300-010

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT3 - REQ E-HEALTH DOCUMENTS RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1.Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3.Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 37 EOT3 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR31374 Parcel: 381-300-010

50. PRIOR TO MAP RECORDATION

50.TRANS. 37 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16 EOT3 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31374 Parcel: 381-300-010

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT3 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31374 Parcel: 381-300-010

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT3 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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 commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8 EOT3 - WQMP COMP AND BNS REG RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

TRACT MAP Tract #: TR31374 Parcel: 381-300-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 EOT3 - WQMP COMP AND BNS REG (cont.) RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.: 1.6

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR32282
Area Plan:	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Gabriel Villalobos

Applicant: Grant Becklund

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 19.54 acres into 62 single family residential lots with a minimum lot size of 7,200 sq. ft. and 1 lot for a detention basin.

PROJECT RECOMMENDATION

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32282, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 12, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

VL

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32282 was originally approved at Planning Commission on May 17, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7015 where both applications were approved on September 12, 2006.

The First Extension of Time was approved at Planning Commission on December 7, 2016.

The Second Extension of Time was received August 31, 2017, ahead of the expiration date of September 12, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 26, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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 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 Extension of Time applicant (September 26, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First Extension of Time granted 1 year. This Second Extension of Time will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 September 12, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

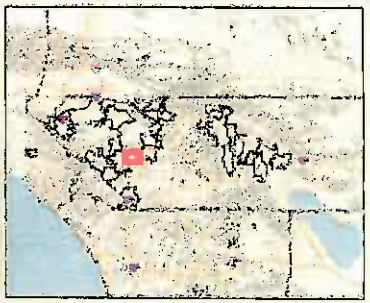
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

2nd EOT for TR32282



Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

0 4,101 8,202 Feet

IMPORTANT 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.

REPORT PRINTED ON... 10/24/2017 11:49:18 AM

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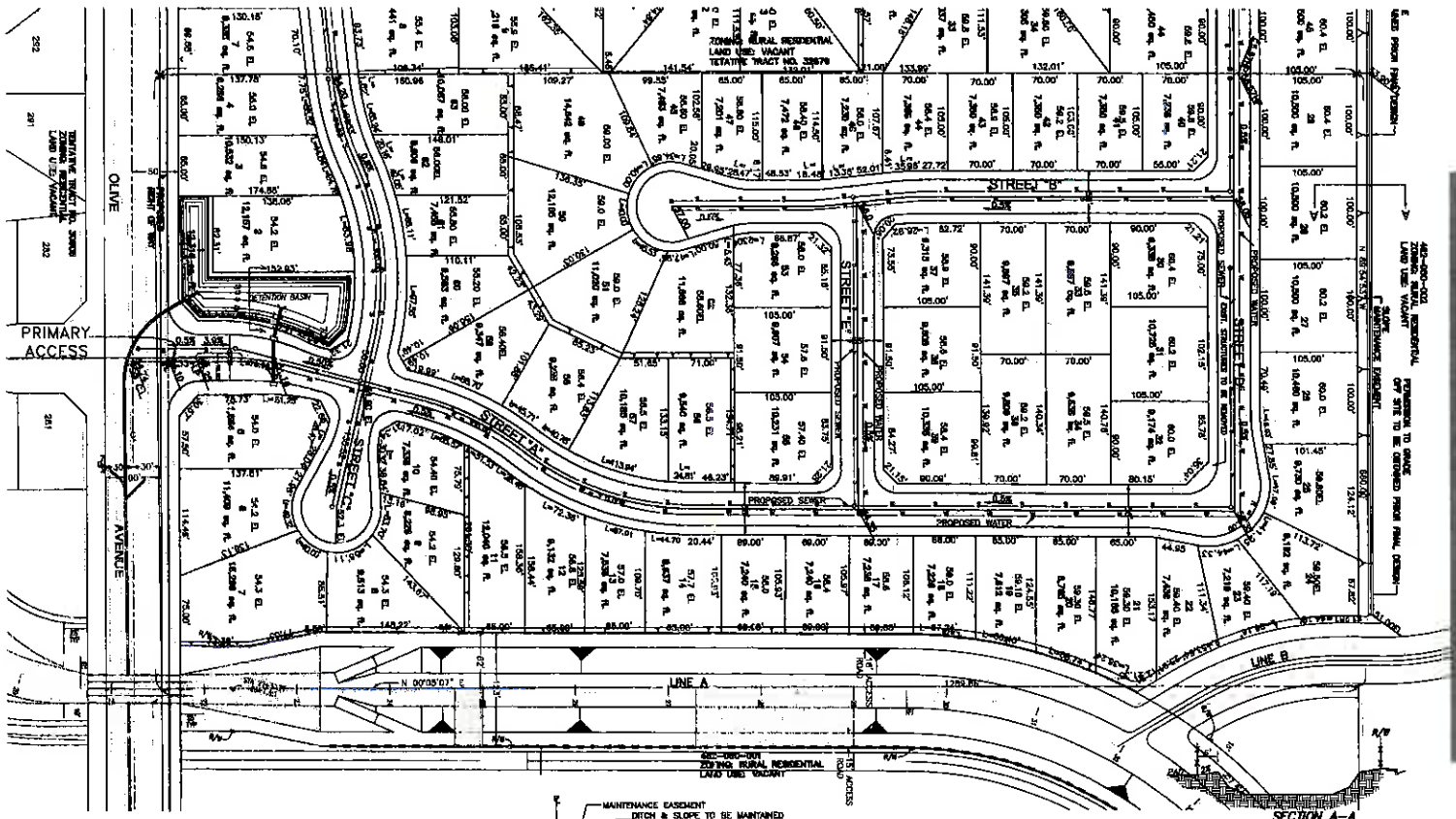
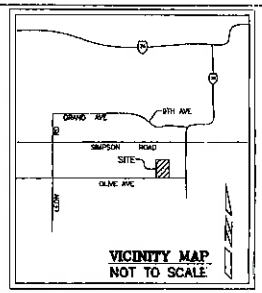
Notes

TENTATIVE TRACT MAP 32282

SECTION 29, TOWNSHIP 5SOUTH, RANGE 2WEST IN
THE UNINCORPORATED AREA OF THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA
AMENDMENT #4



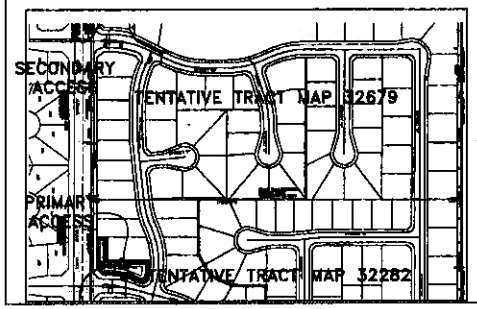


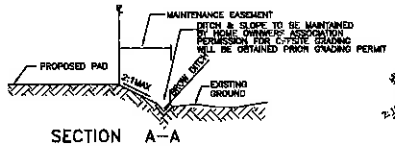
VICINITY MAP
NOT TO SCALE

SECTION A-A
NO SCALE

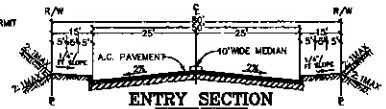
EASEMENT NOTES:

⚠ AN EASEMENT FOR POWER LINES AND UNDERGROUND UTILITIES AND ONE POWER POLE WITHIN 3 FEET OF PROPERTY LINE INGRESS AND EGRESS FOR THE PURPOSE OF MAINTAINING SAID UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 1977 AS INTRUMENT NO. 77-24752 OF OFFICIAL RECORDS.

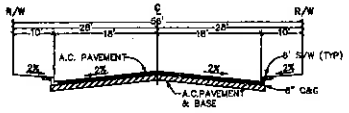




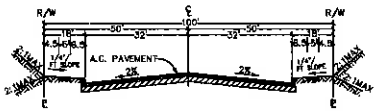
SECTION A-A



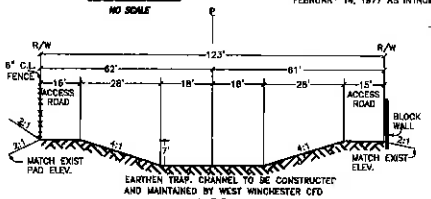
ENTRY SECTION
NO SCALE



STREET "A", "B", "C" & D
NO SCALE



OLIVE AVE
NO SCALE



EARTHEN TRAP. CHANNEL TO BE CONSTRUCTED AND MAINTAINED BY WEST WINCHESTER CFD
LINE "A"

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

STATE WATER RESOURCES CONTROL BOARD
WDID # 833C333130

OWNER
HOE K MOTES
3112 BOSTONIAN DRIVE
LOS ALAMITOS, CA 90720
PH: 562-596-9125

NO.	DATE	REVISION
#4	9/10/05	PER REFERENCES COMMENT-ADDED BASIN SECTION

APPLICANT
FRACO ENTERPRISES, INC.
12139 MOUNT VERNON ROAD SUITE 210
GRAND TERRACE , CA 92313
PH: (909) 824-7230
FX: (909) 824-7385

PREPARED BY:
Fraco Enterprises Inc
12139 MOUNT VERNON ROAD
SUITE 210
GRAND TERRACE , CA 92313
PH: (909) 824-7230
FX: (909) 824-7385

Extension of Time
Environmental Determination

Project Case Number: TR32282

Original E.A. Number: 39708

Extension of Time No.: Second

Original Approval Date: September 12, 2006

Project Location: North of Olive Avenue, East of Leon Street, West of Winchester Road, and South of Simpson Road

Project Description: Schedule "A" Subdivision of 19.54 acres into 62 single family residential lots with a minimum lot size of 7,200 sq. ft. and 1 lot for a detention basin.

On September 12, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☒	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____ Date: October 24, 2017

Arturo Ortuño, Project Planner

For Charissa Leech, Assistant TLMA Director

Grant Becklund
Civil Engineering
RCE 23737

To: Arturo Ortuno

From: Grant Becklund

Date: September 26th, 2017

Re: Acceptance of EOT-2 Conditions of Approval
Case Tentative Tract Map No. 32282.

Mr. Ortuno:

I am the applicant for the EOT Case TR.32282. I accept the following conditions of approval associated with this Extension of Time Request.

1) Prior to Map Recordation:
   - 50-E HEALTH.5 EOT2 - REQ E HEALTH DOCUMENTS
   - 50-TRANS.32 EOT2 - FINAL ACCESS AND MAINT

2) Prior to Grading Permit — Issuance:
   - 60-BS-GRADE.15 EOT2 - REQ BMP SWPPP WQMP
   - 60-TRANS.1 EOT2 - FINAL WQMP FOR GRADING

3) Prior to Building Permit– Issuance:
   - 80-TRANS.2 EOT2 - WQMP AND MAINTENANCE

4) Prior to Building Final Inspection:
   - 90-BS-GRADE.9 EOT2 – WQMP REQUIRED
   - 90-TRANS.6 EOT2 - WQMP COMP AND BNS REG

Respectfully Submitted

Grant Becklund

30811 Garbani Road
Winchester, CA 92596
(909) 288-0601

TRACT MAP Tract #: TR32282 Parcel: 462-050-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2 - REQ E HEALTH DOCUMENTS RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1.Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3.Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 32 EOT2 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR32282 Parcel: 462-050-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 32 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMNI

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT2 - REQ BMP SWPPP WQMP RECOMMNI

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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING RECOMMNI

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

TRACT MAP Tract #: TR32282 Parcel: 462-050-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING (cont.) RECOMMND

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT2 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9 EOT2 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

TRACT MAP Tract #: TR32282 Parcel: 462-050-007

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9 EOT2 - WQMP REQUIRED (cont.) RECOMMNI

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 6 EOT2 - WQMP COMP AND BNS REG RECOMMNI

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.:

1.7

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR30808	**Applicant:** Rancon Group	
Area Plan:	Harvest Valley/Winchester		
Zoning Area/District:	Winchester Area		
Supervisorial District:	Third District		
Project Planner:	Gabriel Villalobos		

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 128 acres into 346 residential lots with a minimum lot size of 6,000 sq. ft.; 8 open space lots; and 1 park in Planning Areas 28A and 28B of Specific Plan (SP) 293 (Winchester Hills).

PROJECT RECOMMENDATION

APPROVAL of the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 22, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 30808 was originally approved at Planning Commission on September 22, 2004.

The First Extension of Time was approved at Planning Commission on November 19, 2008.

The Second and Third Extension of Time were approved at Planning Commission on April 5, 2017.

The Fourth Extension of Time was received August 22, 2017, ahead of the expiration date of September 22, 2017. The applicant and the County discussed conditions of approval and reached consensus on August 31, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends no further conditions of approval will be issued due to the seven (7) previous conditions of approval that were provided and approved on April 5, 2017. The applicant was informed of this recommendation and has agreed to accept. Included in this staff report package is the recommendation of no further conditions of approval, and the correspondence from the Extension of Time applicant (dated August 31, 2017) indicating the acceptance of the determination.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First, Second, and Third Extension of Time granted 1 year each. This Fourth Extension will grant another 3 years. There will be no remaining number of years available to extend this tentative map after this approval.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 September 22, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

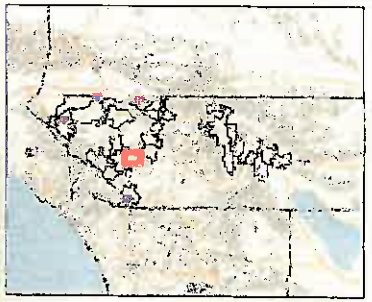
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

4th EOT for TR30808

Vicinity Map



Legend

- City Boundaries
- Cities
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

0 4,511 9,021 Feet

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REPORT PRINTED ON... 9/13/2017 11:31:45 AM

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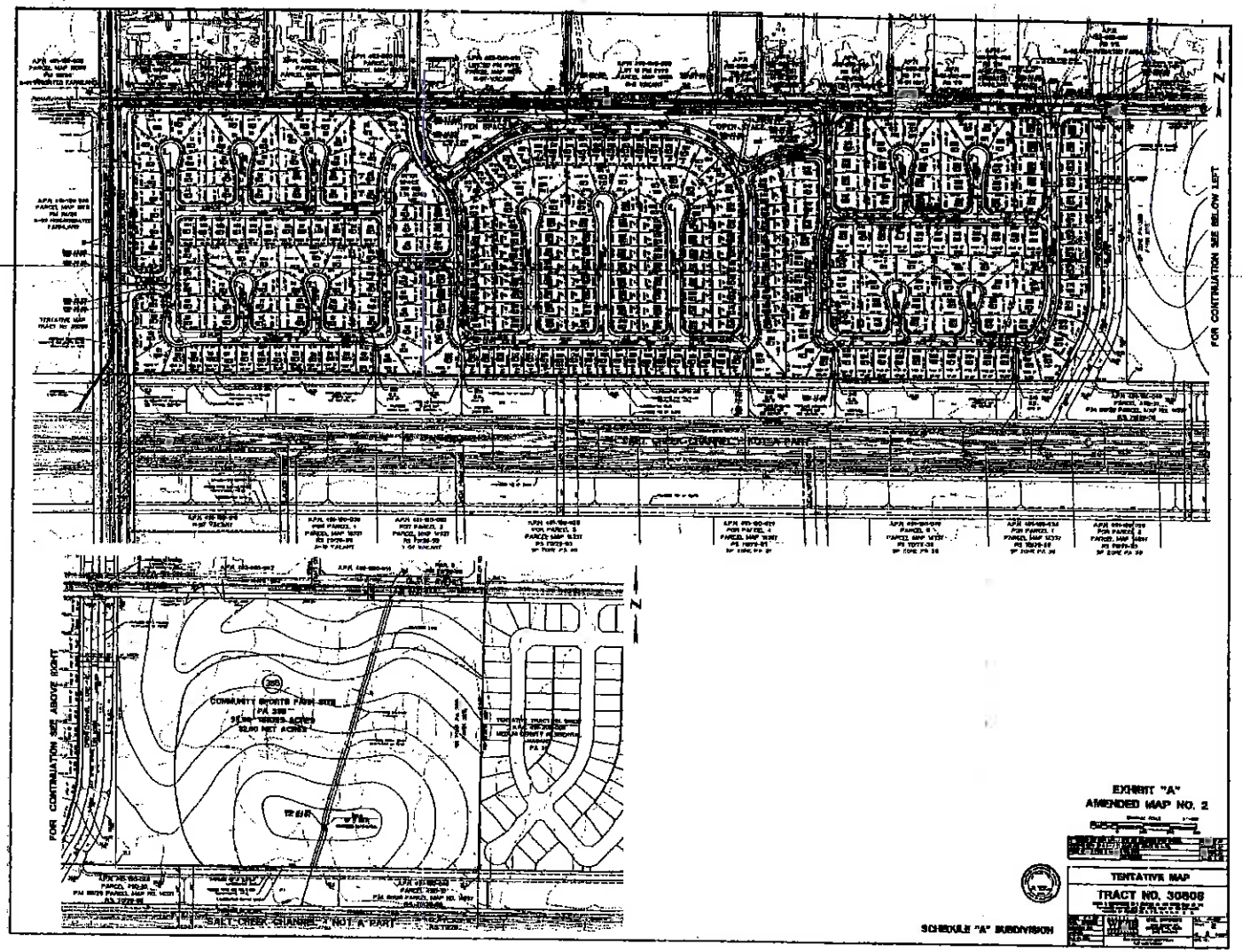
Notes


FOR CONTINUATION SEE BELOW LEFT
FOR CONTINUATION SEE ABOVE RIGHT
COMMUNITY SPORTS PARK SITE
SALT CREEK CHANNEL - NOT A PART
EXHIBIT "A"
AMENDED MAP NO. 2
TENTATIVE MAP
TRACT NO. 30808
SCHEDULE "A" SUBDIVISION

Extension of Time
Environmental Determination

Project Case Number: TR30808

Original E.A. Number: EA38916

Extension of Time No.: Fourth

Original Approval Date: September 22, 2004

Project Location: North of Eucalyptus Road, South of Olive Avenue, East of Leon Road, and West of Beeler Road

Project Description: Schedule "A" Subdivision of 128 gross acres into 346 single family residential lots, 8 open space lots and 1 park for Planning Areas 28A and 28B of Specific Plan (SP) No. 293.

On September 22, 2004 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☒	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____ Date: October 16, 2017

Arturo Ortuno, Project Planner

For Charissa Leach P.E., Assistant TLMA Director

Ortuno, Arturo

From: Justin Bert <bert@capstoneadvisors.com>
Sent: Thursday, August 31, 2017 1:55 PM
To: Ortuno, Arturo
Cc: Adam Rush
Subject: RE: 4th EOT TR30808 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Arturo,

Please accept this email as confirmation that the applicant accepts the County's determination of no further conditions of approval for the 4th EOT for TR30808. Please let me know if you need anything further from us to proceed to Board Approval.

Thank you for the timely turnaround of our application!

Justin Bert | Senior Vice President

CAPSTONE ADVISORS

Capstone Advisors
1545 Faraday Avenue
Carlsbad, California 92008
T (760) 804 6900 x112 F (760) 804 6901
bert@capstoneadvisors.com | www.capstoneadvisors.com

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Wednesday, August 30, 2017 2:40 PM
To: Justin Bert
Cc: Adam Rush
Subject: 4th EOT TR30808 Recommended Conditions

Attn: Justin Bert
Capstone Advisors
1545 Faraday Avenue
Carlsbad, CA 92008

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30808.

The County Planning Department has determined it necessary to recommend no further 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.

If this determination is acceptable, then submit a short written letter/memo/email that clearly references this case, and clearly state that you, the Extension of Time Applicant, accept the determination of no further conditions of approval. This documentation will then be included in the staff report package.

If the determination of no further conditions of approval 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 determination has been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. If you, the EOT applicant, is unable to accept this determination, 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 determination.

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.

Arturo Ortuño
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314

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County of Riverside California

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.:

1.8

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR30837	**Applicant:** Jason Keller
Area Plan:	Southwest	
Zoning Area/District:	Rancho California Area	
Supervisorial District:	Third District	
Project Planner:	Gabriel Villalobos	

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 98.13 acres into a three-phased development consisting of 320 residential lots, and a 6.3 acre park lot.

PROJECT RECOMMENDATION

APPROVAL of the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 19, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 30837 was originally approved at Planning Commission on July 28, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6729 where both applications were approved on October 19, 2004.

The First Extension of Time was approved at Planning Commission on February 16, 2011.

The Second Extension of Time was approved at Planning Commission on November 3, 2015.

The Third Extension of Time was approved at Planning Commission on November 2, 2016.

The Fourth Extension of Time was received September 14, 2017, ahead of the expiration date of October 19, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 25, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of four (4) 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 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 Extension of Time applicant (September 25, 2017) indicating the acceptance of the four (4) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First, Second, and Third Extension of Time granted 1 year each. This Fourth Extension will grant another 3 years. There will be no remaining number of years available to extend this tentative map after this approval.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 October 19, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

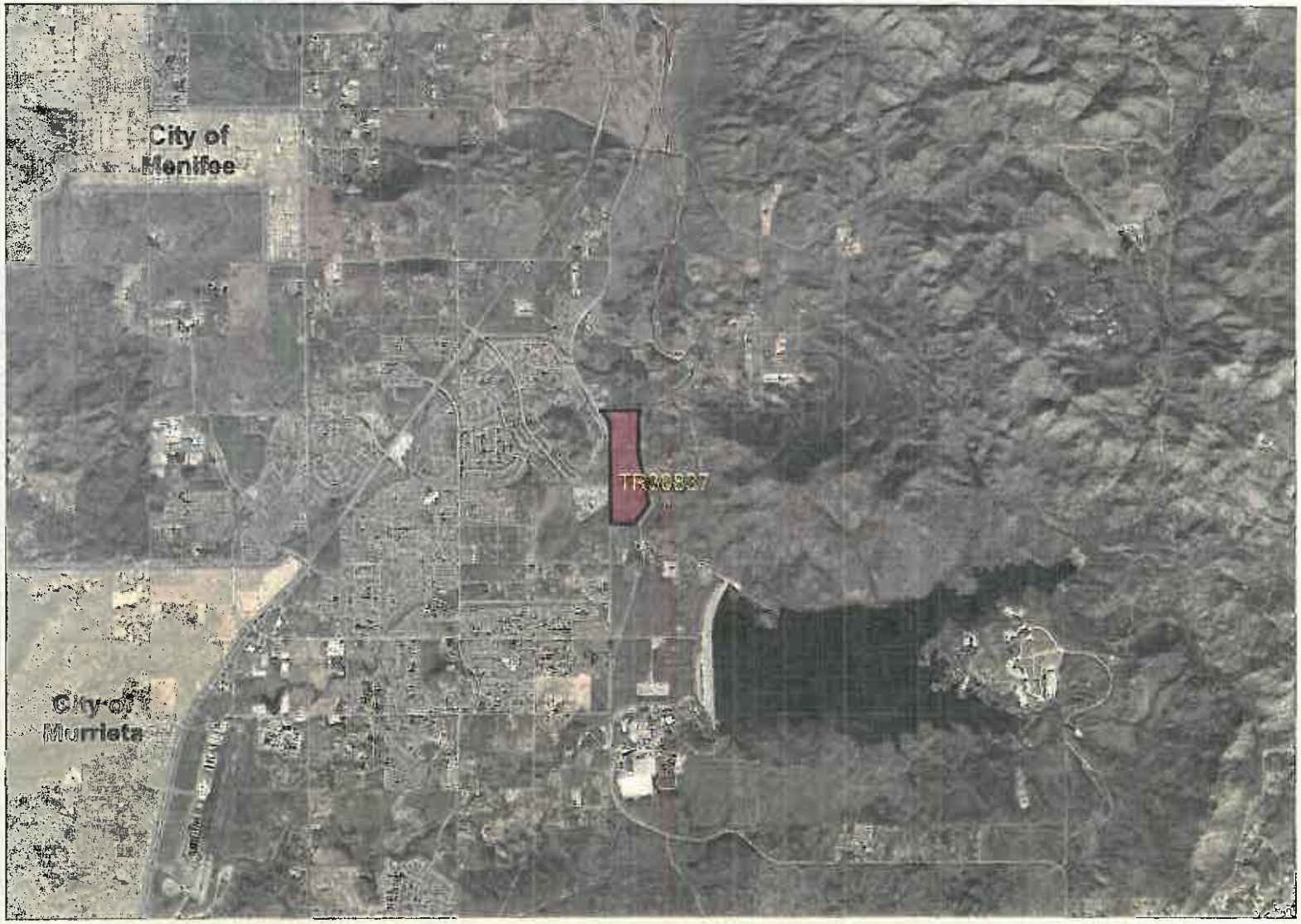
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

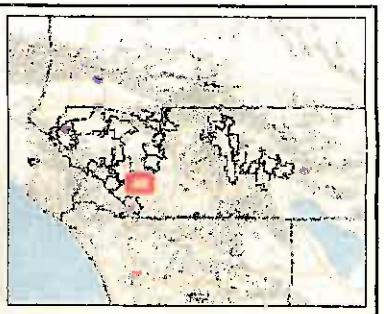
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

4th EOT for TR30837





Legend

- City Boundaries
- Cities
- highways_large
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  - INTERCHANGE
  - INTERSTATE
  - USHWY
- majorroads
- counties
- cities

0 6,481 12,963 Feet

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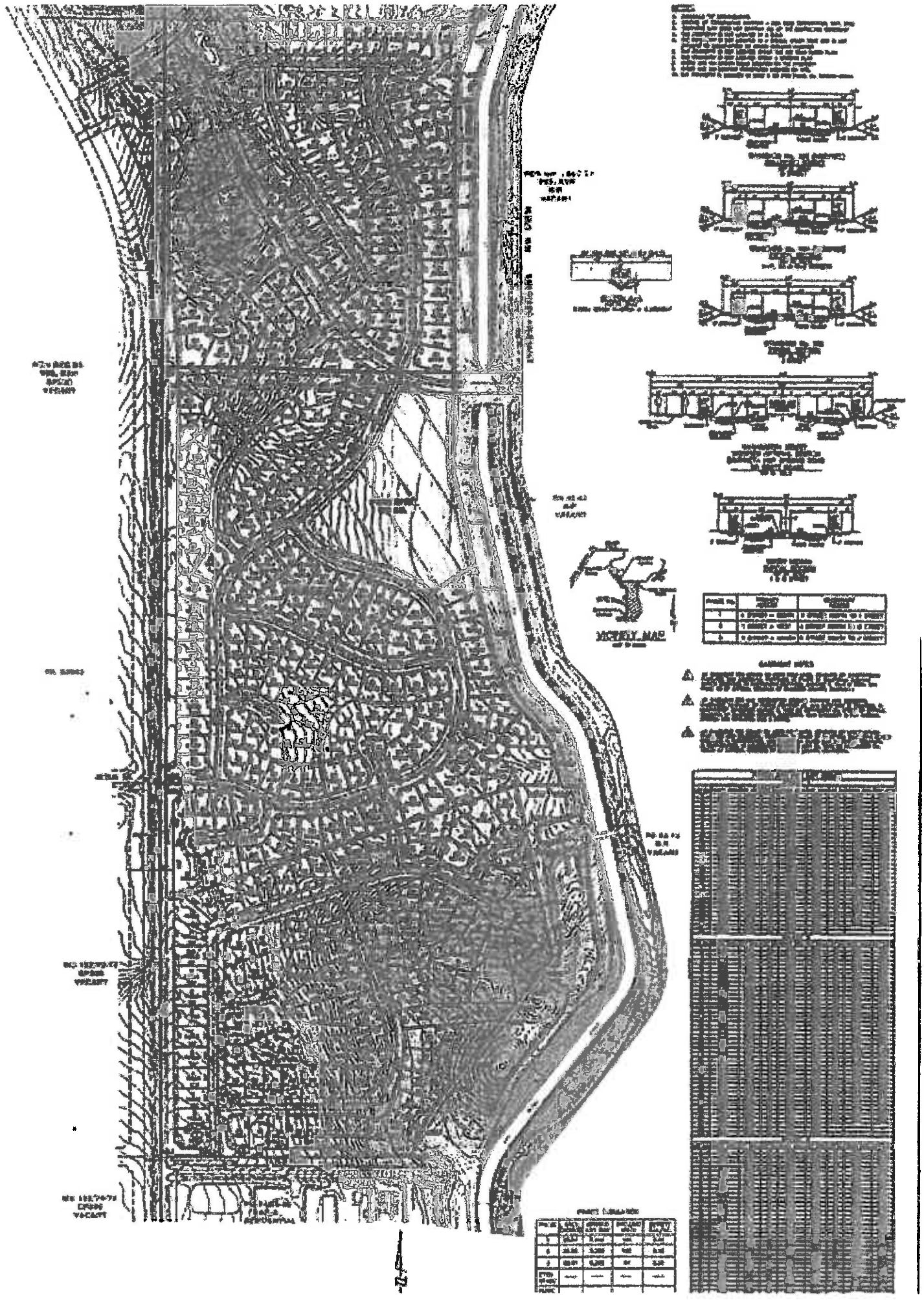
Notes



Extension of Time
Environmental Determination

Project Case Number: TR30837

Original E.A. Number: 38835

Extension of Time No.: Fourth

Original Approval Date: October 19, 2004

Project Location: East of Washington Street and North of Yated Road

Project Description: Schedule "A", Subdivision of 98.13 acres into a three-phased development consisting of 320 residential lots, and a 6.3 acre park lot.

On October 19, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☒	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____ Date: October 16, 2017

Arturo Ortuño, Project Planner

For Charissa Leech, Assistant TLMA Director

MISSION PACIFIC
LAND COMPANY

September 25, 2017

Arturo Ortuño

County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Subject: TR30837 – Fourth Extension of Time Conditions of Approval

Dear Mr. Ortuño,

We are in receipt of your email dated September 18, 2017 recommending additional conditions of approval as part of the TTM extension of time application. We have reviewed the following conditions and find them acceptable.

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING
80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

Please contact me if you need any further information to complete the time extension process.

Sincerely,

Jason E. Keller
Director of Forward Planning

cc: John Abel – Mission Pacific Land Company

4100 Newport Place Dr., Suite 480, Newport Beach, CA 92660 • 949-333-6752 • Fax 949-483-6752

TRACT MAP Tract #: TR30837 Parcel: 467-260-044

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 39 EOT4 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT4 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact

TRACT MAP Tract #: TR30837 Parcel: 467-260-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT4 - FINAL WQMP FOR GRADING (cont.) RECOMMND

(951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3 EOT4 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 13 EOT4 - WQMP COMP AND BNS REG RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's

TRACT MAP Tract #: TR30837 Parcel: 467-260-044

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 EOT4 - WQMP COMP AND BNS REG (cont.) RECOMMND

Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.:

1.9

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR33356	**Applicant:**	
Area Plan:	Southwest		Sand Creek Development LP
Zoning Area/District:	Rancho California Area		
Supervisorial District:	Third District		
Project Planner:	Gabriel Villalobos		

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres.

PROJECT RECOMMENDATION

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33356, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 12, 2019, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 33356 was originally approved at Planning Commission on April 7, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7116 where both applications were approved on July 12, 2011.

The First Extension of Time was received May 19, 2016, ahead of the expiration date of July 12, 2016. The applicant and the County discussed conditions of approval and reached consensus on June 25, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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 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 Extension of Time applicant (June 25, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. This First extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 July 12, 2019. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

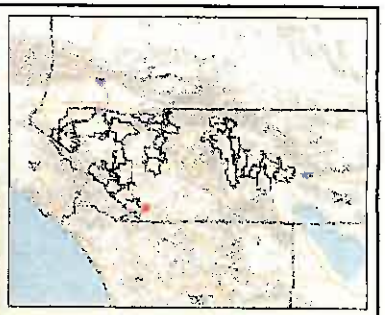
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

1st EOT for TR33356



Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

0 685 1,370 Feet

IMPORTANT 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.

REPORT PRINTED ON... 10/16/2017 11:03:44 AM

© Riverside County RCIT GIS

Notes

TENTATIVE TRACT MAP 33356

IN THE COUNTY OF RIVERSIDE
(AMENDED EXHIBIT NO. 3)

GENERAL NOTES:

DATE PREPARED
SEPTEMBER 23, 2004

LAND OWNER / APPLICANT
SAND CREEK DEVELOPMENT, L.P.
41540 ENTERPRISE CIRCLE NORTH, SUITE 202
TEMECULA, CA 92590
TEL: (951) 676-8100
FAX: (951) 587-3666

ENGINEER
ACS CONSULTING, INC.
PO BOX 9759
TEMECULA, CA 92589
TEL: (951) 719-2474
FAX: (951) 719-9437

MODEL STATEMENT OF COMPLIANCE
THE PROPOSED DEVELOPMENT WILL COMPLY WITH SUPPLEMENT "A" OF THE NPDES GUIDELINES TO ENSURE ALL RUNOFF WILL FOLLOW PROPER BMP PRACTICES.

ASSESSOR'S PARCEL NUMBER
961-220-002

LEGAL DESCRIPTION
BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO RANCHO FIL A CALIFORNIA PARTNERSHIP, BY GRANT DEED RECORDED MARCH 7, 1967, AS INST. NO. 33008, RECORDS OF THE RECORDER, RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF PARCEL RANCHO AND A PORTION OF PROJECTED SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 WEST AND IN PROJECTED SECTIONS 2 AND 11, TOWNSHIP 8 SOUTH, RANGE 2 WEST.

COMMUNITY SERVICE DISTRICT
THERE IS NO PROPOSED COMMUNITY SERVICE DISTRICT

ZONING AND LAND USE
EXISTING ZONING & LAND USE: RR (RURAL RESIDENTIAL)
PROPOSED ZONING: R-A-1/2 (RESIDENTIAL AGRICULTURE - ONE-HALF ACRE MINIMUM)
R-A-1 (RESIDENTIAL AGRICULTURE - ONE ACRE MINIMUM)
R-A-2 (RESIDENTIAL AGRICULTURE - TWO ACRE MINIMUM)
R-5 (OPEN AREA COMBINING ZONE--RESIDENTIAL DEVELOPMENTS)

SCHOOL DISTRICT
TEMECULA VALLEY UNIFIED - ELEMENTARY & HIGH SCHOOL

ACREAGE:
42.4 ACRES GROSS
33.5 ACRES NET

TOPOGRAPHY SOURCE
FLOWN BY: AERIAL GEODESY
KAMAR ENGINEERED CO.
TEMECULA, CA 92592
DATE FLOWN: 08-17-04

GEOLOGIC HAZARD NOTE
NONE

FLOOD ZONE
FEMA FLOOD ZONE C

CONTIGUOUS OWNERSHIP
TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP

PROPOSED IMPROVEMENT SCHEDULE
SCHEDULE "B" MASS CLUSTERING OF LOTS

GENERAL NOTES

1) ALL SLOPES @ 1 UNLESS OTHERWISE NOTED.

2) LAND IS NOT WITHIN A SPECIAL STUDIES ZONE AND LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.

3) LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.

4) ALL LOTS WILL BE ROUGH GRADED AT THE SAME TIME, SO AS TO MINIMIZE DUST GENERATING POINT PROCESSING.

5) ALL ROADS WILL BE PUBLICLY MAINTAINED.

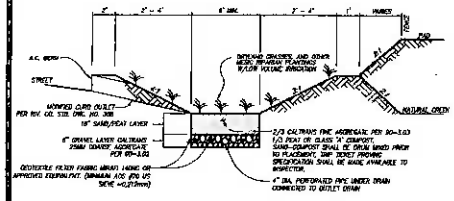
6) ALL CROSS LOT DRAINAGE WILL NEED TO BE CONTAINED IN EASEMENTS TO BE MAINTAINED BY H.O.A.

UTILITIES

WATER:	RANCHO CALIFORNIA WATER DISTRICT
SEWER:	EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS
TELEPHONE:	VERIZON

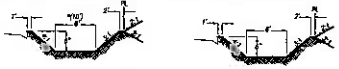
LEGEND

TRACT BOUNDARY
LOT NUMBER (13)
PAD ELEVATION PAD=1289.6
FINISHED SURFACE FS
HIGH POINT HP
LOW POINT LP
DAYLIGHT LINE
PROPOSED 2:1 SLOPE
PROPOSED EASEMENT
EXISTING FLOODPLAIN
DRAINAGE DIRECTION
BUILDING FOOTPRINT (DETAILED PRODUCT / DEFAULT PRODUCT TYPE)
FUEL MODIFICATION ZONE - TO BE MAINTAINED BY H.O.A. (REFER TO LANDSCAPE FUEL-MODIFICATION PLAN FOR ZONE DETAILS)
PROPOSED MANUFACTURED SLOPE



ENHANCED WATER QUALITY VEGETATED SWALE
TYPICAL SECTION

REFER TO SECTION ABOVE FOR DETAILS RELATIVE TO DEPTH AND LAYERS OF WATER QUALITY SWALE

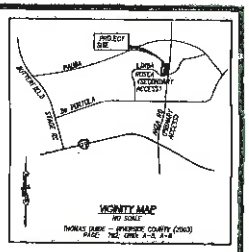


WATER QUALITY SWALES - "A" & "B"
NTS
"SWALE 'B' WILL HAVE A 10' BOTTOM WIDTH)

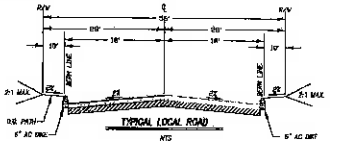
WATER QUALITY SWALES - "C" & "D"
NTS

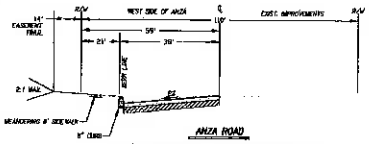
MARK	REVISIONS	APPR.	DATE
A	SUBMIT EXHIBIT PER STAFF COMMENTS		7/12/05
A	AMEND EXHIBIT PER STAFF COMMENTS		12/6/05
A	AMEND EXHIBIT PER STAFF COMMENTS		12/6/05
A	SUBMIT EXHIBIT PER STAFF COMMENTS		3/21/06
A	ADD 100' SETBACK PER DRC, EXTEND W.S. SWALES PER PDSD		8/15/06
A	PREPARE FOR PLANNING 01 HEARING		10/2/06
A	FINAL FOR BOARD OF SUPERVISOR APPROVAL		10/30/07

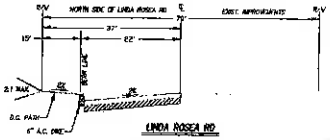
DESIGNED BY: TAL DRAWN BY: TJD CHECKED BY: TAL



LOT AREA TABLE	
LOT #	GROSS AREA (AC.)
1	1.02
2	0.76
3	1.14
4	1.48
5	3.16
6	0.18
7	1.21
8	1.31
9	1.63
10	2.71
11	3.05
12	3.91
13	2.84
14	2.05
15	2.34
16	1.94
17	9.39
18	4.78







ACS ENGINEERING
PO BOX 9759 • TEMECULA, CA 92589-9759
PH (951) 719-2474 • FAX (951) 506-1529

SHEET TITLE:
TITLE / GRADING SHEET

SCALE: AS SHOWN
1 OF 1 SHEETS

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP 33356

Extension of Time
Environmental Determination

Project Case Number: TR33356

Original E.A. Number: 40032

Extension of Time No.: First

Original Approval Date: July 12, 2011

Project Location: North of Linda Rosea Road, South of Pauba Road and West of Anza Road

Project Description: Schedule "B" Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres.

On July 12, 2011, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☒	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____ Date: October 13, 2017

Arturo Ortuño, Project Planner

For Charissa Leech, Assistant TLMA Director

June 25, 2017

To: Arturo Ortuno

From: Angela Little

Re: Acceptance of EOT-2 Conditions of Approval for Case TR33356

Mr. Ortuno,

I am the applicant for the EOT, Case TR33356. I accept the following conditions of approval associated with the 2nd Extension of Time Request.

1. Prior to Map Recordation
   - 50. E HEALTH. 5 REQUIRED DOCUMENTS
   - 50. TRANS 31 FINAL ACCESS AND MAINTENANCE
2. Prior to Grading Permit Issuance
   - 60. GRADE 14 REQUIRED BMP SWPPP WQMP
   - 60. TRANS 1 FINAL WQMP FOR GRADING
3. Prior to Building Permit Issuance
   - 80. TRANS 1 WQMP AND MAINTENANCE
4. Prior to Building Final Inspection
   - 90. GRADE 3 WQMP REQUIRED
   - 90. TRANS 6 WQMP COMP AND BUSINESS REGISTRATION

Thank you for your service.

Angela D. Little

Angela D. Little, General Partner
Sand Creek Development, LP

TRACT MAP Tract #: TR33356 Parcel: 951-220-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2 - REQ E HEALTH DOCUMENTS RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1.Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 31 EOT2 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR33356 Parcel: 951-220-002

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2 - REQ BMP SWPPP WQMP 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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"

TRACT MAP Tract #: TR33356 Parcel: 951-220-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT2 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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 -

TRACT MAP Tract #: TR33356 Parcel: 951-220-002

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 EOT2 - WQMP REQUIRED (cont.) RECOMMND

specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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 commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 6 EOT2 - WQMP COMP AND BNS REG RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.:

1.10

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR35924	**Applicant:** Louidar, LLC
Area Plan:	Southwest	
Zoning Area/District:	Rancho California Area	
Supervisorial District:	Third District	
Project Planner:	Gabriel Villalobos	

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres.

PROJECT RECOMMENDATION

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35924, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 9, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 35924 was originally approved at Board of Supervisors along with Agricultural Preserve No. 1020 and Change of Zone No. 7653 where all applications were approved on November 9, 2010.

The First Extension of Time was received April 25, 2017, ahead of the expiration date of November 9, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 20, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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 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 Extension of Time applicant (September 20, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First Extension of Time will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 9, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

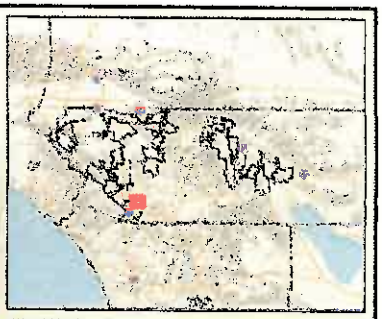
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

1st EOT for TR35924



Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

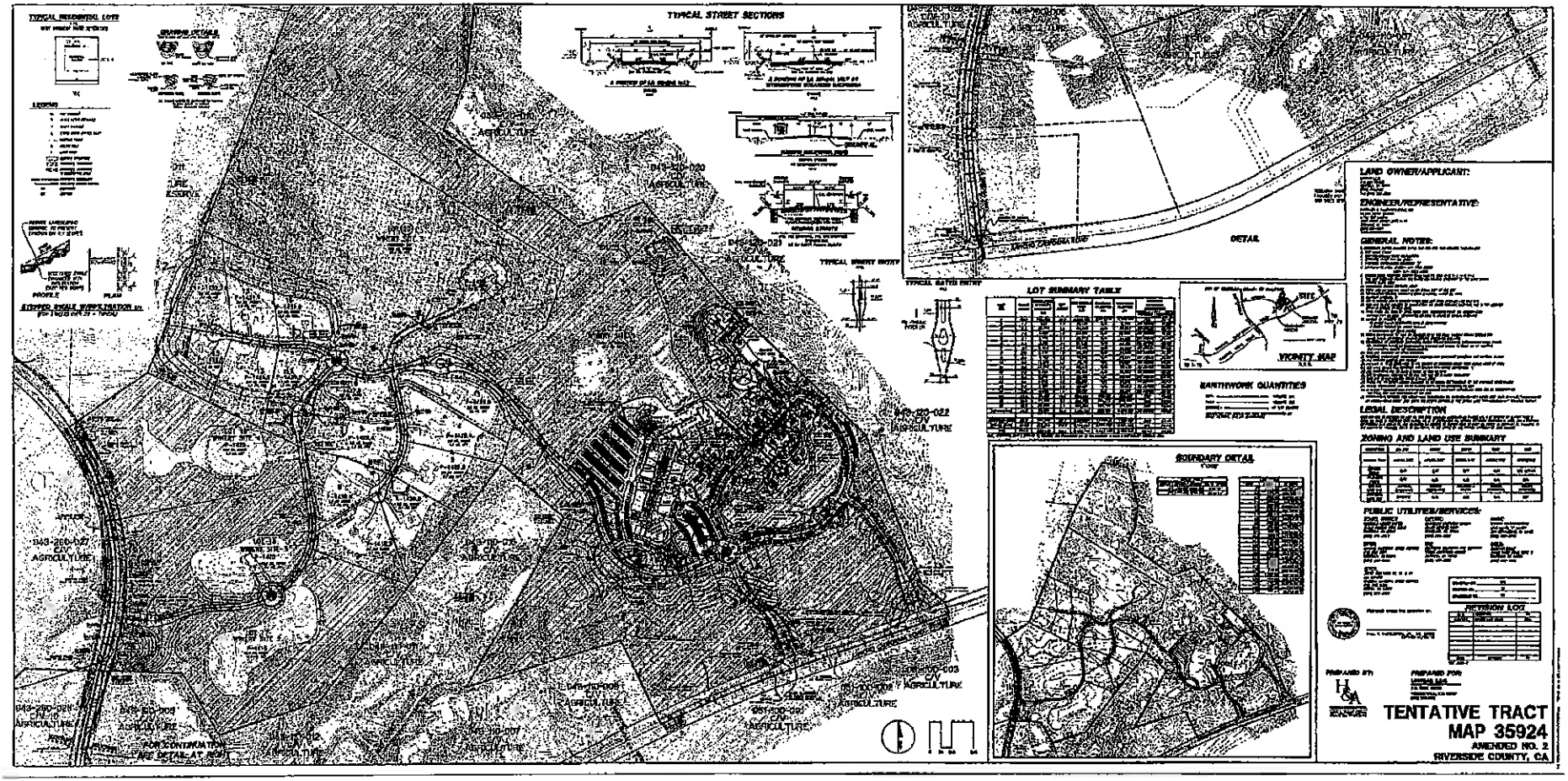
0 3,096 6,193 Feet

IMPORTANT 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.

REPORT PRINTED ON... 10/18/2017 3:26:31 PM

© Riverside County RCIT GIS

Notes


TYPICAL STREET SECTIONS
LOT SUMMARY TABLE
EARTHWORK QUANTITIES
VICINITY MAP
BOUNDARY DETAIL
LAND OWNER/APPLICANT:
ENGINEER/REPRESENTATIVE:
GENERAL NOTES:
LEGAL DESCRIPTION
ZONING AND LAND USE SUMMARY
PUBLIC UTILITIES/SERVICES:
REVISION LOG
TENTATIVE TRACT
MAP 35924
AMENDED NO. 2
RIVERSIDE COUNTY, CA

Extension of Time
Environmental Determination

Project Case Number: TR35924

Original E.A. Number: 42381

Extension of Time No.: First

Original Approval Date: November 9, 2010

Project Location: North of Rancho California Road, East of La Serena Way, West of Calle Contento, and South of Vista Del Monte Road

Project Description: Schedule "B" Subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres.

On November 9, 2010, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☒	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____ Date: October 18, 2017

Arturo Ortuño, Project Planner

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Kris May <kris@mountpalomar.com>
Sent: Wednesday, September 20, 2017 11:02 AM
To: Ortuno, Arturo
Cc: Ross, Larry
Subject: RE: 1st EOT TR35924 Recommended Conditions

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Hi Arturo,

We agree to the following additional conditions. Please proceed with the extension.

If you need me to put our confirmation in a formal letter, we are happy to do so. Please let me know.

Regards,

Kris May, Director of Operations
*33820 Rancho California Roads Temecula, CA 92592, 951-676-5047 ** 951-676-8928 Fax ** 760-533-5595 Cell*
www.mountpalomarwinery.com

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Friday, April 28, 2017 12:47 PM
To: kris@mountpalomar.com
Subject: 1st EOT TR35924 Recommended Conditions

Good afternoon,

I will be taking over all of the EOT applications and the County has adopted a few changes to better streamline the process. The County has determined the following conditions applicable to all tract/parcel EOT applications. Some conditions may have already been "met" if similar to previous conditions. As soon as you can accept the following conditions I will be able to draft a staff report and send it for manager review. Feel free to contact me if you have further questions.

Thank you,

Attn: Kris May
Louidar, LLC
P.O. Box 891510
Temecula, CA 92589

RE: **EXTENSION OF TIME REQUEST** for **No. 35924.**

The County Planning Department has determined it necessary to recommend the addition of 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.

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 which are identified as follows:

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING
80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

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 . 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.

Arturo Ortuño
Contract Planner
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314

How are we doing? Click the Link and tell us

TRACT MAP Tract #: TR35924 Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1 - REQ E HEALTH DOCUMENTS RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1.Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3.Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 19 EOT1 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR35924 Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 19 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT1 - REQ BMP SWPPP WQMP 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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the

TRACT MAP Tract #: TR35924 Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) RECOMMND

WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT1 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT1 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

TRACT MAP Tract #: TR35924 Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 EOT1 - WQMP REQUIRED (cont.) RECOMMND

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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 commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

TRACT MAP Tract #: TR35924 Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG (cont.) RECOMMND

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT

Agenda Item No.:

1.11

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	TR31857	**Applicant:** City Development, Inc.	
Area Plan:	Harvest Valley/Winchester		
Zoning Area/District:	Winchester Area		
Supervisorial District:	Third District		
Project Planner:	Gabriel Villalobos		

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one drainage lot, one open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858.

PROJECT RECOMMENDATION

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 31857 was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6907 where both applications were approved on August 29, 2006.

The First Extension of Time was approved at Planning Commission on June 21, 2017.

The Second Extension of Time was received August 9, 2017, ahead of the expiration date of August 29, 2017. The applicant and the County discussed conditions of approval and reached consensus on October 5, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends no further conditions of approval will be issued due to the seven (7) previous conditions of approval that were provided and approved on June 21, 2017. The applicant was informed of this recommendation and has agreed to accept. Included in this staff report package is the recommendation of no further conditions of approval, and the correspondence from the Extension of Time applicant (dated October 5, 2017) indicating the acceptance of the determination.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First Extension of Time granted 1 year. This Second Extension of Time will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 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 set to expire between January 1, 2000 and 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 August 29, 2018. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

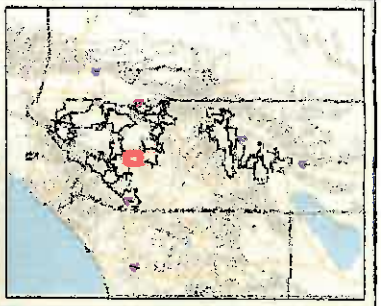
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

2nd EOT for TR31857



Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

0 3,967 7,933 Feet

IMPORTANT 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.

REPORT PRINTED ON... 10/27/2017 10:14:50 AM

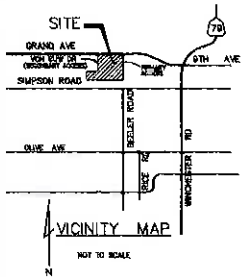
© Riverside County RCIT GIS

Notes

TENTATIVE TRACT MAP NO. 31857

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

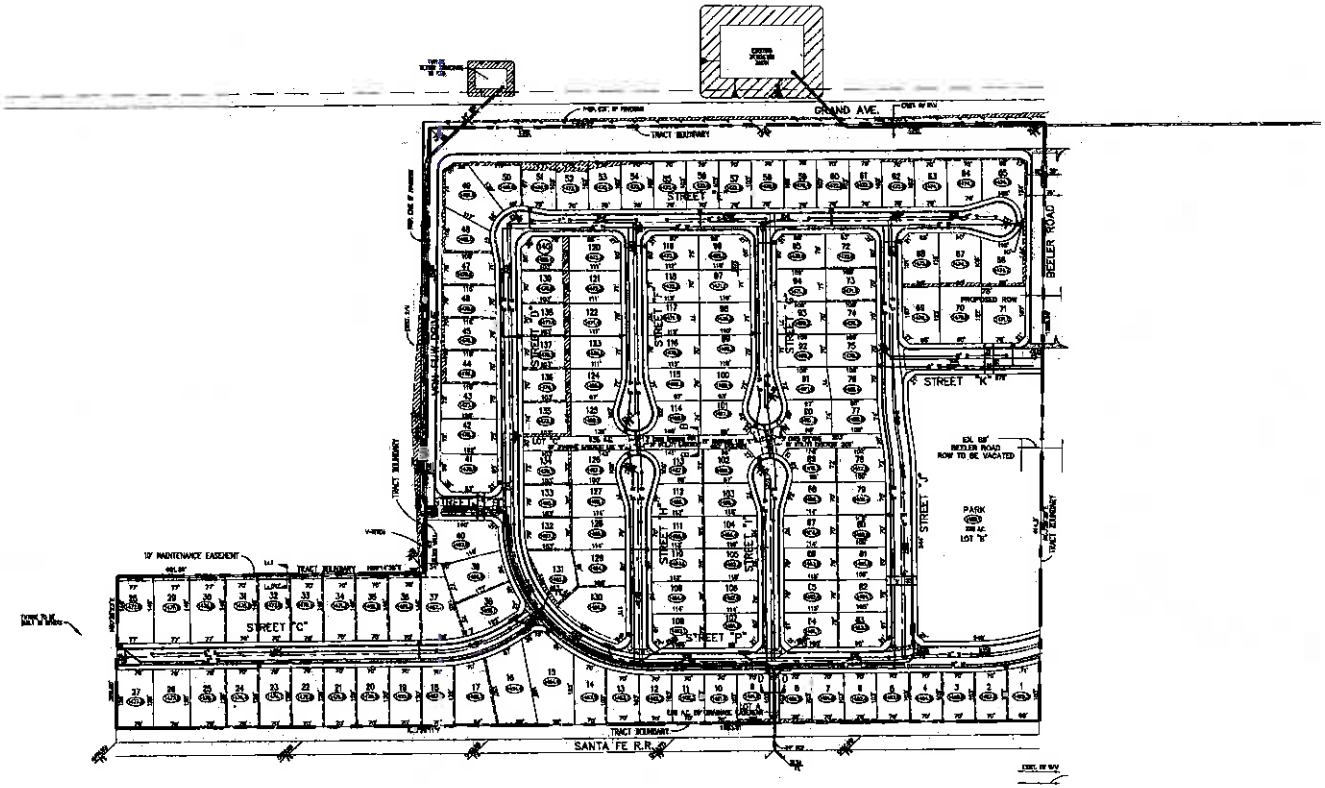
AMENDMENT NO. 4

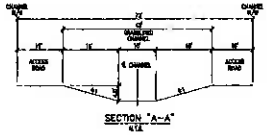


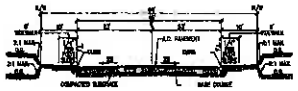
LOT DATA

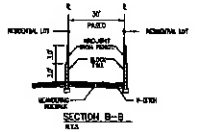
LOT NO.	AREA	LOT NO.	AREA
1	7,200	69	7,200
2	7,200	70	7,200
3	7,200	71	7,200
4	7,200	72	7,200
5	7,200	73	7,200
6	7,200	74	7,200
7	7,200	75	7,200
8	7,200	76	7,200
9	7,200	77	7,200
10	7,200	78	7,200
11	7,200	79	7,200
12	7,200	80	7,200
13	7,200	81	7,200
14	7,200	82	7,200
15	7,200	83	7,200
16	7,200	84	7,200
17	7,200	85	7,200
18	7,200	86	7,200
19	7,200	87	7,200
20	7,200	88	7,200
21	7,200	89	7,200
22	7,200	90	7,200
23	7,200	91	7,200
24	7,200	92	7,200
25	7,200	93	7,200
26	7,200	94	7,200
27	7,200	95	7,200
28	7,200	96	7,200
29	7,200	97	7,200
30	7,200	98	7,200
31	7,200	99	7,200
32	7,200	100	7,200
33	7,200	101	7,200
34	7,200	102	7,200
35	7,200	103	7,200
36	7,200	104	7,200
37	7,200	105	7,200
38	7,200	106	7,200
39	7,200	107	7,200
40	7,200	108	7,200
41	7,200	109	7,200
42	7,200	110	7,200
43	7,200	111	7,200
44	7,200	112	7,200
45	7,200	113	7,200
46	7,200	114	7,200
47	7,200	115	7,200
48	7,200	116	7,200
49	7,200	117	7,200
50	7,200	118	7,200
51	7,200	119	7,200
52	7,200	120	7,200
53	7,200	121	7,200
54	7,200	122	7,200
55	7,200	123	7,200
56	7,200	124	7,200
57	7,200	125	7,200
58	7,200	126	7,200
59	7,200	127	7,200
60	7,200	128	7,200
61	7,200	129	7,200
62	7,200	130	7,200
63	7,200	131	7,200
64	7,200	132	7,200
65	7,200	133	7,200
66	7,200	134	7,200
67	7,200	135	7,200
68	7,200	136	7,200
		137	7,200
		138	7,200
		139	7,200
		140	7,200

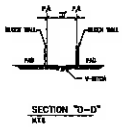
AVERAGE LOT SIZE = 7218 SQ. FT.

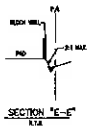


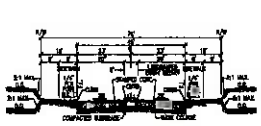


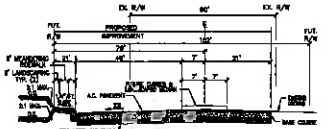


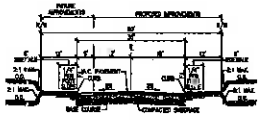












Trans-Pacific Consultants

LEGAL DESCRIPTION

THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 IN THE SUBDIVISION OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 11 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY.

PARCEL 4 OF PARCEL MAP NO. 13118, AS SHOWN BY MAP ON FILE IN BOOK 81 PAGE 5, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL NOTES:

1. AREA IS NOT WITHIN LIQUIFACTION POTENTIAL.
2. AREA IS NOT SUBJECT TO GEOLOGIC HAZARD.
3. AREA IS NOT WITHIN A SPECIAL STUDIES ZONE.
4. AREA IS NOT SUBJECT TO INUNDATION / INUNDATION, OR FLOOD HAZARD.
5. NO KNOWN EXISTING WELLS IN THE PROPERTY.
6. NO EXISTING/PROPOSED SEPTIC SYSTEM.
7. NO EXISTING/PROPOSED STRUCTURE IN THE PROPERTY.
8. NO FLAMMABLE/COMBUSTIBLE LIQUID IN THE PROPERTY.
9. NO IRRIGATION/LANDSCAPING PROPOSED ON THE PROPERTY.
10. THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH REFER SUPPLEMENT "A".

HIGHWAY 79 POLICY AREA DENSITY CALCULATION
GENERAL PLAN DESIGNATION – MDR
FROM WINCHESTER AREA PLAN
TOTAL ACRES MDR = 7.150
TOTAL DWELLING UNITS = 25,053
MDR DENSITY = 25,053/7,150 = 3.5
HIGHWAY 79 POLICY DENSITY = 3.5±0.35=3.185

SOURCE OF TOPOGRAPHY

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT TOPOGRAPHY

ASSESSOR PARCEL NUMBER

482-020-009
482-020-008

UTILITIES:

SEWER:	E.M.W.D.
WATER:	E.M.W.D.
GAS:	SO. CAL. GAS
ELECTRIC:	SO. CAL. EDISON
TELEPHONE:	GENERAL TELEPHONE

SOILS ENGINEER

SO SOILTECHNICAL
7895 JURUPA AVENUE
RIVERSIDE, CA. 92504
TEL: (909) 689-2300
ATTN: SID SIDDOLI

APPLICANT/OWNER

RAINBOW LAND DEVELOPMENT LLC
27431 ENTERPRISE CIRCLE WEST
TEMECULA, CA. 92590
PHONE: (909) 676-7000

PREPARED BY:

TRANS-PACIFIC CONSULTANTS
27431 ENTERPRISE CIRCLE WEST
TEMECULA, CA. 92590
PHONE: (909) 676-7000

SITE ADDRESS:

SOUTHWEST CORNER OF GRAND AVENUE & BEELER ROAD

PROJECT INFORMATION:

THOMAS BROS. COORD'S: PAGE 839, C-5 and C-6
PROPOSED USE: RESIDENTIAL (R.F.)
EXISTING ZONING: R-A
PROPOSED ZONING: RES. R-1
PROPOSED ADJACENT LAND USE: RESIDENTIAL
EXISTING USE: VACANT
TOTAL SINGLE FAMILY LOTS: 140
TOTAL OPEN SPACE LOTS: 4
TOTAL ACRES: 44 AC. GROSS
38.5 A.C. NET
DENSITY: 3.18 DU / AC.
PROPOSED IMPROVEMENTS: SCHEDULE "A"
ASSESSMENT/ COMMUNITIES FACILITIES DISTRICT: N/A
GENERAL PLAN DESIGNATION: SPECIFIC PLAN (MDR)
SCHOOL DISTRICT: HEMET UNIFIED SCHOOL DISTRICT

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND UNDER

LEGEND

- Tract Boundary
- Proposed Project Boundary
- BY — Proposed Lot Number
- (1054.0) — Proposed Pad Elevation
- Proposed 8" Water Line
- Proposed 8" Sewer Line
- 24"SD — Proposed Storm Drain Line
- Proposed 2:1 Slope
- Existing Contour
- (1234.44) — Existing Elevation
- Existing R/W
- Existing Property Line

0 100 200 300 400
GRAPHIC SCALE

DATE PREPARED : 06/02/04

DATE	NO.	REVISION

REVISION

Extension of Time
Environmental Determination

Project Case Number: TR31857

Original E.A. Number: 39343

Extension of Time No.: Second

Original Approval Date: August 29, 2006

Project Location: South of Grand Avenue, North of Simpson Road, and West of Beeler Road

Project Description: Schedule "A" Subdivision of 44 acres into 140 single family residential lots with a minimum lot size of 7,200 sq. ft., one drainage lot, one open space lot for a paseo, and a 3.55 acre portion of 5.57 acre joint park with Tentative Tract Map No. 31858.

On August 29, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION 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.
☒	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 NEW ENVIRONMENTAL DOCUMENTATION 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.
☐	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.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____ Date: October 25, 2017

Arturo Ortuño, Project Planner

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: clarkbnet@aol.com
Sent: Thursday, October 5, 2017 4:44 PM
To: Ortuno, Arturo
Cc: citydevelopment@sbcglobal.net
Subject: Re: 2nd EOT TR31857 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

October 6, 2017

AOrtuno@rivco.org
Arturo Ortuno
Riverside County Planning Dept.
4080 Lemon St., 12th Floor
Riverside, CA 92501

Re: 2EOT - TR31857

Mr. Ortuno:

City Development Inc. ("Extension of Time Applicant") hereby accepts the determination by the Riverside County Planning Department of no further Conditions of Approval for the Riverside County TR31857 Tentative Tract Map second extension of time to August 29, 2018.

We appreciate your attention to this matter and if you have any questions or need any additional information, please contact us.

Thank you,
City Development Inc.
Clark L. Ballantyne, President
W: 858-277-8787

-----Original Message-----
From: Ortuno, Arturo <AOrtuno@rivco.org>
To: clarkbnet <clarkbnet@aol.com>
Cc: citydevelopment <citydevelopment@sbcglobal.net>
Sent: Tue, Oct 3, 2017 11:05 am
Subject: 2nd EOT TR31857 Recommended Conditions

Attn: Clark L. Ballantyne
City Development, Inc.
PO Box 711014
San Diego, CA 92171

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31857.

The County Planning Department has determined it necessary to recommend no further 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.

If this determination is acceptable, then submit a short written letter/memo/email that clearly references this case, and clearly state that you, the Extension of Time Applicant, accept the determination of no further conditions of approval. This documentation will then be included in the staff report package.

If the determination of no further conditions of approval 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 determination has been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. If you, the EOT applicant, is unable to accept this determination, 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 determination.

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.

Arturo Ortuño
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314

How are we doing? Click the Link and tell us

From: Ortuno, Arturo
Sent: Monday, October 02, 2017 12:32 PM
To: 'clarkbnet@aol.com' <clarkbnet@aol.com>
Cc: 'citydevelopment@sbcglobal.net' <citydevelopment@sbcglobal.net>; Syed, Ashiq <ASyed@rivco.org>
Subject: RE: CORRECTED ATTACHMENTS: 2nd EOT, TR31857 & TR33225 COA

Good Afternoon,

I've attached the final documents for the 1st EOT for TR31857 which is now extended to June 21, 2017. The 2nd EOT can now be processed. I don't have the application for the 2nd EOT so let me check with the other planner processing EOTs.

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Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314

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Sent: Thursday, October 05, 2017 4:44 PM
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Cc: citydevelopment@sbcglobal.net
Subject: Re: 2nd EOT TR31857 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

October 6, 2017

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Thank you,

Arturo Ortuño
Riverside County Planning Dept.

2018 PLANNING COMMISSION CALENDAR

Wednesdays at 9:00 a.m. on the dates and location noted below

Riverside:	**County Administration Center, Board Chambers 1st floor, 4080 Lemon Street**
Desert:	**Location TBD**
No Meeting:	**Dark**
Holidays:	**Closed**

1.12

January

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

March

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

May

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

October

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.

Draft: 08-29-17

Planning Commission Hearing Dates Wednesdays at 9:00 a.m.	Hearing location
County Administration Center Board Chambers 1st floor, 4080 Lemon Street	Riverside
To Be Determined	Desert
January 3, 2018	Riverside
January 17, 2018	Riverside
February 7, 2018	Riverside
February 21, 2018	Riverside
March 7, 2018	Riverside
March 21, 2018	Desert
April 4, 2018	Riverside
April 18, 2018	Riverside
May 2, 2018	Riverside
May 16, 2018	Desert
June 6, 2018	Riverside
June 20, 2018	Riverside
July 18, 2018	Riverside
August 1, 2018	Riverside
August 15, 2018	Riverside
September 5, 2018	Riverside
September 19, 2018	Riverside
October 3, 2018	Riverside
October 17, 2018	Desert
November 7, 2018	Riverside
December 19, 2018	Riverside

Desert Meetings at 9:30 a.m.

Charissa Leach
Assistant TLMA Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

3.1

MEMORANDUM

Date: November 28, 2017

To: Chairperson for Planning Commission Hearing dated December 6, 2017

From: David L. Jones, Chief Engineering Geologist

RE: SMP00152R2 (Revision No. 2 of Surface Mining Permit No. 152)

This memo is to inform you of the Applicant's request to continue the referenced mining permit revision from today's hearing to a date certain of February 21, 2018. There are no proposed changes to the project description or to any of the related information provided in the project's staff report.

Sincerely,

David L. Jones
Chief Engineering Geologist
TLMA – Planning

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.:

4.1

Planning Commission Hearing: December 6, 2017

PROPOSED PROJECT

Case Number(s):	**Change of Zone No. 7947, Specific Plan No. 288 Substantial Conformance No. 1, Tentative Tract Map No. 37119**
EA No.:	**42908**
Area Plan:	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	**Russell Brady**
Project APN(s):	**461-210-019, 461-220-005, 461-220-006, 461-220-014, 461-220-015, 461-220-018**

Applicant(s): SR Conestoga LLC

Representative(s): Albert Webb and Associates

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The project site is located westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, northerly of Newport Road on a 161.67-acre site. The applications being considered are:

CHANGE OF ZONE NO. 7947 proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16.

SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1 proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan text.

TENTATIVE TRACT MAP NO. 37119 is a Schedule "A" subdivision of 161.67 acres into three hundred and seventy-three (373) single-family residential lots, three (3) open space lots, two (2) park, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases.

The project site is located westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, northerly of Newport Road.

PROJECT RECOMMENDATION

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

CONSIDER ADDENDUM NO. 2 TO EIR NO. 376, based on the findings incorporated in EIR No. 376, and Addendum No. 2 concluding that the project is consistent with State CEQA Guidelines Sections 15162 and 15164 and will not have a significant effect on the environment; and,

APPROVE SPECIFIC PLAN NO. 288 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. 7947, amending the Specific Plan zoning ordinance, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37119 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	The Crossroads in Winchester (SP288)
Specific Plan Land Use:	Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC), Open Space: Conservation (OS:C), and Open Space: Recreation (OS:R)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Medium High Density Residential (CD- MHDR) (5-8 DU/AC), Community Development: High Density Residential (CD-HDR) (8-14 DU/AC), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR), Very High Density Residential (VHDR)
East:	Public Facilities (PF), Commercial Retail (CR), Open: Space Conservation (OS:C)
South:	Medium Density Residential (MDR), Open Space: Conservation (OS:C)
West:	Open Space: Conservation (OS:C), Medium Density Residential (MDR), Medium High Density Residential (MHDR)
Existing Zoning Classification:	Specific Plan (SP No. 288)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP No. 288)

East:	Specific Plan (SP No. 322), Rural Residential (R-R), General Commercial (C-1/C-P)
South:	Rural Residential (R-R)
West:	Specific Plan (SP No. 293), Rural Residential (R-R)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Single family residential , vacant
East:	Vacant, commercial
West:	Vacant

Project Site Details:

Item	*Value*	*Min./Max. Development Standard*
Project Site (Acres):	161.67 acres	
Proposed Minimum Lot Size (square feet):	Planning Area 10: 4,000 Planning Area 14: 3,520 Planning Area 16: 2,800	Planning Area 10: 2,800 minimum Planning Area 14: 3,500 minimum Planning Area 16: 2,400 minimum
Total Proposed Number of Lots:	383	N/A
Total Proposed Number of Residential Lots:	Planning Area 10: 120 Planning Area 14: 75 Planning Area 16: 178	Planning Area 10: 120 Planning Area 14: 85 Planning Area 16: 200
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Lakeview/Nuevo/Romoland/Homeland #146
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	Yes – Salt Creek-Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plans
Dam Inundation Area:	Yes – Diamond Valley Lake
Agricultural Preserve	No
Liquefaction Area:	Yes – The project site is located within High, Low, Moderate, and Very High mapped liquefaction potential areas.
Fault Zone:	No
Fire Zone:	Yes – Very High and Moderate

Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

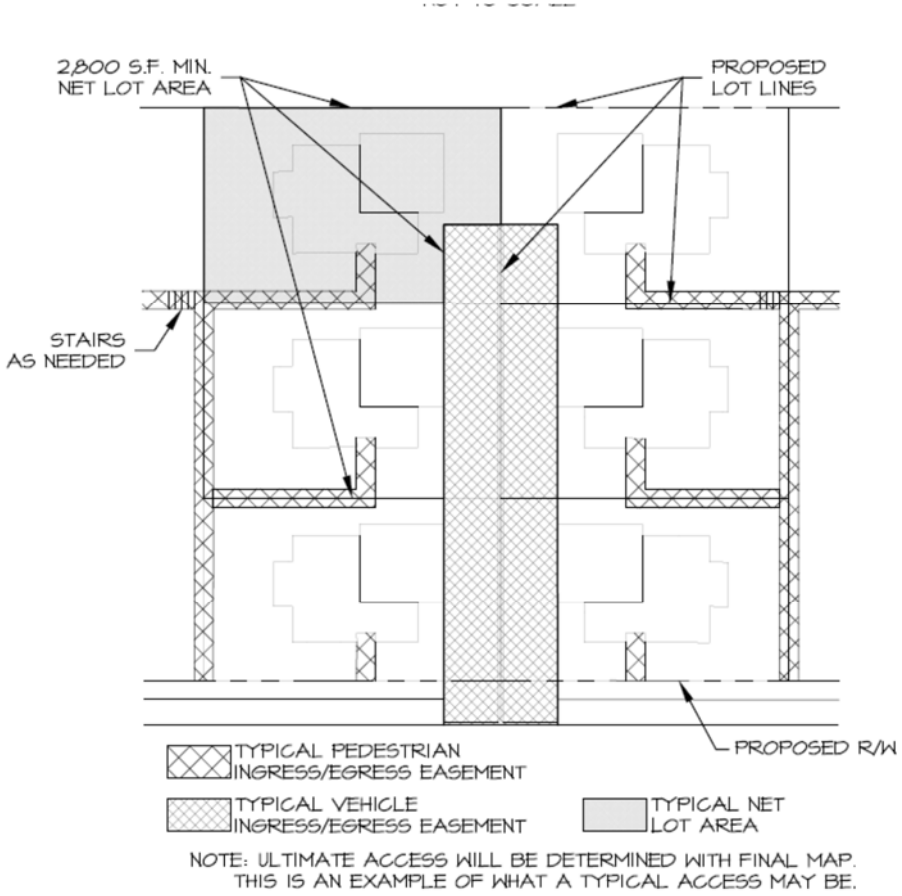
PROJECT LOCATION MAP

Figure 1: Project Location Map

PROJECT DETAILS AND BACKGROUND

Specific Plan Zoning Ordinance Changes

The changes within the Specific Plan zoning ordinance are limited to Planning Area 16. The minimum lot size is proposed to change from 2,800 square feet to 2,400. However, the proposed Tentative Tract Map does propose lots with a minimum lot size of 2,800 square feet. The other main change to the development standards for Planning Area 16 is to allow for a shorter lot depth, from 70 feet to 50 feet. This is due to the design of the lots and with many units having alley loaded garages that will have side private yard areas rather than rear yard private areas, thus reducing the need for a deeper lot. The result is a lot that is more square in its design than the more typical rectangular for front loaded garage units. Other development standards have been updated as well related to the setbacks and minimums for the private yard areas.



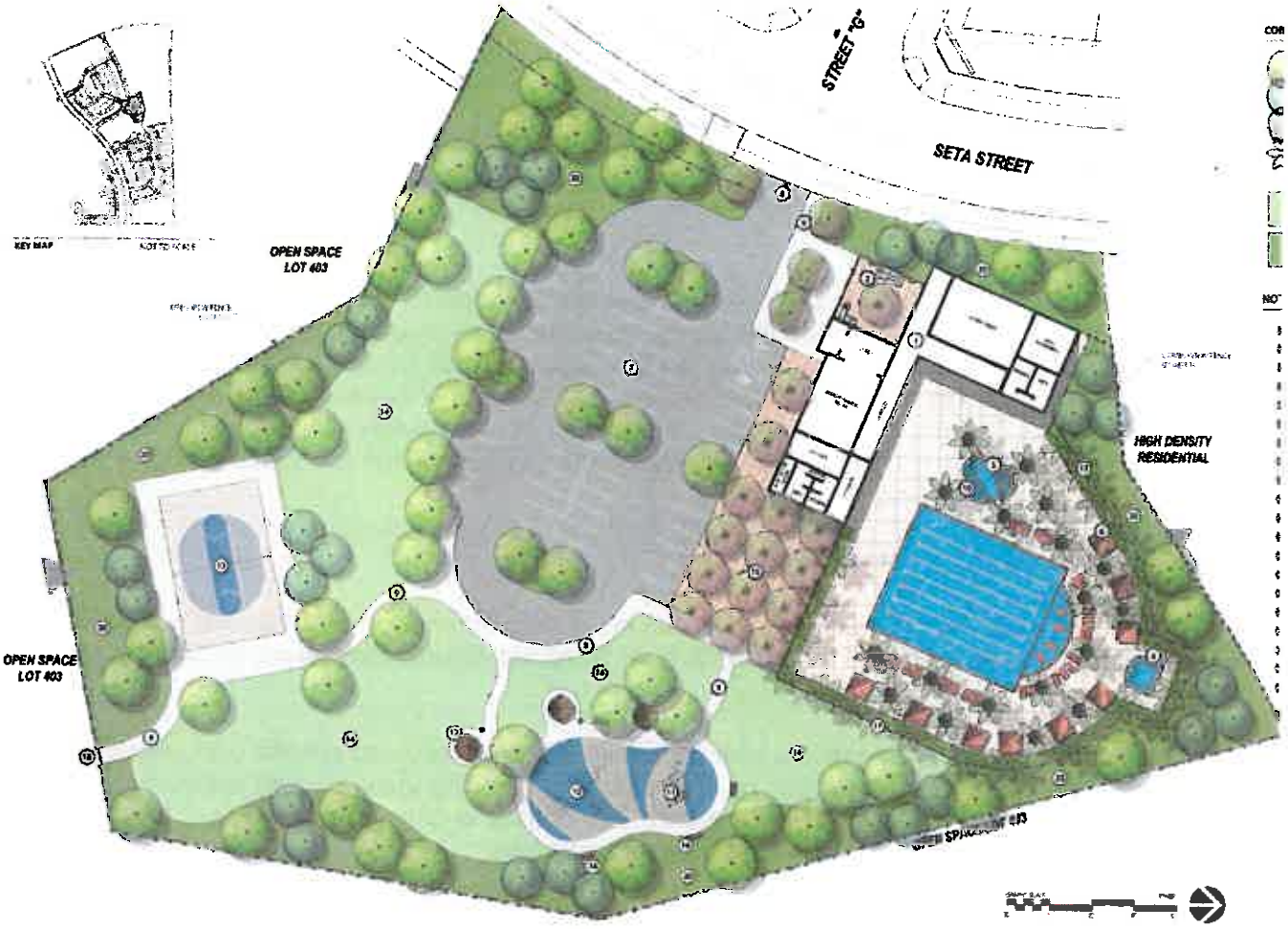
Public Recreation Facilities

The Tentative Tract Map includes a 4.42 acre lot that includes a public recreation facility that is anticipated to be owned and maintained by Valley-Wide Recreation and Parks District at the southern end of the project. The facility includes a baseball field, soccer field, half court basketball areas, playground equipment, picnic shelters/gazebos, restroom area, and parking lot. The soccer field is proposed to be located within the detention basin that is located at the southeast corner of the project site.

A smaller public recreation facility on a 2.7 acre lot is located at the north end of the project site. The facility will include half court basketball areas, playground, picnic shelters/gazebos, open turf area, a restroom building and a parking lot. The majority of the 2.7 acre lot would be occupied by a water quality basin that serves the proposed project.

Private Recreation Facility

A private recreation facility is included in the central portion of the site. While the public recreation facilities provide for open play areas for the public in general, the private recreation facility includes a pool and community building for use by the residents of this project and adjacent future High Density Residential development. Since the lots proposed are relatively small and likely unable to accommodate pools, this private recreation facility was included to provide such an amenity for the residents. The community building also provides a venue for residents to potentially rent out for events outside their homes as well as a fitness center. The private recreation facility also includes playground equipment, half court basketball areas, picnic shelters/gazebos, open turf area, and a parking lot.



ENVIRONMENTAL REVIEW/ENVIRONMENTAL FINDINGS

An Initial Study (IS) and an Addendum have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Addendum represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Change of Zone

1. Change of Zone No. 7947 modifies the development standards for Planning Area 16 of Specific Plan No. 288. Specific Plan No. 288 allows residential uses, in particular single-family residential dwellings of potentially greater density due to allowance for smaller lot sizes and dimensions. Specific Plan No. 288 and the changes proposed by Change of Zone No. 7947 are consistent with the proposed General Plan Land Use Designation of Community Development: Medium High Density Residential (CD:MHDR) which also generally allows for residential uses at densities between 5 and 8 dwelling units per acre.

Specific Plan Substantial Conformance

The following findings shall be made prior to making a recommendation to approve a Specific Plan Substantial Conformance, pursuant to Section 2.11 of Riverside County Ordinance No.348:

1. The project as modified meets the intent and purpose of the adopted specific plan because it does not change the land use, density, or the number of dwelling units allowed within any individual Planning Area or the Specific Plan overall. The project is only modifying specific development standards within Planning 16, as further described above.

2. The project as modified is consistent with the findings and conclusions contained in the resolution adopting the specific plan, as no change to the land use, density, or the number of dwelling units allowed within any individual Planning Area or the Specific Plan overall.

3. The project as modified does not include a modification or deletion of a condition, which therefore would not substantially or adversely affect the underlying purpose for which the condition was initially required.

4. The project as modified does not include a proposal to construct the project out of phase that would potentially not provide infrastructure and public facilities required for the intervening phases.

5. The project as modified does not include changes to the approved land uses in a phase and does not increase the land use density or intensity in any phase or planning area beyond that allowed by the specific plan. Changes do include the modification of development standards for Planning Area 16, but changes do not include a change in the land use density.

6. The project as modified does not includes a modification of the project design which improves circulation, protects topographic features, minimizes grading, improves drainage or improves infrastructure.

Tentative Tract Map

The following findings shall be made prior to making a recommendation to approve a Tentative Tract Map, pursuant to Riverside County Ordinance No. 460:

1. The proposed map, subdivision design and improvements are consistent with General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative tract map provides for a variety of housing type in single-family residential community with a variety of lot sizes and with recreational amenities and complies with the density limits of the specific land use designations. The proposed map is also consistent with the Specific Plan it is located within (SP No. 288) with the concurrent Change of Zone and Specific Plan Substantial Conformance to modify the development standards for Planning Area 16. The proposed map is consistent with all other provisions of the Specific Plan.

2. The site of the proposed land division is physically suitable for the type of development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Commercial Retail (CR), Very High Density Residential (VHDR) land use designations to the north, Public Facilities (PF), Commercial Retail (CR), Open: Space Conservation (OS:C) land use designations to the east, Medium Density Residential (MDR), Open Space: Conservation (OS:C) land use designations to the south, and Open Space: Conservation (OS:C), Medium Density Residential (MDR), Medium High Density Residential (MHDR).

3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the initial study and Addendum for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.

4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study and Addendum prepared for the project the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.

5. The proposed project consists of a schedule ‘A’ subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County’s General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule ‘A’ improvement requirements of Ordinance No. 460 Section 10.5 as listed below.

    a. Streets. Streets are proposed as shown on the Tentative Map, which include frontage improvements to Rice Road and Newport Road consistent with the required improvements for

a Major Highway. Internal streets will be public within Planning Areas 10 and 14 and are designed as local streets. Internal Streets will be primarily private within Planning Area 16.

b. Domestic Water. Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
c. Fire Protection. The project will provide for fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch (COA 10.FIRE.002) and the required water system will be installed prior to any combustible building material being placed on the site (COA 50.FIRE.007)
d. Sewage Disposal. Sewer service will be supplied by the Eastern Municipal Water District.
e. Fences/Walls. The project will install a minimum 6 foot high block wall along the majority of the project perimeter with higher walls required in certain locations to attenuate noise and view fences where residential lots are adjacent to open space areas as shown in the Conceptual Landscape Plan and as required by condition 90.PLANNING.1.
f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, cable television service with lines place underground

6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. There is existing dedication for Seta Street that connects from Domenigoni Road down to Rice Road, but the southern segment of this dedication is proposed to be removed with Seta Street connecting further north on Rice Road, which would still maintain similar access and avoid grading in areas with steeper topography. No other easements or dedications exist on the site for the public.

7. The lots or parcels as shown on the Tentative Map are consistent with the minimum sizes allowed by the project site's Zoning Classification of Specific Plan, specifically Planning Areas 10, 14, and 16 as noted in the Specific Plan zoning ordinance.

Other Findings

1. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

2. The site, is located within a CAL Fire state responsibility area and partially within a very high fire hazard severity zone with the remaining portion of the site located within a moderate fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code as detailed in Findings 3 and 4.

3. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

4. This land division complies with all requirements of Government Code section 66474.02.

    a. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings

shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

c. 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 providing streets to County road improvement standards at a pavement width of thirty-six (36) feet, standards for signs identifying streets, roads and buildings, including blue dot reflectors, minimum private water supply reserves for emergency fire use and residential fire sprinklers, fuel breaks and green belts based on vegetation fuel load, slope, and terrain located along the north and south side of the project, and other.

5. For the reasons set forth above and in the Initial Study prepared for this Project, the proposed project will not have a significant effect on the environment with incorporation of mitigation measures.

6. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of $500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in Condition of Approval 50.PLANNING.25.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 1,000 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls from the public regarding this project.

This project was presented before the Winchester-Homeland Municipal Advisory Council on May 25, 2016.

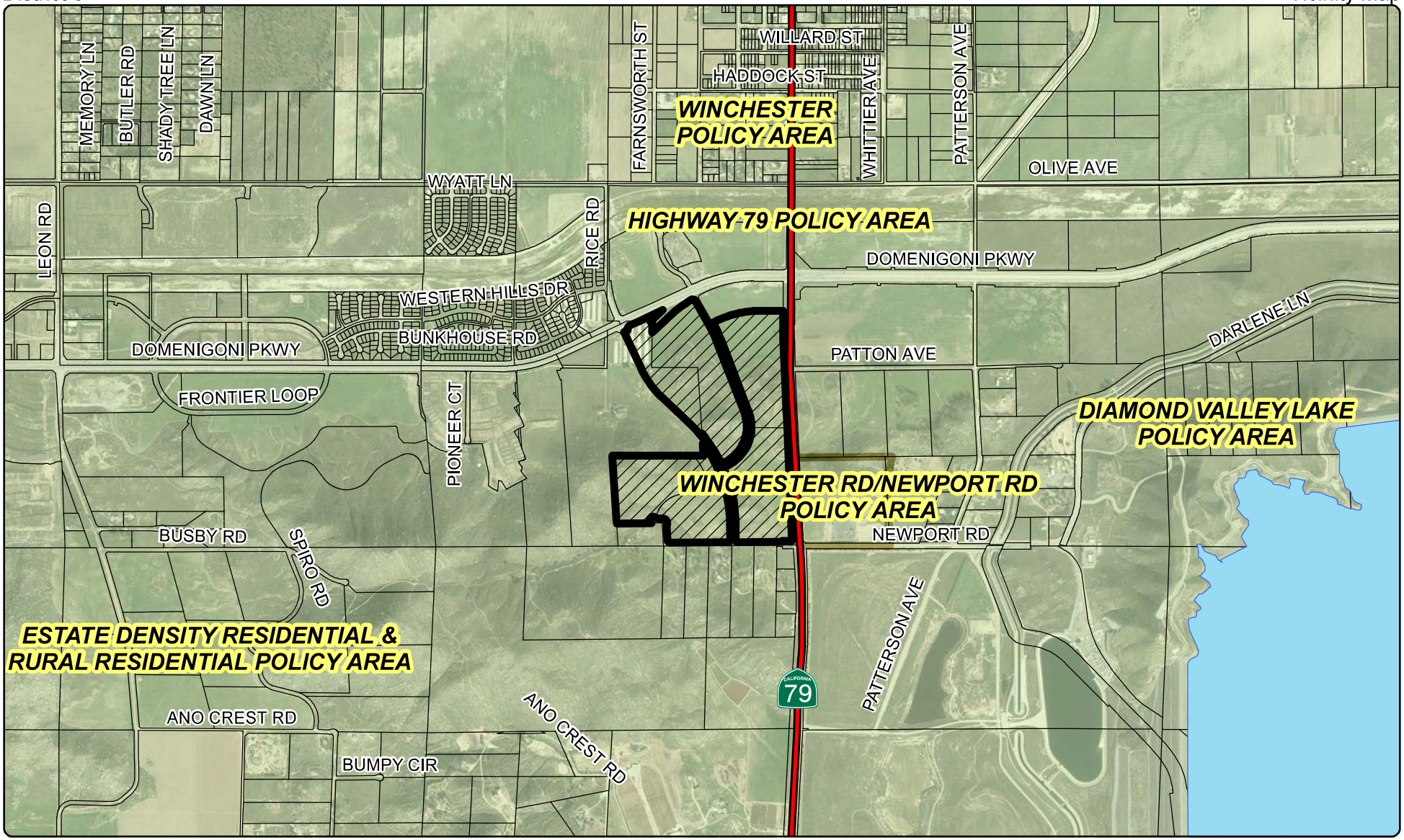
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07947 SP00288S1 TR37119

VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 11/27/2017
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen

N

0 1,000 2,000 4,000
Feet

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.rctlma.org

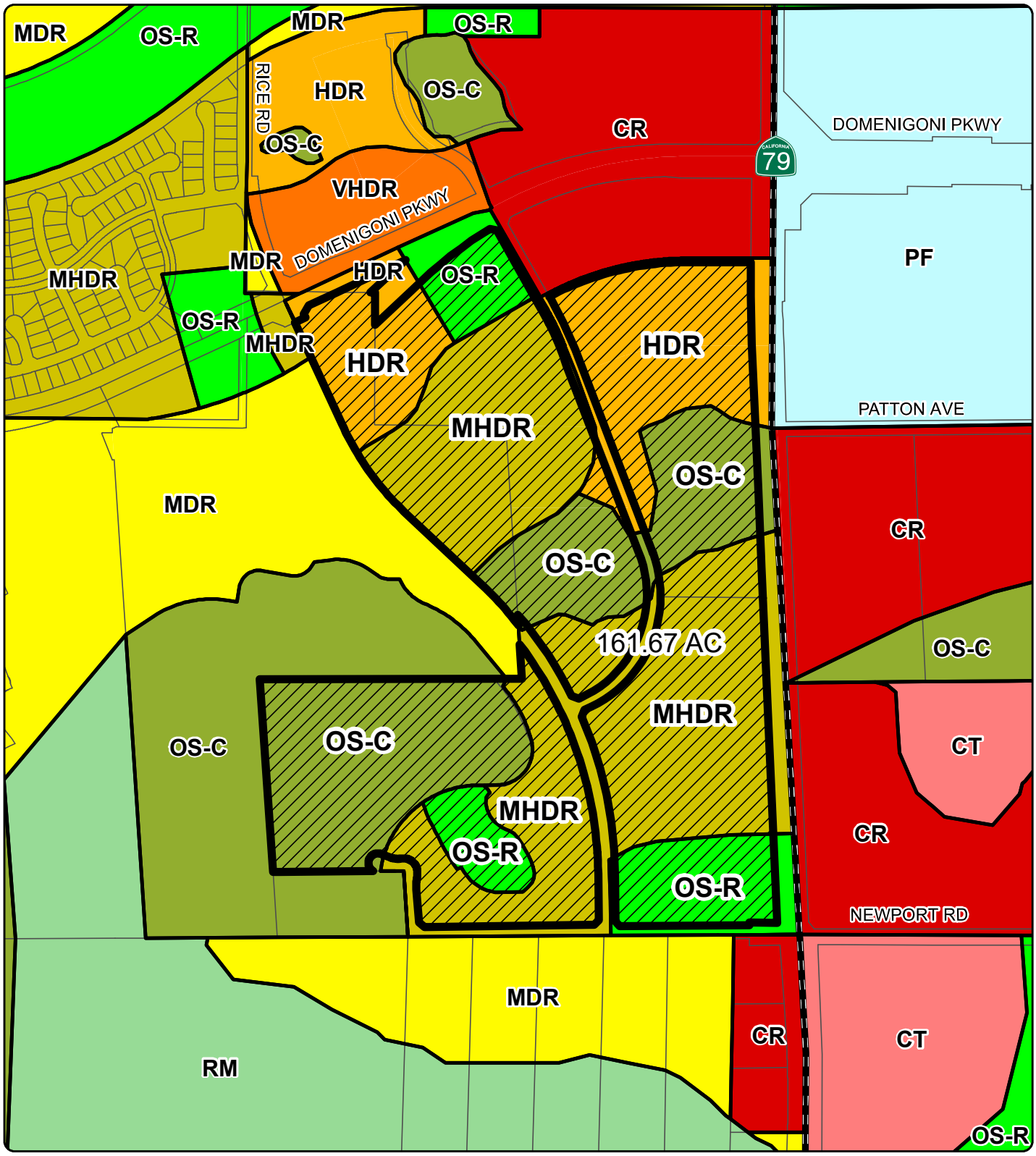
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07947 SP00288S1 TR37119

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 11/27/2017
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen

N

0 350 700 1,400
Feet

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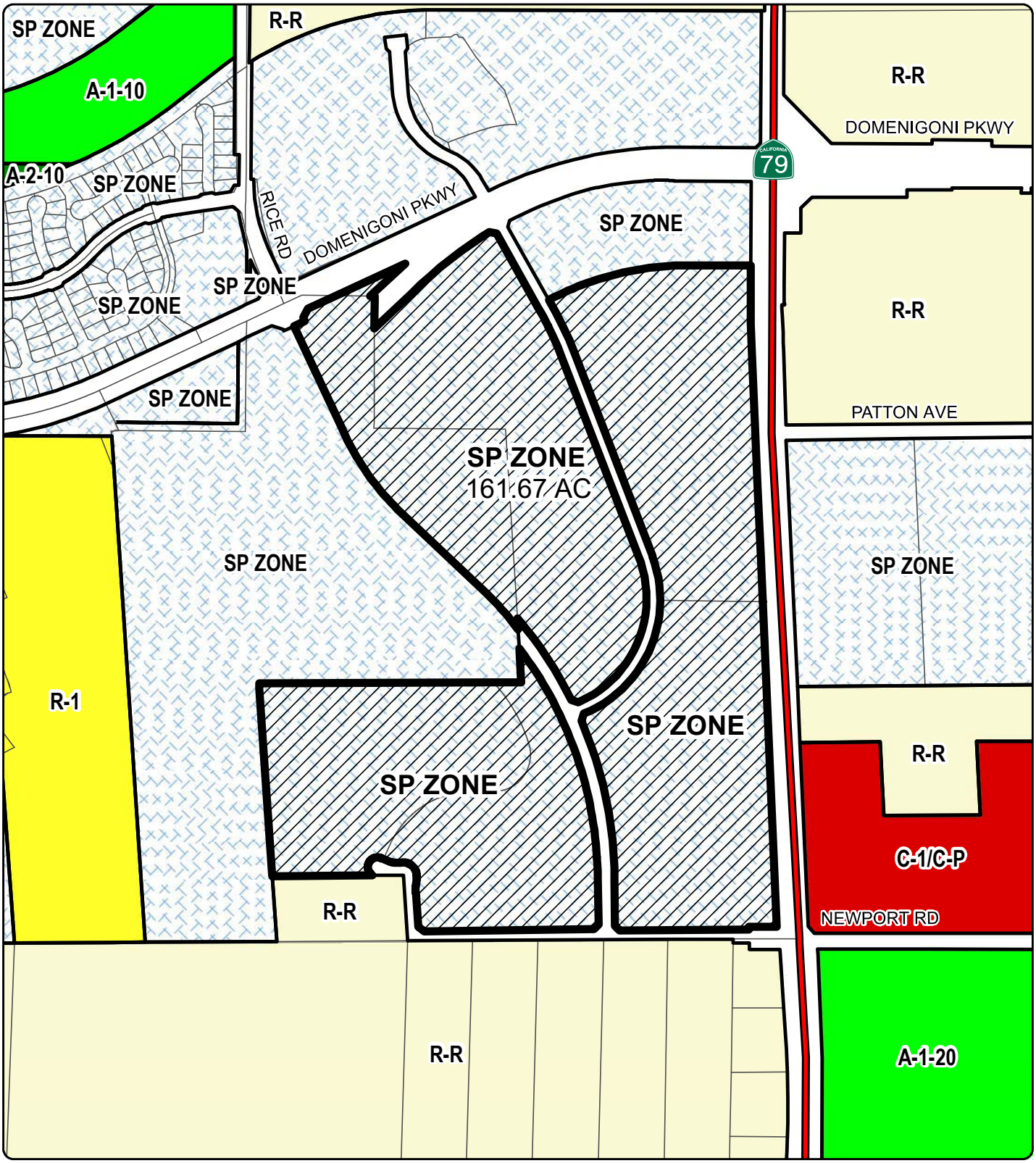
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07947 SP00288S1 TR37119

PROPOSED ZONING

Supervisor: Washington
District 3

Date Drawn: 11/27/2017
Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen

N

0 350 700 1,400
Feet

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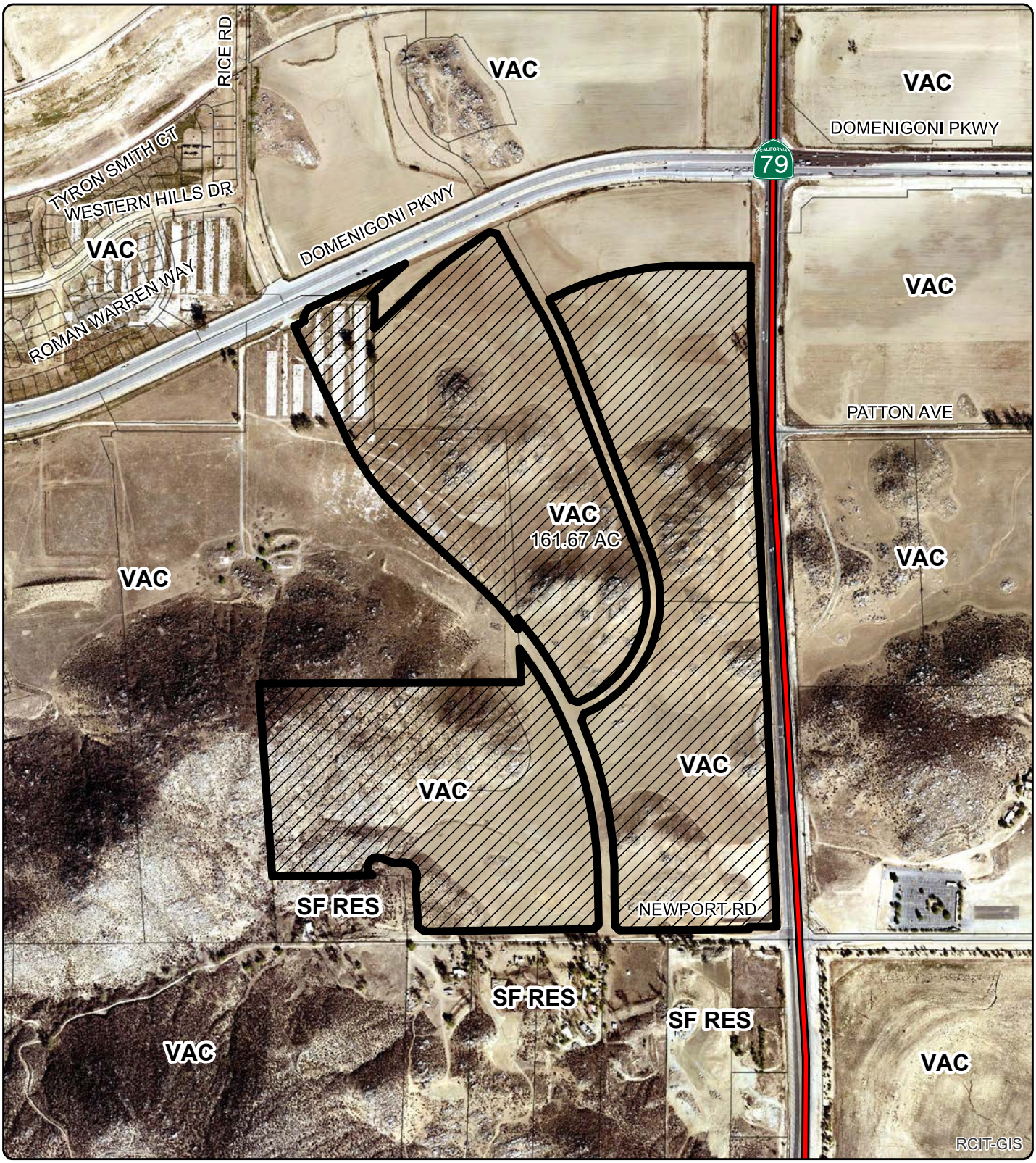
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07947 SP00288S1 TR37119

LAND USE

Supervisor: Washington
District 3

Date Drawn: 11/27/2017
Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen

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0 350 700 1,400
Feet

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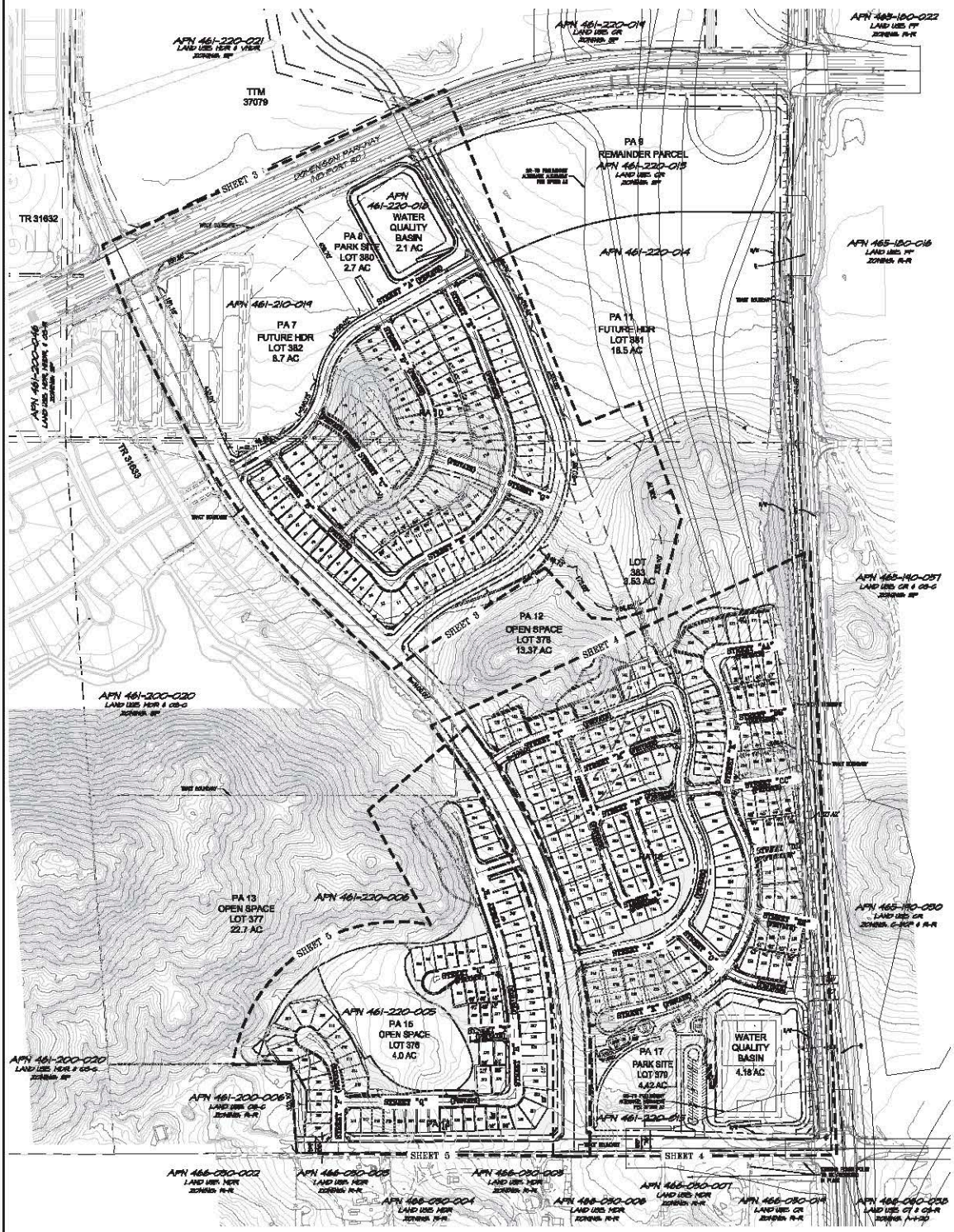
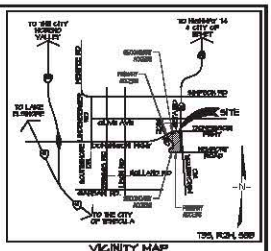
COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT MAP NO. 37119





VICINITY MAP
2007 THOMAS BROS. MAP BOOK,
PAGE 894, GRID F1
PAGE 864, GRID F5,F6, F7,F8
Nts

PROJECT DATA

OWNER
RK CORNERSTONE, LLC
A DELAWARE LIMITED LIABILITY COMPANY
41915 KALMIA ST., SUITE 200
MURRIETA, CA 92562
CONTACT: JEFF COMERCHERO
PHONE: 951-445-0600

APPLICANT
THE RANCH GROUP
41915 KALMIA ST., SUITE 200
MURRIETA, CA 92562
CONTACT: JEFF COMERCHERO
PHONE: 951-445-0600

ENGINEER
ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: DANIELLE LOSSON
PHONE: 951-686-1070

ASSESSOR'S PARCEL NO.

461-210-019	461-220-014
461-220-005	461-220-015
461-220-006	461-220-018

LAND USE

EXISTING LAND USE	VACANT
PROPOSED LAND USE	RESIDENTIAL
EXISTING ZONING	RF
GENERAL PLAN LAND USE	MEDIUM DENSITY RESIDENTIAL/ OPEN SPACE RECREATION

AREAS

NET AREA	89.44 ACRES
GROSS AREA	98.81 ACRES

TOPOGRAPHY
INLAND AERIAL SURVEYS, INC.
DATED 5/21/15

SCHOOL DISTRICT
HEMET UNIFIED SCHOOL DIST.

UTILITY PROVIDERS

WATER	- EASTERN MUNICIPAL WATER DISTRICT
SEWER	- EASTERN MUNICIPAL WATER DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	- SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	- VERIZON
TELEVISION	- INDIVIDUAL RECEPTION/ CABLE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460, UNLESS OTHERWISE NOTED.
2. 2010 THOMAS BROS. MAP BOOK, PAGE 894, GRID F7 AND PAGE 864, GRID B5, B6, F1, AND F2.
3. THE TENTATIVE MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER. PROJECT IS WITHIN SPECIFIC PLAN NO. 293 P.A. 9, 10, 8, & 10 (MEDIUM DENSITY RESIDENTIAL)
4. ALL EASEMENTS OF RECORD HAVE BEEN PLOTTED ON THE SHEET.
5. ACCESS SHALL BE RESTRICTED ON DONNELSON PARKWAY, WINCHESTER ROAD, RICE ROAD AND SETA STREET.
6. PROJECT IS WITHIN THE LAKEVIEW/NUEVO/ROMOLAND/HEMET 9146 COUNTY SERVICE AREA.
7. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
8. TOPOGRAPHY FLOWN IN 2015.
9. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
10. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
11. GRADING IS ARTIFICIAL PRELIMINARY AND PRELIMINARY.
12. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
13. A PORTION OF THE SITE IS SUBJECT OF LIQUEFACTION AND SUBSIDENCE BUT NO OTHER KNOWN GEOLOGICAL HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
14. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
15. FLOOD ZONE XX, AREA OF MINIMAL FLOODING PER FIRM PANELS 0908G, 0909G AND 0920G, 2008.
16. THERE ARE NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
17. PROJECT IS NOT ZONED R-3, RESTRICTED SINGLE-FAMILY RESIDENCE.
18. THE PROJECT WILL COMPLY WITH PARKS REQUIREMENT AS REQUIRED BY PARKS DEPARTMENT "PA".
19. ENTRY NOMENCLATURE PER SP293 AG.
20. THE PROJECT IS IN THE HARVEST VALLEY/WINCHESTER AREA PLAN.
21. THE PROJECT IS NOT IN A MWD FIRE AREA.
22. THERE ARE NO EXISTING OR PROPOSED MOBILE HOME OR RECREATIONAL VEHICLES SPACES, DWELLING UNITS, OR LOTS.
23. THE PROJECT IS WITHIN THE HARVEST VALLEY/WINCHESTER RCIP AREA PLAN.

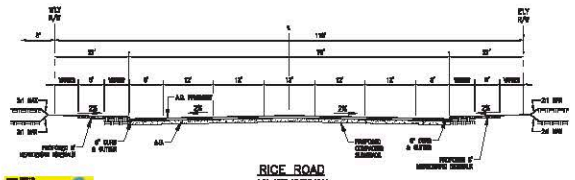
LEGAL DESCRIPTION

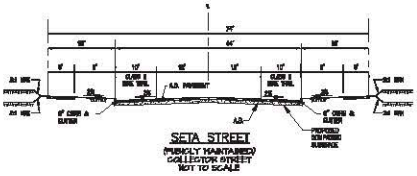
PARCEL 2 AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 4818, AS EVIDENCED BY DOCUMENT RECORDED APRIL 12, 2006 AS INSTRUMENT NO. 2006-0267262 OF OFFICIAL RECORDS, PARCELS 9 THROUGH 8 OF PARCEL MAP 29605 RECORDED IN BOOK 225, PAGES 44 THROUGH 50 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PARCEL A AS SHOWN LOT LINE ADJUSTMENT NO. 05246, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 4, 2013 AS INSTRUMENT NO. 2013-0008408 OF OFFICIAL RECORDS. T5S, R2, SECTION 26

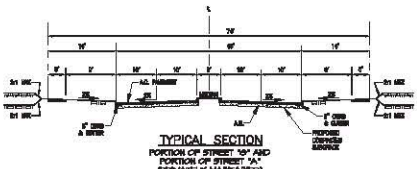
LEGEND & ABBREVIATIONS

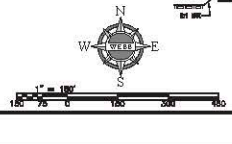
CB	CATCH BASIN
CL	CENTERLINE
C&G	CURB & GUTTER
CONC.	CONCRETE
EG	EXISTING GRADE
FLY	FLUSH
FOP	FACE OF PAVEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
HLY	HIGHWAY
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
SLY	SOUTHERLY
SW	SIDEWALK
TC	TOP OF CURB
WLY	WESTERLY

PROJECT BOUNDARY
ULTIMATE RIGHT-OF-WAY
PROP. PARCEL LINE
EXISTING PARCEL LINE
PROP. EASEMENT
EXISTING EASEMENT
PROPOSED WATER
PROPOSED SANITARY SEWER
PROPOSED STORM DRAIN
EXISTING WATER
EXISTING SANITARY SEWER
EXISTING STORM DRAIN
FLOWLINE
CATCH BASIN
OPEN SPACE LOT
SLOPE SYMBOL (2:1 UNLESS OTHERWISE NOTED)









SCHEDULE "A" SUBDIVISION

REVISIONS	DATE	BY
CHNG LOT CONFIG PA 10, ADD CONCEPT REC AREA	4/17	RS
CHANGE LOT CONFIGURATION PA 10 & 16	11/16	RS

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE OF PARCEL MAP NO. 29605 AS SHOWN BY MAP ON FILE IN BOOK 252 PAGES 44 THROUGH 105, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 5S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

DESIGNED	AS NOTED	ALBERT A WEBB ASSOCIATES	3788 MCCRAY STREET, RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256
DRAWN	AS NOTED		
CHECKED	DMB		
PLS OR RCE			
P.E.			

RIVERSIDE COUNTY SURVEYOR

RCE 16-0170
SHEET 1
OF 7 SHEETS
DWG. NO.

6/29/2015 15:41:09 P:\DRAWINGS\37119\EXHIBITS\15-0178-D-TM.DWG 4/17/2017 2:11:54 PM

SCHEDULE "A" SUBDIVISION

NOTE:
PROPOSED REC. CENTER IN LOT 383 SHALL SERVE ALL OF TRACT 37119 (PA 7, 10, AND 16 OF SP 288).
NO REC. FACILITIES WILL BE PROPOSED ON LOT 381 (PA 11).

1" = 80'
50 30 0 60 120 180

REVISIONS	DATE	BY
CHNG LOT CONFIGURATION, ADD CONCEPT REC AREA	4/17	RS
CHANGE LOT CONFIG, REMOVE ROUNDABOUT	11/16	RS

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE OF PARCEL MAP NO. 28606 AS SHOWN BY MAP ON FILE IN BOOK 203 PAGES 98 THROUGH 102, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 5S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

SCALE: 1"=80'	ELLIOTT & WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3700 McCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 685-1070 FAX (951) 785-1236	W.O. 15-0170
DATE: 4/12/2016			SHEET 3
DESIGNED: RS			OF 7 SHEETS
CHECKED: DML			DWG. NO.
PLN CK REF:			
F.B.			

G:\2015\15-0170\DRAWINGS\ENTITLEMENT\15-0170-C-TM.DWG 4/17/2017 2:11:04 PM

SP288 A2 PA-10 DATA TABLE

LOT AREA TABLE		
LOT #	AREA	USABLE AREA
1	4,821 SF	4,821 SF
2	4,477 SF	4,477 SF
3	4,112 SF	4,112 SF
4	4,158 SF	4,158 SF
5	4,158 SF	4,158 SF
6	4,095 SF	4,095 SF
7	4,000 SF	4.000 SF
8	4,000 SF	4,000 SF
9	4,000 SF	4,000 SF
10	4,000 SF	4,000 SF
11	4,000 SF	4,000 SF
12	4,138 SF	4,138 SF
13	4,582 SF	4,582 SF
14	5,099 SF	5,090 SF
15	4,158 SF	4,158 SF
16	4,143 SF	4,143 SF
17	4,293 SF	4,293 SF
18	5,254 SF	5,254 SF
19	4,474 SF	4,175 SF
20	4,142 SF	3,780 SF
21	4,366 SF	3,960 SF
22	4,632 SF	4,071 SF
23	4,848 SF	4,143 SF
24	4,077 SF	3,500 SF
25	4,002 SF	3,462 SF
26	4,000 SF	3,478 SF
27	4,000 SF	3,430 SF
28	4,002 SF	3,420 SF
29	4,198 SF	3,530 SF
30	4,158 SF	3,455 SF
31	5,952 SF	4,277 SF
32	6,560 SF	4,855 SF
33	4,240 SF	3,604 SF
34	4,129 SF	3,635 SF
35	4,020 SF	3,520 SF
36	4,000 SF	3,400 SF
37	4,000 SF	3,400 SF
38	4,000 SF	3,400 SF
39	4,000 SF	3,400 SF
40	4,039 SF	3,432 SF
41	4,170 SF	3,650 SF
42	4,065 SF	3,605 SF
43	4,048 SF	3,607 SF
44	4,051 SF	3,607 SF
45	4,061 SF	3,621 SF
46	4,079 SF	4,079 SF
47	4,114 SF	4,114 SF
48	4,992 SF	4,715 SF
49	4,737 SF	4,159 SF
50	4,710 SF	4,109 SF
51	4,998 SF	4,372 SF
52	5,292 SF	4,512 SF
53	5,046 SF	5,046 SF
54	4,445 SF	4,445 SF
55	4,266 SF	4,266 SF
56	4,338 SF	4,338 SF
57	4,978 SF	4,240 SF
58	4,815 SF	4,387 SF
59	5,229 SF	5,229 SF
60	5,444 SF	5,030 SF
61	4,987 SF	4,576 SF
62	4,082 SF	4,082 SF
63	4,000 SF	4,000 SF
64	4,000 SF	4,000 SF

LOT AREA TABLE		
LOT #	AREA	USABLE AREA
65	4,000 SF	4,000 SF
66	4,000 SF	4,000 SF
67	4,000 SF	3,664 SF
68	4,253 SF	3,854 SF
69	4,497 SF	4,091 SF
70	4,592 SF	4,592 SF
71	4,696 SF	4,696 SF
72	4,000 SF	3,889 SF
73	4,000 SF	4,000 SF
74	4,000 SF	4,000 SF
75	4,349 SF	4,349 SF
76	4,591 SF	4,591 SF
77	4,591 SF	4,591 SF
78	4,800 SF	4,600 SF
79	4,560 SF	3,948 SF
80	5,193 SF	4,595 SF
81	4,584 SF	4,126 SF
82	4,004 SF	3,536 SF
83	5,567 SF	4,866 SF
84	7,164 SF	6,162 SF
85	9,350 SF	8,736 SF
86	8,894 SF	8,894 SF
87	6,575 SF	6,108 SF
88	5,107 SF	4,769 SF
89	4,733 SF	4,435 SF
90	4,762 SF	4,762 SF
91	4,141 SF	4,141 SF
92	4,344 SF	4,040 SF
93	4,681 SF	4,368 SF
94	4,925 SF	4,582 SF
95	5,464 SF	4,881 SF
96	4,940 SF	4,409 SF
97	5,115 SF	4,703 SF
98	4,890 SF	4,483 SF
99	5,265 SF	4,922 SF
100	5,236 SF	4,882 SF
101	5,208 SF	4,552 SF
102	4,770 SF	4,415 SF
103	4,468 SF	4,098 SF
104	4,377 SF	4,017 SF
105	4,492 SF	4,134 SF
106	4,726 SF	4,405 SF
107	5,007 SF	4,670 SF
108	5,084 SF	4,414 SF
109	5,693 SF	5,092 SF
110	6,127 SF	5,985 SF
111	4,532 SF	4,127 SF
112	4,394 SF	4,082 SF
113	4,507 SF	4,350 SF
114	4,015 SF	3,866 SF
115	4,000 SF	4,000 SF
116	4,000 SF	4,000 SF
117	4,000 SF	4,000 SF
118	4,625 SF	4,625 SF
119	4,687 SF	4,687 SF
120	5,415 SF	5,415 SF

AVERAGE 4,653 SF

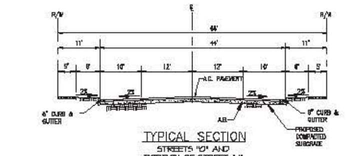
SP288 A2 PA-16 DATA TABLE

LOT AREA TABLE		
LOT #	AREA	USABLE AREA
121	3,819 SF	3,118 SF
122	3,162 SF	2,814 SF
123	3,162 SF	2,814 SF
124	3,485 SF	2,804 SF
125	2,800 SF	2,800 SF
126	2,800 SF	2,800 SF
127	2,800 SF	2,800 SF
128	2,800 SF	2,800 SF
129	2,800 SF	2,800 SF
130	2,800 SF	2,800 SF
131	3,720 SF	3,000 SF
132	3,162 SF	2,862 SF
133	3,162 SF	2,862 SF
134	3,560 SF	2,840 SF
135	2,888 SF	2,888 SF
136	2,852 SF	2,852 SF
137	2,852 SF	2,852 SF
138	2,852 SF	2,852 SF
139	2,852 SF	2,852 SF
140	2,852 SF	2,852 SF
141	2,875 SF	2,875 SF
142	3,329 SF	3,329 SF
143	2,891 SF	2,891 SF
144	2,848 SF	2,848 SF
145	2,848 SF	2,848 SF
146	2,848 SF	2,848 SF
147	2,878 SF	2,878 SF
148	3,125 SF	3,125 SF
149	3,249 SF	2,788 SF
150	3,633 SF	3,268 SF
151	3,318 SF	3,020 SF
152	3,551 SF	2,880 SF
153	3,551 SF	2,880 SF
154	3,472 SF	2,800 SF
155	3,472 SF	2,800 SF
156	3,587 SF	3,289 SF
157	3,083 SF	2,846 SF
158	3,472 SF	2,800 SF
159	3,472 SF	2,800 SF
160	3,472 SF	2,800 SF
161	3,472 SF	2,800 SF
162	3,083 SF	2,846 SF
163	3,083 SF	2,846 SF
164	3,472 SF	2,800 SF
165	3,472 SF	2,800 SF
166	3,472 SF	2,800 SF
167	3,472 SF	2,800 SF
168	3,083 SF	2,846 SF
169	3,083 SF	2,846 SF
170	3,472 SF	2,800 SF
171	3,472 SF	2,800 SF
172	3,472 SF	2,800 SF
173	3,472 SF	2,800 SF
174	3,083 SF	2,846 SF
175	3,101 SF	2,801 SF
176	3,492 SF	2,820 SF
177	3,499 SF	2,820 SF
178	4,571 SF	2,952 SF
179	4,216 SF	2,867 SF
180	3,400 SF	3,072 SF
181	3,686 SF	3,358 SF
182	3,813 SF	3,628 SF
183	2,880 SF	2,880 SF
184	2,870 SF	2,870 SF

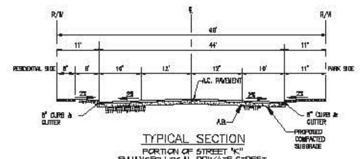
LOT AREA TABLE		
LOT #	AREA	USABLE AREA
185	2,958 SF	2,958 SF
186	3,306 SF	3,306 SF
187	3,493 SF	2,617 SF
188	3,429 SF	2,950 SF
189	3,472 SF	2,993 SF
190	3,493 SF	2,817 SF
191	3,493 SF	2,617 SF
192	3,472 SF	2,993 SF
193	3,412 SF	2,932 SF
194	3,673 SF	2,997 SF
195	2,914 SF	2,914 SF
196	2,834 SF	2,834 SF
197	2,834 SF	2,834 SF
198	2,834 SF	2,834 SF
199	3,026 SF	3,026 SF
200	3,081 SF	3,061 SF
201	2,888 SF	2,888 SF
202	2,888 SF	2,888 SF
203	2,888 SF	2,888 SF
204	2,911 SF	2,911 SF
205	3,401 SF	2,969 SF
206	3,508 SF	2,836 SF
207	3,528 SF	2,856 SF
208	3,339 SF	2,907 SF
209	3,339 SF	2,907 SF
210	3,528 SF	2,856 SF
211	3,528 SF	2,856 SF
212	3,339 SF	2,907 SF
213	2,988 SF	2,988 SF
214	3,253 SF	2,857 SF
215	3,445 SF	2,809 SF
216	3,587 SF	2,988 SF
217	3,400 SF	2,621 SF
218	3,804 SF	2,968 SF
219	3,872 SF	3,090 SF
220	3,872 SF	2,919 SF
221	3,604 SF	2,629 SF
222	3,400 SF	2,304 SF
223	3,634 SF	2,699 SF
224	3,562 SF	2,926 SF
225	3,302 SF	2,800 SF
226	3,318 SF	2,447 SF
227	3,768 SF	2,676 SF
228	4,123 SF	3,099 SF
229	3,893 SF	3,277 SF
230	3,744 SF	3,112 SF
231	3,182 SF	2,618 SF
232	5,144 SF	4,919 SF
233	4,498 SF	4,271 SF
234	4,500 SF	4,217 SF
235	5,564 SF	5,296 SF
236	4,858 SF	4,858 SF
237	4,000 SF	4,000 SF
238	4,000 SF	4,000 SF
239	4,040 SF	4,040 SF
240	4,064 SF	3,773 SF
241	4,712 SF	4,420 SF
242	7,510 SF	7,183 SF
243	6,039 SF	6,039 SF
244	4,588 SF	4,588 SF
245	4,331 SF	4,331 SF
246	5,653 SF	5,080 SF
247	4,036 SF	3,667 SF
248	4,000 SF	3,631 SF

LOT AREA TABLE		
LOT #	AREA	USABLE AREA
249	4,460 SF	4,087 SF
250	5,335 SF	5,335 SF
251	4,517 SF	4,517 SF
252	4,548 SF	4,548 SF
253	4,579 SF	4,579 SF
254	4,178 SF	3,468 SF
255	4,500 SF	3,439 SF
256	4,500 SF	3,741 SF
257	5,714 SF	4,801 SF
258	4,762 SF	4,762 SF
259	4,045 SF	4,045 SF
260	4,021 SF	4,021 SF
261	4,073 SF	4,073 SF
262	5,232 SF	4,275 SF
263	4,000 SF	3,390 SF
264	4,000 SF	3,390 SF
265	4,637 SF	4,007 SF
266	5,175 SF	5,181 SF
267	4,000 SF	4,000 SF
268	4,093 SF	4,093 SF
269	4,437 SF	4,437 SF
270	4,440 SF	4,440 SF
271	4,000 SF	4,000 SF
272	4,000 SF	4,000 SF
273	4,056 SF	4,058 SF
274	4,021 SF	4,021 SF
275	5,782 SF	5,782 SF
276	6,671 SF	5,855 SF
277	5,302 SF	5,302 SF
278	4,270 SF	4,270 SF
279	4,001 SF	3,677 SF
280	4,026 SF	3,662 SF
281	4,045 SF	3,682 SF
282	4,042 SF	3,653 SF
283	4,042 SF	3,652 SF
284	4,042 SF	3,652 SF
285	4,042 SF	3,652 SF
286	4,423 SF	4,035 SF
287	6,968 SF	6,968 SF
288	4,969 SF	4,855 SF
289	4,435 SF	4,435 SF
290	4,451 SF	4,451 SF
291	4,480 SF	4,480 SF
292	4,648 SF	4,848 SF
293	4,772 SF	4,772 SF
294	4,854 SF	4,854 SF
295	4,895 SF	4,895 SF
296	4,896 SF	4,896 SF
297	4,856 SF	4,856 SF
298	5,494 SF	5,494 SF

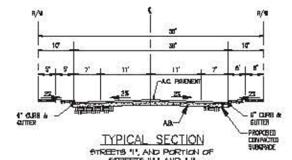
AVERAGE 3,789 SF



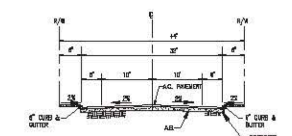
TYPICAL SECTION
STREETS "O" AND
PORTION OF STREET "J"
ENHANCED LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
STD. NO. 104
NOT TO SCALE



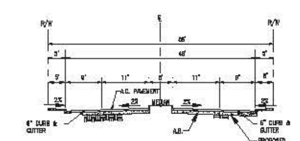
TYPICAL SECTION
PORTION OF STREET "K"
ENHANCED LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
STD. NO. 104
NOT TO SCALE



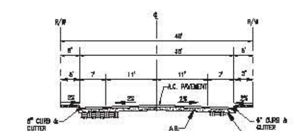
TYPICAL SECTION
STREETS "I", AND PORTION OF
STREETS "A" AND "J"
LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
STD. NO. 105
NOT TO SCALE



TYPICAL SECTION
STREETS "L", "M", "N", "AA"-"GG",
AND PART OF STREET "K"
LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
STD. NO. 105 MODIFIED
NOT TO SCALE



TYPICAL SECTION
STREETS "S" AND
PORTION OF STREET "F"
LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
NOT TO SCALE



TYPICAL SECTION
STREETS "B", "C", "E", "D",
"Q", "R", "T", "V" AND
PORTION OF STREET "F"
LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
STD. NO. 105 MODIFIED
NOT TO SCALE

SP288 A2 PA-14 DATA TABLE

LOT AREA TABLE		
LOT #	AREA	USABLE AREA
299	4,010 SF	4,010 SF
300	3,595 SF	3,595 SF
301	3,616 SF	3,616 SF
302	3,608 SF	3,323 SF
303	4,867 SF	4,348 SF
304	4,658 SF	4,658 SF
305	3,549 SF	3,310 SF
306	5,849 SF	5,849 SF
307	4,720 SF	4,720 SF
308	5,991 SF	5,991 SF
309	4,737 SF	4,737 SF
310	3,825 SF	3,825 SF
311	3,746 SF	3,746 SF
312	3,571 SF	3,571 SF
313	3,571 SF	3,571 SF
314	3,819 SF	3,819 SF
315	4,572 SF	4,572 SF
316	4,499 SF	4,499 SF
317	3,520 SF	3,256 SF
318	3,608 SF	3,274 SF

LOT AREA TABLE		
LOT #	AREA	USABLE AREA
319	3,520 SF	3,133 SF
320	3,608 SF	3,221 SF
321	3,520 SF	3,115 SF
322	3,583 SF	3,179 SF
323	3,533 SF	3,134 SF
324	3,587 SF	3,197 SF
325	3,601 SF	3,213 SF
326	3,541 SF	3,168 SF
327	3,527 SF	3,115 SF
328	3,526 SF	3,140 SF
329	3,902 SF	3,509 SF
330	4,686 SF	4,443 SF
331	5,860 SF	5,542 SF
332	4,163 SF	4,163 SF
333	4,000 SF	4,000 SF
334	4,014 SF	4,014 SF
335	3,723 SF	3,723 SF
336	3,808 SF	3,808 SF
337	3,866 SF	3,866 SF
338	3,920 SF	3,920 SF

LOT AREA TABLE		
LOT #	AREA	USABLE AREA
339	3,915 SF	3,915 SF
340	3,915 SF	3,915 SF
341	3,915 SF	3,915 SF
342	4,021 SF	4,021 SF
343	4,127 SF	4,127 SF
344	4,127 SF	4,127 SF
345	4,127 SF	4,127 SF
346	4,128 SF	4,128 SF
347	4,014 SF	4,1014 SF
348	4,000 SF	4,000 SF
349	4,000 SF	3,660 SF
350	4,447 SF	4,068 SF
351	4,400 SF	4,400 SF
352	3,572 SF	3,572 SF
353	3,594 SF	3,594 SF
354	3,601 SF	3,601 SF
355	3,606 SF	3,606 SF
356	4,516 SF	3,786 SF
357	3,731 SF	3,224 SF
358	3,600 SF	3,210 SF

LOT AREA TABLE		
LOT #	AREA	USABLE AREA
359	3,600 SF	3,210 SF
360	3,600 SF	3,600 SF
361	3,660 SF	3,660 SF
362	4,530 SF	4,530 SF
363	3,872 SF	3,315 SF
364	3,623 SF	3,268 SF
365	3,787 SF	3,361 SF
366	4,592 SF	4,125 SF
367	4,159 SF	3,528 SF
368	3,800 SF	3,178 SF
369	3,800 SF	2,178 SF
370	4,504 SF	3,748 SF
371	4,068 SF	3,431 SF
372	5,333 SF	4,878 SF
373	4,950 SF	4,950 SF

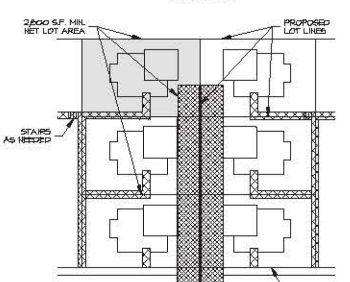
AVERAGE 4,033 SF

LAND USE SUMMARY

LAND USE	LOTS	ACREAGE
SINGLE-FAMILY RESIDENTIAL	1-373	35.15
SOUTHERN BASIN		4.18
NORTHERN BASIN		2.14
ON-SITE OPEN SPACE	A-CC	8.18
OPEN SPACE	376	4.01
OPEN SPACE	377	22.70
OPEN SPACE	378	13.37
PARK SITE	379	4.42
PARK SITE	380	2.70
HIGH-DENSITY RESIDENTIAL	381	8.70
HIGH-DENSITY RESIDENTIAL	382	18.50
REC. CENTER	383	3.53
PRIVATE STREETS		17.40
PUBLIC STREETS		15.50
TOTAL ACREAGE		161.48

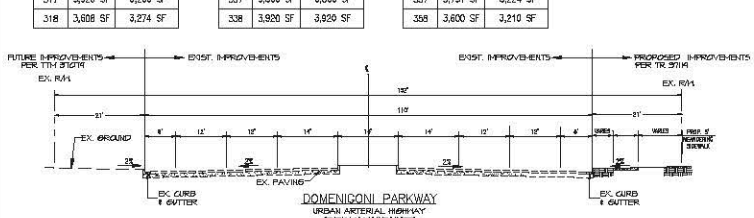
OPEN SPACE TABLE

OPEN SPACE LOT	LOT SIZE	PURPOSE
LOT 376	4.00 AC	NATURAL OPEN SPACE WITH TRAILS TO BE CONVEYED TO PECHANGA
LOT 377	22.70 AC	NATURAL OPEN SPACE WITH TRAILS
LOT 378	13.37 AC	NATURAL OPEN SPACE WITH TRAILS
LOT 379	4.42 AC	PARK
LOT 380	2.70 AC	PARK
LOT 383	3.53 AC	REC. CENTER
TOTAL ACREAGE	50.72 AC	



NOTE: ULTIMATE ACCESS WILL BE DETERMINED WITH FINAL MAP.
THIS IS AN EXAMPLE OF WHAT A TYPICAL ACCESS MAY BE.

TYPICAL ACCESS EASEMENT DETAIL
NOT TO SCALE



DOMENIGONI PARKWAY
URBAN ARTERIAL HIGHWAY
(PUBLICLY MAINTAINED)
STD. NO. 41
NOT TO SCALE

SCHEDULE "A" SUBDIVISION

REVISIONS	DATE	BY
ADD TABLES	4/17	RS
ADD DETAILS	11/16	RS

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE OF PARCEL MAP NO. 28609 AS SHOWN BY MAP ON FILE IN BOOK 203 PAGES 99 THROUGH 102, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 6S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

SCALE: AS SHOWN
DATE: 4/12/2016
DESIGNED: RS
CHECKED: DWL
PLN CK REF:
F.B.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O. 15-0170
SHEET 2 OF 7 SHEETS
DWG. NO.

G:\2015\15-0170\DRAWINGS\ENTITLEMENT\15-0170-C-TTM.DWG 4/17/2017 2:11:04 PM

SR-79 WINCHESTER ROAD
SECTION C-C
NOT TO SCALE

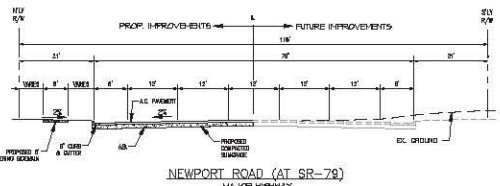
SECTION D-D
NOT TO SCALE

SECTION E-E
NOT TO SCALE

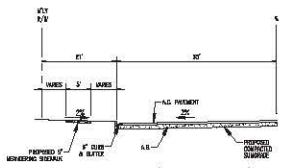
SECTION G-G
NOT TO SCALE

SECTION H-H
NOT TO SCALE

NOTE:
NUMBER OF STREET PARKING SPACES AVAILABLE IN PA#5 = 167 SPACES. PARKING IS ALLOWED ONLY ON ONE SIDE OF STREET.



NEWPORT ROAD (AT SR-79)
MAJOR HIGHWAY
(PUBLICLY MAINTAINED)
STD. NO. 419
NOT TO SCALE



NEWPORT ROAD (AT RICE ROAD)
MAJOR HIGHWAY
(PUBLICLY MAINTAINED)
STD. NO. 419
NOT TO SCALE

REVISIONS	DATE	BY
CHANGE LOT CONFIGURATION	4/17	RS
CHANGE LOT CONFIG & LOT SIZES, ADD SECTIONS	11/16	RS

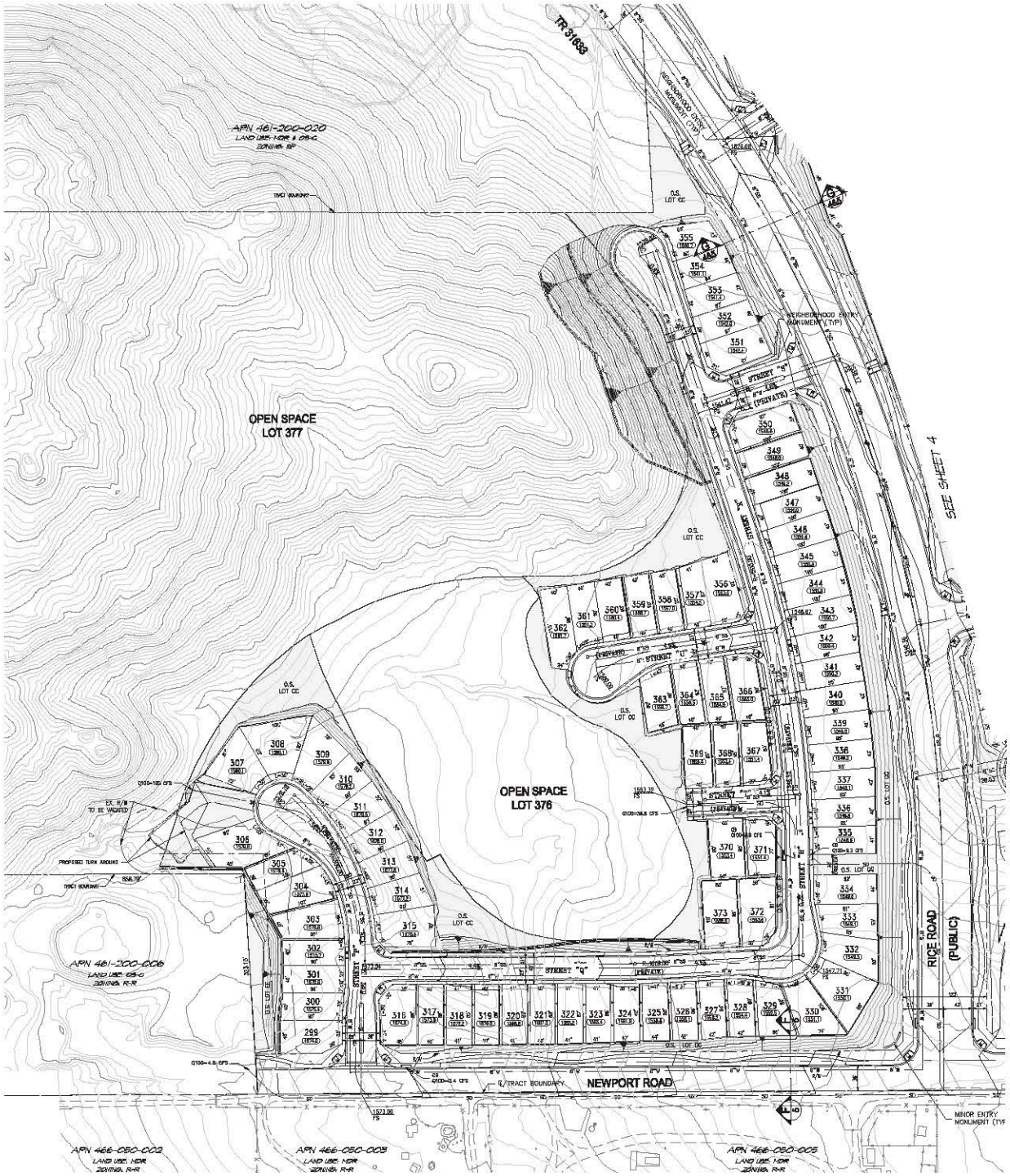
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37119

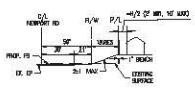
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE OF PARCEL MAP NO. 18866 AS SHOWN BY MAP ON FILE IN BOOK 202 PAGES 84 THROUGH 105, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 32, TOWNSHIP 3S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

SCALE:	1"=60'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256
DATE:	4/12/2016		
DESIGNED:	RS		
CHECKED:	DWL		
PLN CK REF:			
T.B.			

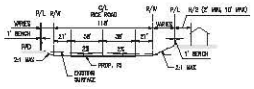
W.O. 15-0170
SHEET 4 OF 7 SHEETS
DWG. NO.

G:\2015\15-0170\DRAWINGS\SITE\SHEET\15-0170-D-TM.DWG 4/17/2017 2:11:54 PM





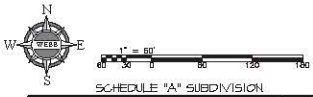
SECTION F–F
NOT TO SCALE



SECTION G–G
NOT TO SCALE

RICE ROAD TRAFFIC NOTES:

- RICE ROAD DEAD ENDS AT OUR PROJECT.
- "I" STREET AND "S" STREET DO NOT HAVE COMPLICTING LEFT TURN POCKETS.
- "I" STREET IS AN ENTRANCE FOR ONLY 14 LOTS. THERE WILL NOT BE ALOT OF TRAFFIC ENTERING.
- REDUCE SPEED LIMIT (ALSO REDUCE BECAUSE NEAR PARK).



SCHEDULE "A" SUBDIVISION

ADD STRIPING FOR TURN LANES, ADD SECTION	4/17	RS
CHANGE LOT CONFIGURATION	11/16	RS
REVISIONS	DATE	BY

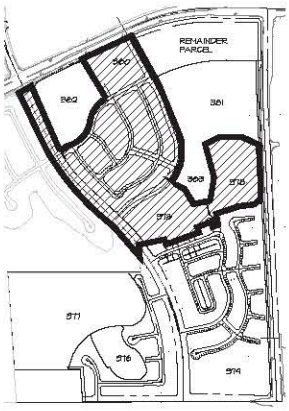
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE OF PARCEL MAP NO. 28800 AS SHOWN BY MAP ON FILE IN BOOK 203 PAGES 99 THROUGH 102, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 5S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

SCALE: 1"=60'	ELBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX: (951) 788-1256	W.O. 15-0170
DATE: 4/12/2016			SHEET 5 OF 7 SHEETS
DESIGNED: RS			
CHECKED: DML			
PLN CK REF:			DWG. NO.
F.B.			

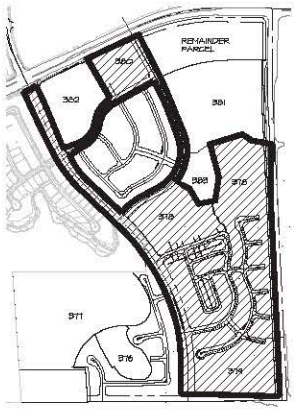
G:\2015\15-0170\DRAWINGS\EXTITLEMENT\15-0170-C-TM.DWG 4/17/2017 2:11:04 PM

COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT MAP NO. 37119
PHASING EXHIBIT



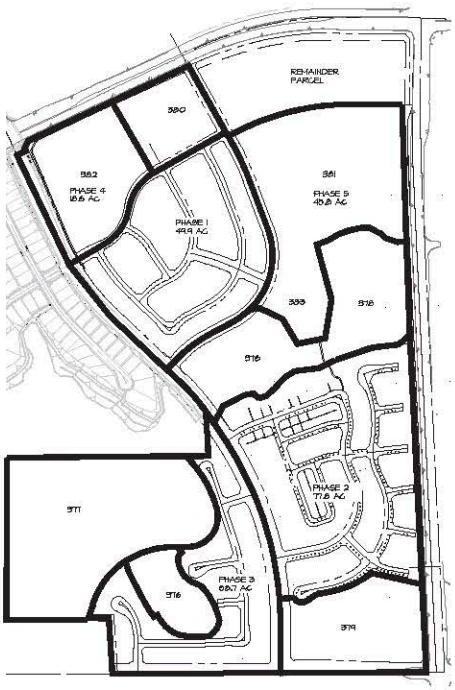
PHASE 1
1"=500'

PHASE 1:
CONSTRUCT FULL SETA STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOMENIGONI PARKWAY TO THE SOUTHERN EDGE OF TRACT 31689 BOUNDARY. CONSTRUCT THE BASIN ON LOT 380.

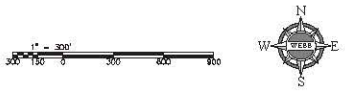


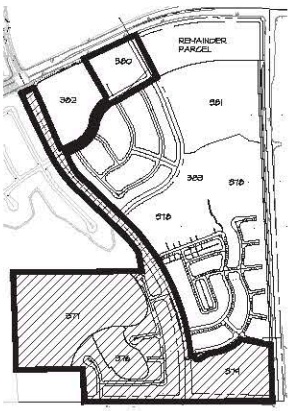
PHASE 2
1"=500'

PHASE 2:
CONSTRUCT SETA AND 'A' STREET IMPROVEMENTS CURB TO CURB AND ALL UTILITIES UNDERGROUND. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS (EXCLUDING PARKWAY) AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOMENIGONI PARKWAY TO THE SOUTHERN EDGE OF TRACT 31689 BOUNDARY. CONSTRUCT FULL RICE ROAD STREET IMPROVEMENTS (EXCLUDING WESTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM THE SOUTHERN EDGE OF TRACT 31689 TO OLD NEWPORT ROAD. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON OLD NEWPORT ROAD FROM WINCHESTER ROAD TO RICE ROAD. CONSTRUCT FRONTAGE IMPROVEMENTS ON WINCHESTER ROAD. CONSTRUCT THE BASINS ON LOT 379 AND 380. CONSTRUCT REC. CENTER PRIOR TO 332ND BLDG. PERMIT.



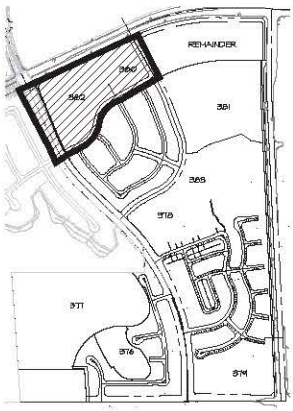
PHASE EXHIBIT
1"=500'





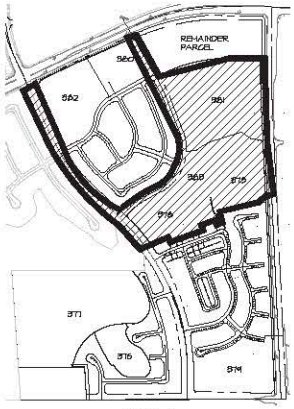
PHASE 3
1"=500'

PHASE 3:
CONSTRUCT 'A' STREET IMPROVEMENTS CURB TO CURB AND ALL UTILITIES UNDERGROUND. CONSTRUCT FULL SETA STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM DOMENIGONI PARKWAY TO 'A' STREET. CONSTRUCT CURB TO CURB STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON SETA STREET TO RICE ROAD. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS (EXCLUDING PARKWAY) AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOMENIGONI PARKWAY TO THE SOUTHERN EDGE OF TRACT 31689 BOUNDARY. CONSTRUCT FULL RICE ROAD STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM THE SOUTHERN EDGE OF TRACT 31689 TO OLD NEWPORT ROAD. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON OLD NEWPORT ROAD FROM WINCHESTER ROAD TO WESTERN PROJECT BOUNDARY. CONSTRUCT THE BASINS ON LOT 374 AND 380. CONSTRUCT REC. CENTER PRIOR TO 332ND BLDG. PERMIT.



PHASE 4
1"=500'

PHASE 4:
CONSTRUCT FULL 'A' STREET IMPROVEMENTS (EXCLUDING SOUTHERN PARKWAY) AND ALL UTILITIES UNDERGROUND. CONSTRUCT FULL SETA STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM DOMENIGONI PARKWAY TO 'A' STREET. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOMENIGONI PARKWAY TO 'A' STREET. CONSTRUCT FRONTAGE IMPROVEMENTS ON DOMENIGONI PARKWAY. CONSTRUCT THE BASIN ON LOT 380.



PHASE 5
1"=500'

PHASE 5:
CONSTRUCT FULL 'A' STREET IMPROVEMENTS (EXCLUDING SOUTHERN PARKWAY AND NORTHERN PARKWAY FRONTING LOT 382) AND ALL UTILITIES UNDERGROUND. CONSTRUCT FULL SETA STREET IMPROVEMENTS (EXCLUDING WESTERN AND NORTHERN PARKWAY) AND ALL UTILITIES UNDERGROUND. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS (EXCLUDING PARKWAY) AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOMENIGONI PARKWAY TO THE SOUTHERN EDGE OF TRACT 31689 BOUNDARY. CONSTRUCT THE BASIN ON LOT 380. CONSTRUCT REC. CENTER PRIOR TO 332ND BLDG. PERMIT.

SCHEDULE "A" SUBDIVISION

REVISIONS	DATE	BY
ADD PHASING LABELS	4/17	RS
ADD PHASING INFORMATION	11/16	RS

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 7, INCLUSIVE OF PARCEL MAP NO. 28902 AS SHOWN BY MAP ON FILE IN BOOK 202 PAGES 88 THROUGH 102, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 5S, RANGE 2W, SAN BERNARDINO BASE AND MERIDIAN.

SCALE: AS SHOWN	ALBERT A. WEBB ASSOCIATES	3788 MCCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX: (951) 788-1256	W.O. 15-0170
DATE: 4/12/2016			SHEET 7
DESIGNED: RS			OF 7 SHEETS
CHECKED: DML			
PLN CK REQ:			DWG. NO.
P.E.			

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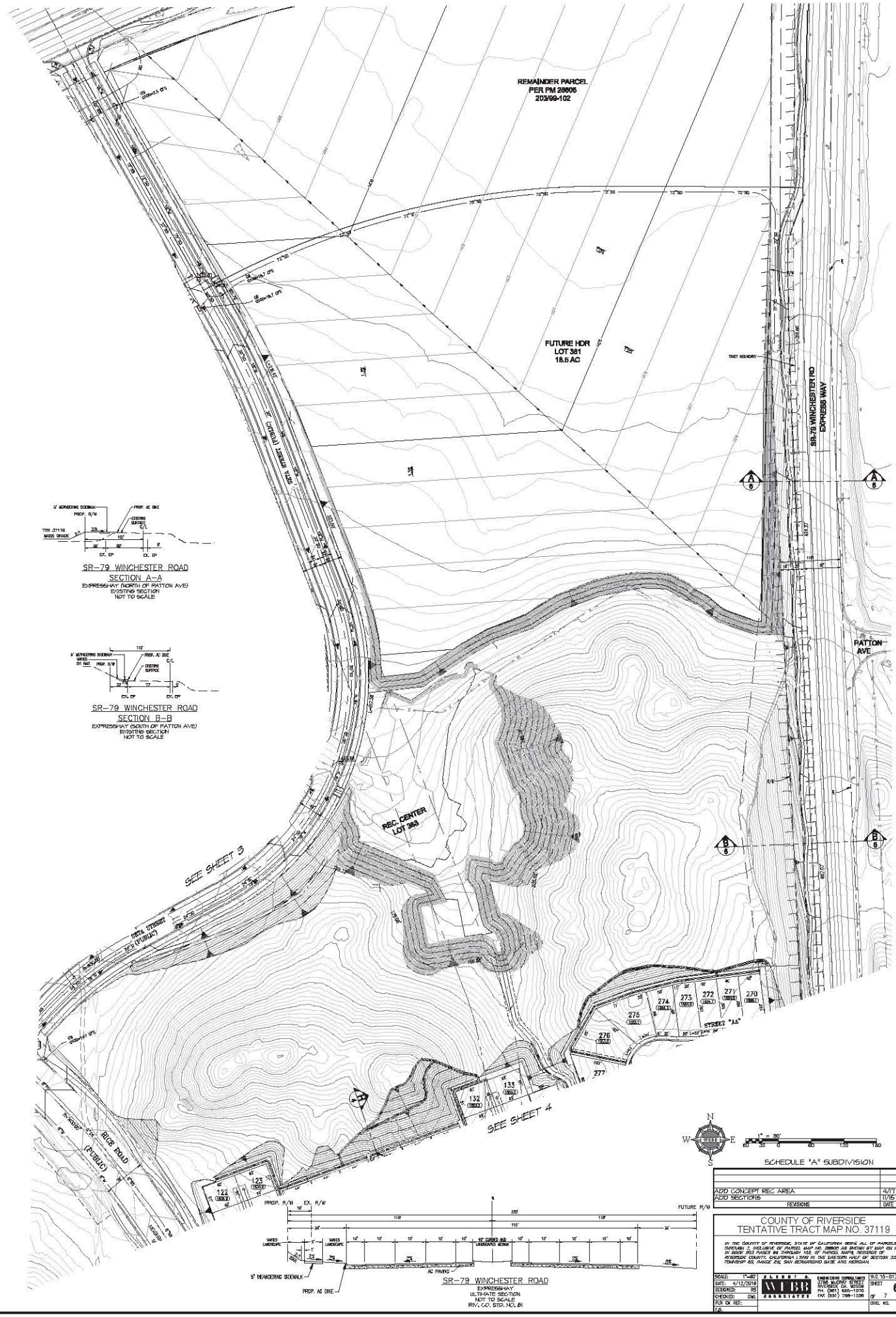

REMAINDER PARCEL
PER PM 28606
203/99-102
FUTURE HDR
LOT 381
18.5 AC
SR-79 WINCHESTER RD
EXPRESS WAY
PATTON AVE
REC. CENTER
LOT 383
SEE SHEET 3
SEE SHEET 4
SETA STREET (PUBLIC)
RICE ROAD (PUBLIC)
STREET "AA"
SR-79 WINCHESTER ROAD
SECTION A-A
EXPRESSWAY (NORTH OF PATTON AVE)
EXISTING SECTION
NOT TO SCALE
SR-79 WINCHESTER ROAD
SECTION B-B
EXPRESSWAY (SOUTH OF PATTON AVE)
EXISTING SECTION
NOT TO SCALE
SCHEDULE "A" SUBDIVISION
SR-79 WINCHESTER ROAD
EXPRESSWAY
ULTIMATE SECTION
NOT TO SCALE
RIV. CO. STD. NO. 81
ADD CONCEPT REC AREA
ADD SECTIONS
REVISIONS
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37119
SCALE: 1"=80'
DATE: 4/12/2016
DESIGNED: RS
CHECKED: DWL
PLN CK REF:
F.B.
W.O. 15-0170
SHEET 6 OF 7 SHEETS
DWG. NO.

LANDSCAPE ARCHITECT

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CALIFORNIA 92506
PH: (951) 248-4275 FX: (951) 788-1256
JAIME.MACIAS@WEBBASSOCIATES.COM

CIVIL ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CALIFORNIA 92506
PH: (951) 248-4275 FX: (951) 788-1256
JENNIFER.GILLEN@WEBBASSOCIATES.COM

OWNER APPLICANT

SR CONESTOGA, LLC | THE RANCON GROUP
141391 KALMIA STREET SUITE 200
MURRIETA, CALIFORNIA 92562
PH: (951) 696-0600
ATTN: JEFF COMERCHERO

DEVELOPER

SR CONESTOGA, LLC | THE RANCON GROUP
141391 KALMIA STREET SUITE 200
MURRIETA, CALIFORNIA 92562
PH: (951) 696-0600

LAND USE

EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL
EXISTING ZONING: SPECIFIC PLAN NO. 288
GENERAL PLAN LAND USE: MEDIUM DENSITY RESIDENTIAL & OPEN SPACE RECREATION

ASSESSOR'S PARCEL NUMBERS

461-210-019
461-220-005
461-220-006
461-220-014
461-220-015
461-220-018

UTILITIES

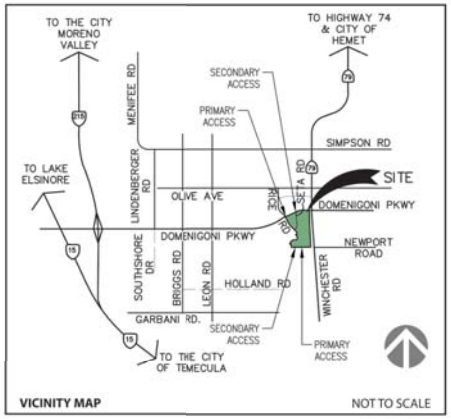
WATER	*EASTERN MUNICIPAL WATER DISTRICT*
SEWER	*EASTERN MUNICIPAL WATER DISTRICT*
GAS	*SOUTHERN CALIFORNIA GAS COMPANY*
ELECTRIC	*SOUTHERN CALIFORNIA EDISON COMPANY*
TELEVISION	*VERIZON*
TELEVISION	*INDIVIDUAL RECEPTION/CABLE*

ACREAGE

161.67 GROSS ACRES
33.44 NET ACRES

"I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO. 859.2; ORDINANCE 348, INCLUDING OFF-STREET PARKING AND SHADING REQUIREMENTS; THE CONDITIONS OF APPROVAL; AND SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCES."

08-14-2017



ALBERT A. WEBB ASSOCIATES
Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070

TRACT 37119 | SITE CONTEXT

PLANT LEGEND

TREES

BOTANICAL NAME|COMMON NAME	PLANT FACTOR	HEIGHT/WIDTH	MEDIANS	STREETSCAPE	PARKS	SLOPES
ACACIA BAILEYANA 'PURPUREA' | **BAILEY ACACIA**	LOW (0.2)	H: 25' W: 25'	●	●		●
ALBIZIA JULIBRISSIN | **MIMOSA TREE**	MED. (0.5)	H: 40' W: 40'				●
BRACHYCHITON POPULNEUS | **BOTTLE TREE**	LOW (0.2)	H: 30' W: 30'		●		●
CERCIS OCCIDENTALIS | **WESTERN REDBUD**	LOW (0.2)	H: 15' W: 15'	●	●		
FRAXINUS ANGUSTIFOLIA 'RAYWOOD' | **RAYWOOD ASH**	MED (0.5)	H: 30' W: 20'		●		●
GELIERA PARVIFLORA | **AUSTRALIAN WILLOW**	MED (0.5)	H: 25' W: 20'	●	●		
OLEA EUROPA 'SWAN HILL' | **FRUITLESS OLIVE**	LOW (0.2)	H: 25' W: 25'			●	●
LAGERSTROEMIA INDICA 'WATERMELON RED' | **CRAPE MYRTLE**	MED (0.5)	H: 25' W: 25'	●		●	●
PINUS CANARIENSIS | **CANARY ISLAND PINE**	MED (0.5)	H: 70' W: 20'		●	●	
PINUS ELDARICA | **AFGHAN PINE**	LOW (0.2)	H: 40' W: 25'	●			
PISTACIA CHINENSIS | **CHINESE PISTACHE**	MED (0.5)	H: 30' W: 30'			●	●
PLATANUS x ACERIFOLIA | **LONDON PLANE TREE**	MED (0.5)	H: 30' W: 30'				●
PLATANUS RACEMOSA | **WESTERN SYCAMORE**	MED (0.5)	H: 30' W: 30'	●		●	
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' | **PURPLE LEAF PLUM**	MED (0.5)	H: 20' W: 15'		●		●
QUERCUS AGRIFOLIA | **CALIFORNIA COAST LIVE OAK**	MED (0.5)	H: 50' W: 50'		●	●	
QUERCUS ILEX | **HOLLY OAK**	MED (0.5)	H: 40' W: 40'		●	●	

SHRUBS/GROUNDCOVER/VINES

BOTANICAL NAME|COMMON NAME	PLANT FACTOR	HEIGHT/WIDTH
ABELIA GRANDIFLORA 'EDWARD GOUCHER' | **GLOSSY ABELIA**	MED. (0.5)	H: 8' W: 5'
ACACIA REDOLENS 'LOW BOY' | **PROSTRATE ACACIA**	LOW (0.2)	H: >1' W: 12'
CALLISTEMON 'LITTLE JOHN' | **DWARF BOTTLEBRUSH**	MED. (0.5)	H: 3' W: 3'
BACCHARIS PILULARIS 'TWIN PEAKS' | **COYOTE BRUSH**	LOW (0.2)	H: 1' W: 6'
BERBERIS THUNBERGII | **JAPANESE BARBERRY**	LOW (0.2)	H: 5' W: 5'
DIETES BICOLOR | **FORTNIGHT LILY**	MED (0.5)	H: 2' W: 1'
DODONAEA VISCOSA 'PURPUREA' | **PURPLE HOPSEED BUSH**	MED (0.5)	H: 12' W: 9'
ELAEAGNUS PUNGENS | **SILVERBERRY**	LOW (0.2)	H: 10' W: 10'
EUONYMUS JAPONICUS 'AEREO-VARIEGATUS' | **EUONYMUS**	MED (0.5)	H: 8' W: 6'
FICUS PUMILA | **CREEPING FIG**	MED (0.5)	H/W: 40'
HESPERALOE PARVIFLORA | **RED YUCCA**	LOW (0.2)	H: 3' W: 3'
JUNIPERUS CONFERTA | **SHORE JUNIPER**	MED (0.5)	H: 1' W: 6'
LEUCOPHYLLUM FRUTESCENS | **TEXAS RANGER**	LOW (0.2)	H: 6' W: 6'
LIGUSTRUM JAPONICUM 'TEXANUM' | **TEXAS PRIVET**	MED (0.5)	H: 10' W: 8'
LONICERA JAPONICA 'HALLIANA' | **JANANESE HONEYSUCKLE**	LOW (0.2)	H: 18" W: 5'
MUHLENBERGIA CAPILLULARIS 'REGAL MIST' | **PINK MUHLY**	LOW (0.2)	H: 3' W: 6'
PHOTINIA x FRASERI | **FRASER'S PHOTINIA**	MED (0.5)	H: 10' W: 10'
RHAPHIOLEPIS INDICA | **INDIAN HAWTHORNE**	MED (0.5)	H: 5' W: 6'
ROSMARINUS OFFICINALIS 'PROSTRATUS' | **ROSEMARY**	LOW (0.2)	H: 8" W: 8'
SALVIA GREGGII | **AUTUMN SAGE**	LOW (0.2)	H: 3' W: 4'

PLANTING NOTES

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES
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  - ANTI-DRAIN CHECK VALVES
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VALLEY-WIDE RECREATION & PARK DISTRICT

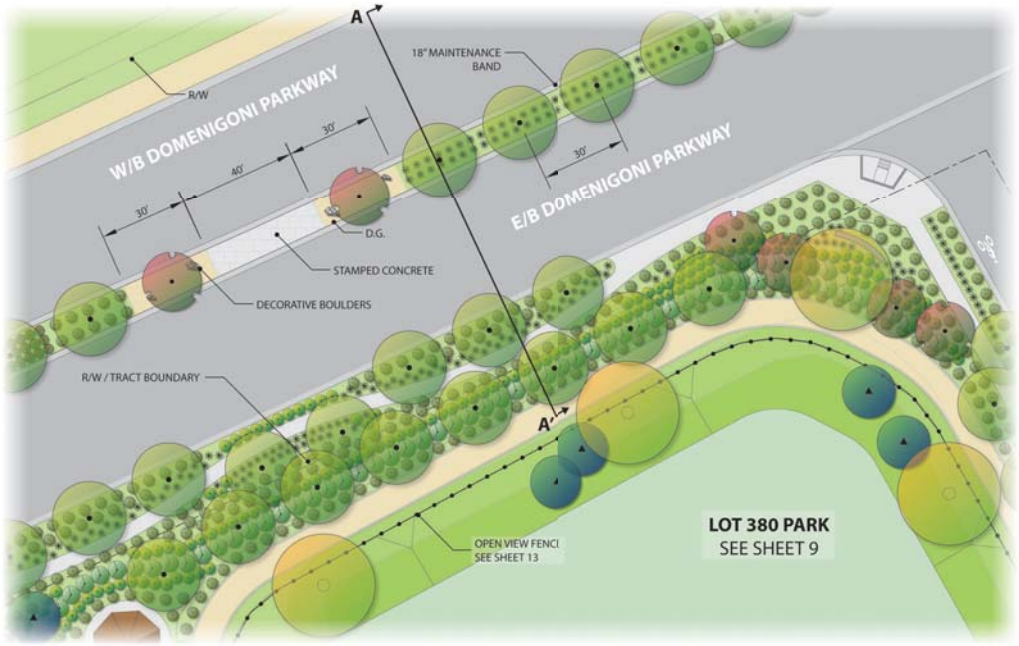
DEAN WETTER | Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY

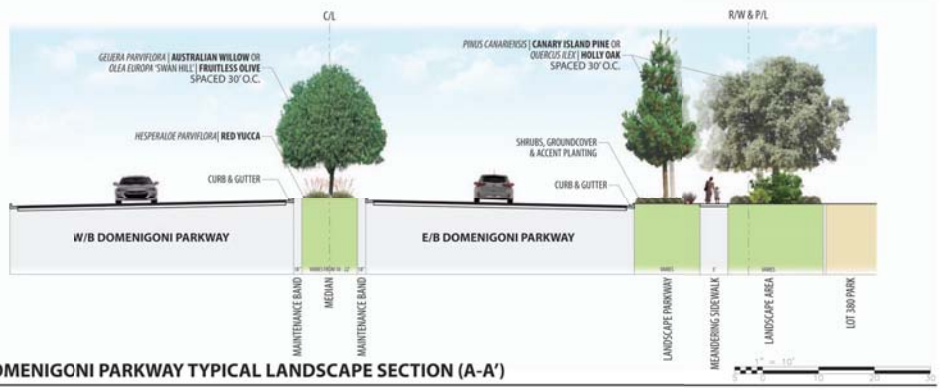
ALBERT A. WEBB ASSOCIATES
Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070

TRACT 37119 | CONCEPTUAL LANDSCAPE PLAN

DOMENIGONI PARKWAY CONCEPTUAL PLANTING PLAN



TYPICAL PLANTING DENSITY LAYOUT FOR DOMENIGONI PARKWAY



DOMENIGONI PARKWAY TYPICAL LANDSCAPE SECTION (A-A')

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER | Date:

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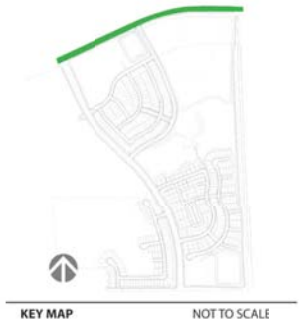

KEY MAP NOT TO SCALE

CONCEPT PLANT SCHEDULE

STREET TREES
SEE PAGE 2 FOR SPECIES LIST

ACCENT TREES
SEE PAGE 2 FOR SPECIES LIST

SLOPE TREES
SEE PAGE 2 FOR SPECIES LIST

LARGE PARK TREES
SEE PAGE 2 FOR SPECIES LIST

LARGE SHRUBS
DODONAEA VISCOSA 'PURPUREA' | **PURPLE HOPSEED BUSH** 5' O.C. SPACING
ELAEAGNUS PUNGENS | **SILVERBERRY** 5' O.C. SPACING
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DIETES BICOLOR | **FORTNIGHT LILY** 4' O.C. SPACING
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MEDIUM SHRUBS
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SALVIA GREGGII | **AUTUMN SAGE** 4' O.C. SPACING

MEDIAN SHRUBS
CALLISTEMON 'LITTLE JOHN' | **DWARF BOTTLEBRUSH** 4' O.C. SPACING

GROUNDCOVERS
ACACIA REDOLENS 'LOW BOY' | **PROSTRATE ACAIA** 6' O.C. SPACING
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JUNIPERUS CONFERTA | **SHORE JUNIPER** 6' O.C. SPACING
LONICERA JAPONICA 'HALLIANA' | **HALL'S HONEYSUCKLE** 6' O.C. SPACING
ROSMARINUS OFFICINALIS 'PROSTRATUS' | **DWARF ROSEMARY** 3' O.C. SPACING

LICENSED LANDSCAPE ARCHITECT — JAIME MACIAS — No. 6073 — 12-31-2017 — STATE OF CALIFORNIA

PLANTING NOTES

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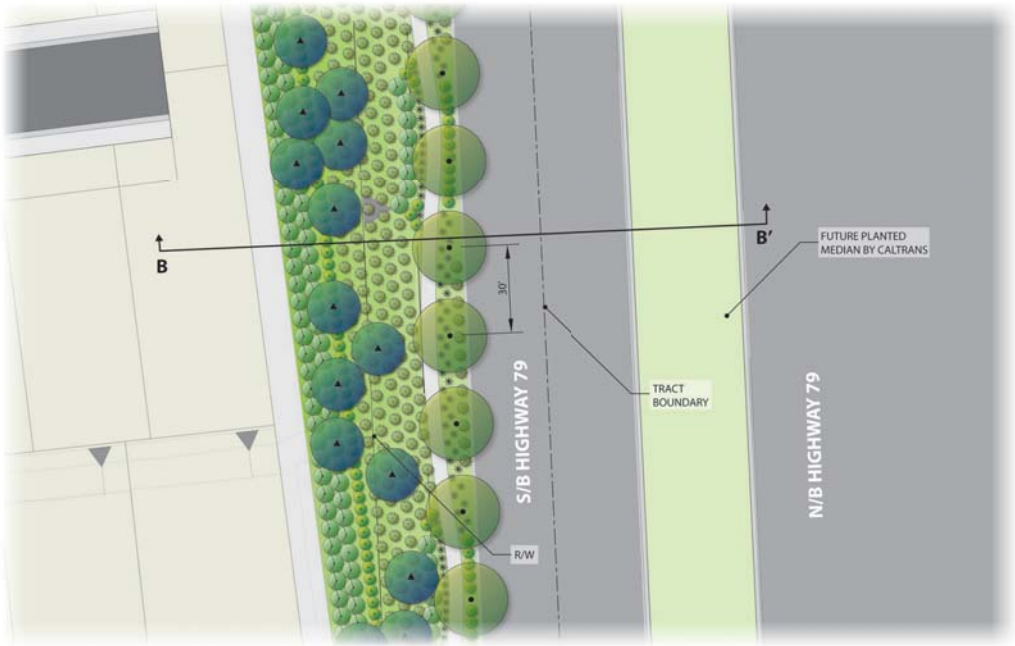
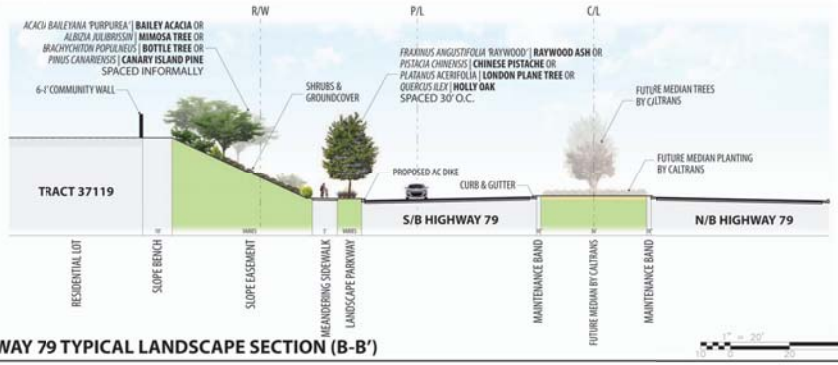
HIGHWAY 79 CONCEPTUAL PLANTING PLAN



TYPICAL PLANTING DENSITY LAYOUT FOR HIGHWAY 79



HIGHWAY 79 TYPICAL LANDSCAPE SECTION (B-B')

CONCEPT PLANT SCHEDULE

STREET TREES
SEE PAGE ? FOR SPECIES LIST

ACCENT TREES
SEE PAGE ? FOR SPECIES LIST

SLOPE TREES
SEE PAGE ? FOR SPECIES LIST

LARGE PARK TREES
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LARGE SHRUBS
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ROSMARINUS OFFICINALIS 'PROSTRATUS' | **DWARF ROSEMARY** 3' O.C. SPACING

LICENSED LANDSCAPE ARCHITECT
JAYME BACA
No. 6070
12-31-2017
RENEWAL DATE
08-10-2017
DATE
STATE OF CALIFORNIA

KEY MAP NOT TO SCALE

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VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER | Date:

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ALBERT A. WEBB ASSOCIATES
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3788 McCray Street
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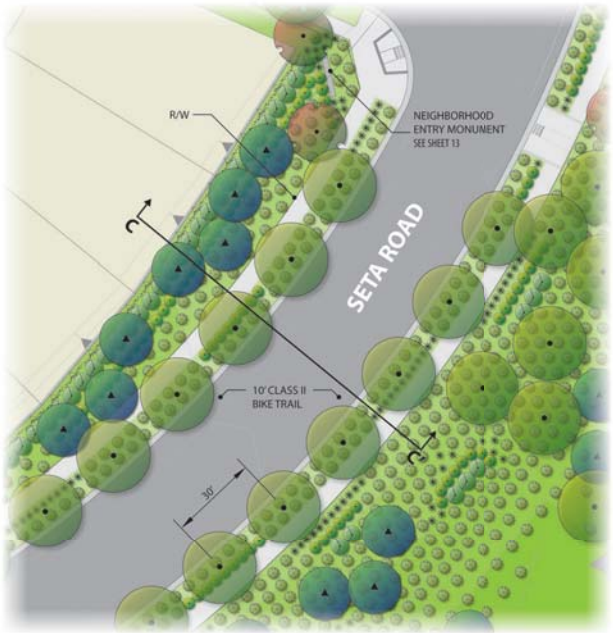
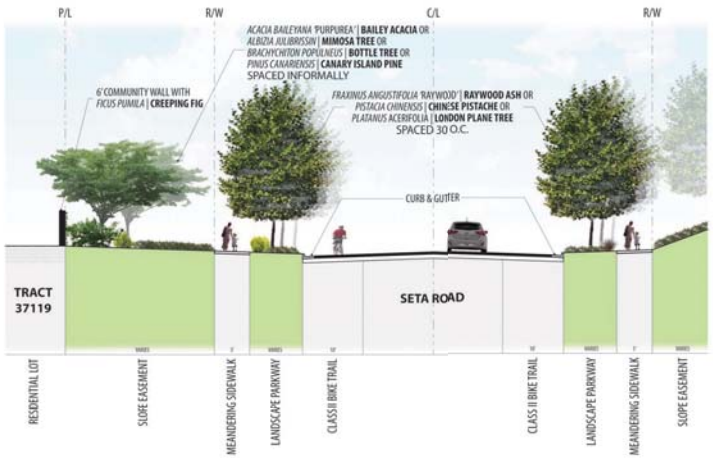
SETA ROAD CONCEPTUAL PLANTING PLAN



TYPICAL PLANTING DENSITY LAYOUT FOR SETA ROAD



SETA ROAD TYPICAL LANDSCAPE SECTION (C-C')

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER	Date:

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KEY MAP NOT TO SCALE

CONCEPT PLANT SCHEDULE

STREET TREES
SEE HAGE 2 FOR SPECIES LIST

ACCENT TREES
SEE HAGE 2 FOR SPECIES LIST

SLOPE TREES
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LARGE PARK TREES
SEE HAGE 2 FOR SPECIES LIST

LICENSED LANDSCAPE ARCHITECT
JAYME MACIAS No. 6070
12-31-2017
RENEWAL
STATE OF CALIFORNIA

LARGE SHRUBS
DODONAEA VISCOSA 'PURPUREA' | **PURPLE HOPSEED BUSH** 5' O.C. SPACING
ELAEAGNUS PUNGENS | **SILVERBERRY** 5' O.C. SPACING
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VINE(S)
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RISMARINUS OFFICINALIS 'PROSTRATUS' | **DWARF ROSEMARY** 3' O.C. SPACING

PLANTING NOTES

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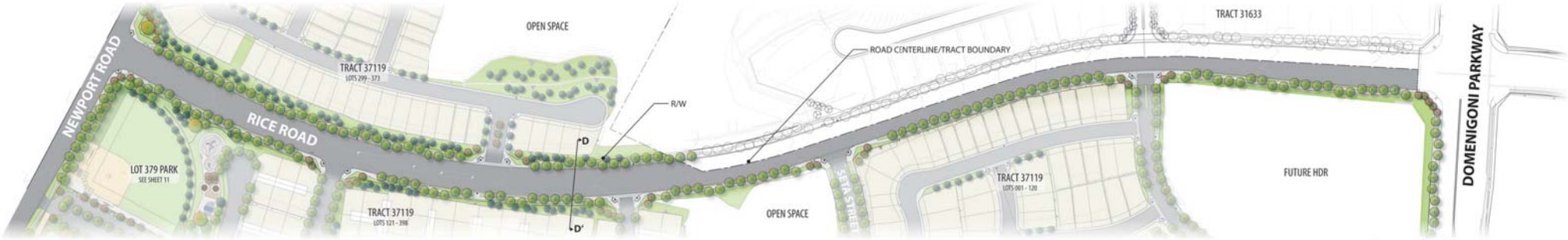

RICE ROAD CONCEPTUAL PLANTING PLAN

TYPICAL PLANTING DENSITY LAYOUT FOR RICE ROAD

RICE ROAD TYPICAL LANDSCAPE SECTION (D-D')

PLANTING NOTES

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VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER | Date:

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ELAEAGNUS PUNGENS | **SILVERBERRY** 5' O.C. SPACING
LIGUSTRUM JAPONICUM 'TEXANUM' | **WAX LEAF PRIVET** 5' O.C. SPACING
PHOTINIA x FRASERI | **PHOTINIA** 5' O.C. SPACING

ACCENT GRASSES & SHRUBS
DIETES BICOLOR | **FORTNIGHT LILY** 4' O.C. SPACING
HESPERALOE PARVIFLORA | **RED YUCCA** 3' O.C. SPACING
MUHLENBERGIA 'CAPILLARIS 'REGAL MIST' | **PINK MUHLY GRASS** 3' O.C. SPACING
TULBAGHIA VIOLACEA 'SILVER LACE' | **SOCIETY GARLIC** 3' O.C. SPACING

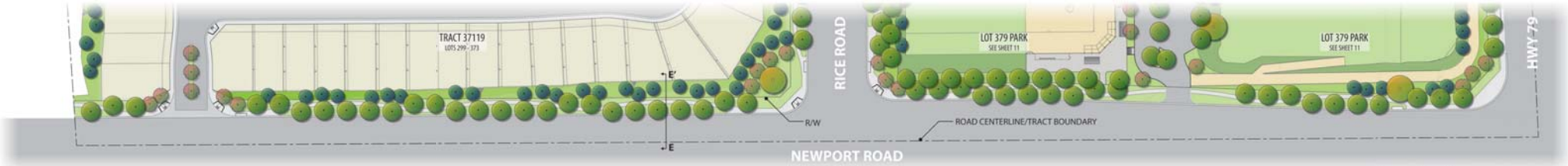
MEDIUM SHRUBS
ABELIA x GRANDIFLORA 'EDWARD GOUCHER' | **GLOSSY ABELIA** 4' O.C. SPACING
CALLISTEMON 'LITTLE JOHN' | **DWARF BOTTLEBRUSH** 4' O.C. SPACING
BERBERIS THUNBERGII | **JAPANESE GREENLEAF BARBERRY** 4' O.C. SPACING
EURONYMUS JAPONICUS 'AUREO VARIEGATA' | **GOLD SPOT EUONYMUS** 4' O.C. SPACING
LEUCOPHYLLUM FRUTESCENS | **TEXAS RANGER** 4' O.C. SPACING
RHAPHIOLEPIS INDICA | **INDIA HAWTHORN** 4' O.C. SPACING
SALVIA GREGGII | **AUTUMN SAGE** 4' O.C. SPACING

VINE(S)
FICUS PUMILA | **(REEPING FIG** 10' O.C. SPACING

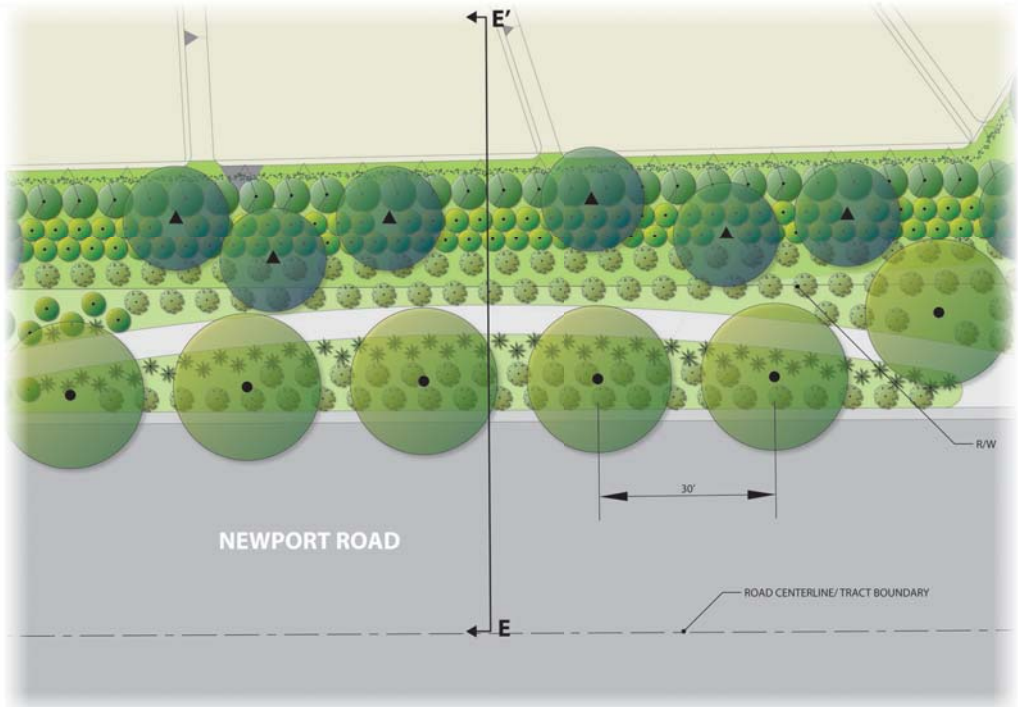
GROUNDCOVERS
ACACIA REDOLENS 'LOW BOY' | **PROSTRATE ACAIA** 6' O.C. SPACING
BACCHARIS PILULARIS 'TWIN PEAKS' | **COYOTE BRUSH** 4' O.C. SPACING
JUNIPERUS CONFERTA | **SHORE JUNIPER** 6' O.C. SPACING
LONICERA JAPONICA 'HALLIANA' | **HALL'S HONEYSUCKLE** 6' O.C. SPACING
ROSMARINUS OFFICINALIS 'PROSTRATUS' | **DWARF ROSEMARY** 3' O.C. SPACING

LICENSED LANDSCAPE ARCHITECT
JAIME MACIAS No. 5879
12-31-2017
RENEWAL DATE
STATE OF CALIFORNIA

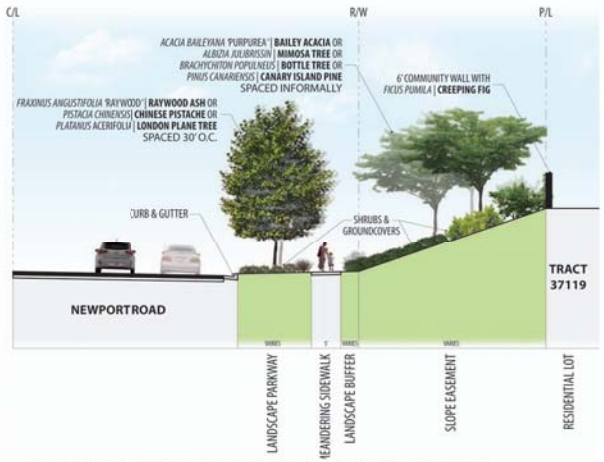
ALBERT A. WEBB ASSOCIATES
Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070



NEWPORT ROAD CONCEPTUAL PLANTING PLAN



TYPICAL PLANTING DENSITY LAYOUT FOR NEWPORT ROAD



NEWPORT ROAD TYPICAL LANDSCAPE SECTION (E-E')

CONCEPT PLANT SCHEDULE

STREET TREES
SEE PAGE 2 FOR SPECIES LIST

ACCENT TREES
SEE PAGE 2 FOR SPECIES LIST

SLOPE TREES
SEE PAGE 2 FOR SPECIES LIST

LARGE PARK TREES
SEE PAGE 2 FOR SPECIES LIST

LARGE SHRUBS
DODONAEA VISCOSA 'PURPUREA' | **PURPLE HOPSEED BUSH** 5' O.C. SPACING
ELAEAGNUS PUNGENS | **SILVERBERRY** 5' O.C. SPACING
LIGUSTRUM JAPONICUM 'TEXANUM' | **WAX LEAF PRIVET** 5' O.C. SPACING
PHOTINIA x FRASERI | **PHOTINIA** 5' O.C. SPACING

ACCENT GRASSES & SHRUBS
DIETES BICOLOR | **FORTNIGHT LILY** 3' O.C. SPACING
HESPERALOE PARVIFLORA | **RED YUCCA** 3' O.C. SPACING
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MEDIUM SHRUBS
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CALLISTEMON 'LITTLE JOHN' | **DWARF BOTTLEBRUSH** 4' O.C. SPACING
BERBERIS THUNBERGII | **JAPANESE GREENLEAF BARBERRY** 4' O.C. SPACING
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SALVIA GREGGII | **AUTUMN SAGE** 4' O.C. SPACING

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FICUS PUMILA | **CREEPING FIG** 10' O.C. SPACING

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LICENSED LANDSCAPE ARCHITECT
WAYNE MACTAE No. 5870
12-31-2017
RENEWAL
STATE OF CALIFORNIA

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER | Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

KEY MAP NOT TO SCALE

PLANTING NOTES

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES
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  - SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET
  - ANTI-DRAIN CHECK VALVES
  - MASTER VALVE & FLOW SENSOR
  - PRESSURE REGULATOR
  - RAIN SENSING DEVICE
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  - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES
  - SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH

ALBERT A. WEBB ASSOCIATES
Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070

TYPICAL PLANTING DENSITY LAYOUT FOR NEIGHBORHOOD PASEO

KEY MAP NOT TO SCALE

CONCEPT PLANT SCHEDULE

STREET TREES
SEE PAGE 2 FOR SPECIES LIST

ACCENT TREES
SEE PAGE 2 FOR SPECIES LIST

SLOPE TREES
SEE PAGE 2 FOR SPECIES LIST

LARGE PARK TREES
SEE PAGE 2 FOR SPECIES LIST

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ROSMARINUS OFFICINALIS 'PROSTRATUS' | **DWARF ROSEMARY** 3' O.C. SPACING

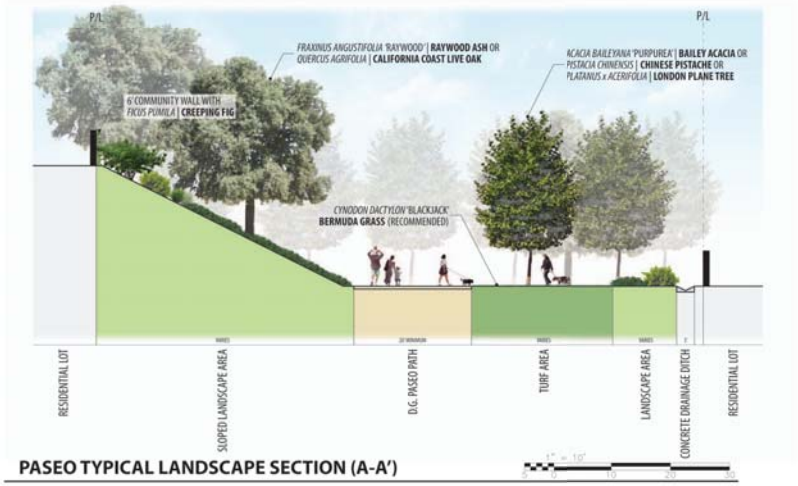
TURF GRASS
CYNODON DACTYLON 'BLACKJACK' | **BLACKJACK BERMUDA GRASS**

LICENSED LANDSCAPE ARCHITECT
JAYME MACIAS No. 6470
12-31-2017
STATE OF CALIFORNIA

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER | Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.



PASEO TYPICAL LANDSCAPE SECTION (A-A')

PLANTING NOTES

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  - RAIN SENSING DEVICE
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ALBERT A. WEBB ASSOCIATES
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TRACT 37119 | NEIGHBORHOOD PASEO ENLARGEMENT

KEY MAP NOT TO SCALE

CONCEPT PLANTING LEGEND

- STREET TREES
- SLOPE TREES
- ACCENT TREES
- LARGE PARK TREES
- TURF AREA
- LANDSCAPE AREA (SEE SHEET 2 FOR SHRUBS & GROUNDCOVER SPECIES)

NOTES LEGEND

		AREA
1	(2X) FULL BASKETBALL COURT	5,300 SF
2	RESTROOM BUILDING STRUCTURE	336 SF
3	PARKING LOT (19 SPACES)	9,247 SF
4	CHILDREN'S PLAY AREA | 5-12 YEARS OLD	2,463 SF
5	CHILDREN'S PLAY AREA | 2-5 YEARS OLD	836 SF
6	PICNIC SHELTERS/GAZEBO	
7	COURTYARD AREA W/ ACCENT PAVING & TREES	2,797 SF
8	MAINTENANCE ACCESS	
9	WATER QUALITY/ LOW FLOW AREA	
10	BASIN SLOPES/ GROUNDCOVER PLANTED	27,642 SF
11	WORKOUT STATIONS	
12	PICNIC TABLES ON CONCRETE PADS	
13	PARK BENCHES (TYP.)	
14	CONCRETE SEAT WALLS	
15	OPEN LAWN AREA	15,419 SF
16	BIORETENTION BASIN FLOOR	63,705 SF
17	SHRUBS & GROUNDCOVER PLANTING	38,284 SF
18	MONUMENT SIGN	
19	DECOMPOSED GRANITE TRAIL	15,340 SF

MAINTENANCE AREAS

MATERIAL	TOTAL AREA
TURF	15,419 SF
FLAT SHRUB/GROUNDCOVERS	38,284 SF
SLOPED SHRUB/GROUNDCOVERS	41,069 SF
PLANTED BIORETENTION BASIN FLOOR	63,705 SF
DECOMPOSED GRANITE	15,340 SF
CONCRETE	14,228 SF
ASPHALT	9,247 SF
DECORATIVE PAVING/PAVERS	2,797 SF
RUBBERIZED PLAYGROUND	3,289 SF
OPEN VIEW FENCE	1,164 LF

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER | Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

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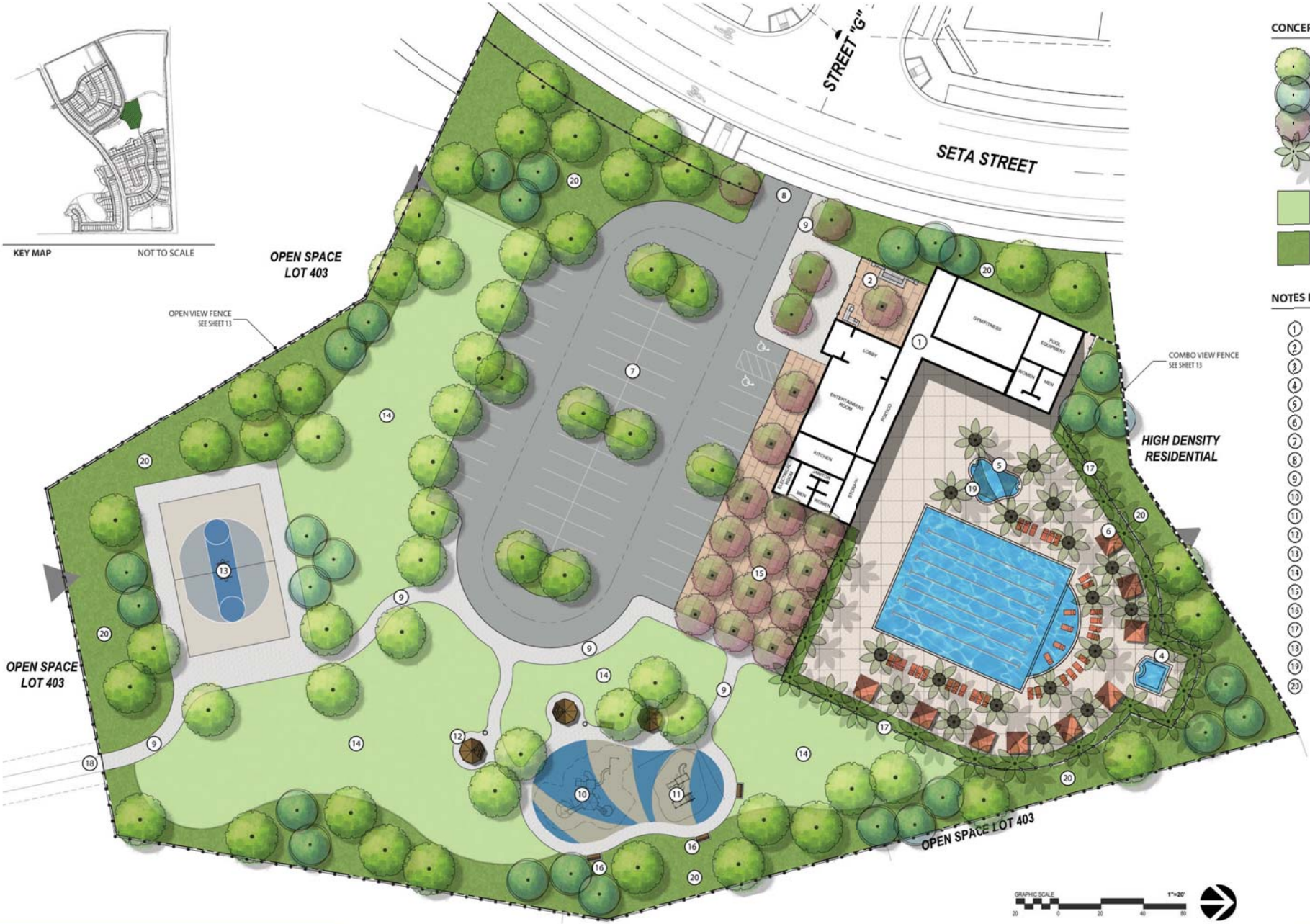

CONCEPT PLANTING LEGEND

- STREET TREES
- SLOPE TREES
- ACCENT TREES
- ACCENT PALM TREES
- TURF AREA
- LANDSCAPE AREA (SEE SHEET 2 FOR SHRUBS & GROUNDCOVER SPECIES)

NOTES LEGEND

1. COMMUNITY CENTER
2. BBQ/FIREPLACE LOUNGE AREA
3. SWIMMING POOL
4. SPA
5. SHALLOW CHILDREN'S POOL
6. CABANA (6X)
7. PARKING LOT (56)
8. VEHICULAR ENTRY
9. CONCRETE WALKWAYS
10. CHILDREN'S PLAY AREA | 5-12 YEARS OLD
11. CHILDREN'S PLAY AREA | 2-5 YEARS OLD
12. PICNIC SHELTERS/GAZEBO
13. HALF BASKETBALL COURT (2X)
14. OPEN LAWN AREA
15. COURTYARD AREA W/ ACCENT PAVING & PICNIC TABLES
16. PARK BENCHES
17. 6' HIGH TUBULAR STEEL POLE FENCE
18. ACCESS PATH CONNECTION
19. TENSILE SHADE OVER CHILDREN'S POOL
20. SHRUBS & GROUNDCOVER

LICENSED LANDSCAPE ARCHITECT
JAIME MACIAS No. 5870
12-31-2017
STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
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Riverside, CA 92506
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TRACT 37119 | LOT 383 COMMUNITY CENTER/PARK ENLARGEMENT

TREE LEGEND

- STREET TREES
- SLOPE TREES
- ACCENT TREES
- LARGE PARK TREES
- TURF AREA
- LANDSCAPE AREA (SEE SHEET 2 FOR SHRUBS & GROUNDCOVER SPECIES)

NOTES LEGEND

		AREA
1	(2X) HALF BASKETBALL COURT	
2	RESTROOM BUILDING STRUCTURE	345 SF
3	PARKING LOT | 58 SPACES	25,503 SF
4	CHILDREN'S PLAY AREA | 5-12 YEARS OLD	2,642 SF
5	CHILDREN'S PLAY AREA | 2-5 YEARS OLD	931 SF
6	PICNIC SHELTERS/GAZEBO	
7	COURTYARD AREA W/ ACCENT PAVING & TREES	1,437 SF
8	330' X 195' SOCCER FIELD	64,341 SF
9	BASIN ACCESS/ ADA ACCESS	
10	VEHICULAR ENTRY	
11	WATER QUALITY/ LOW FLOW AREA	
12	4: 1 BASIN SLOPES | GROUNDCOVER PLANTED	33,606 SF
13	LITTLE LEAGUE BASEBALL	13,169 SF
14	RETAINING WALL PER ENGINEERING PLANS	
15	PARK BENCHES (TYP.)	
16	CONCRETE SEAT WALLS	
17	OPEN LAWN AREA	
18	SHRUBS & GROUNDCOVER PLANTING	71,869 SF
19	DECOMPOSED GRANITE TRAIL	19,933 SF

MAINTENANCE AREAS

MATERIAL	TOTAL AREA
TURF	226,520 SF
FLAT SHRUB/GROUNDCOVERS	72,698 SF
4:1 SLOPED SHRUB/GROUNDCOVERS	33,606 SF
DECOMPOSED GRANITE	33,103 SF
CONCRETE	25,590 SF
ASPHALT	22,503 SF
DECORATIVE PAVING/PAVERS	1,437 SF
RUBBERIZED PLAYGROUND	3,573 SF

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Corporate Headquarters
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TRACT 37119 | LOT 379 PARK ENLARGEMENT

CONCEPT PLANT SCHEDULE

SMALL FLOWERING TREES
CERCIS OCCIDENTALIS | **WESTERN REDBUD**
LAGERSTROEMIA INDICA 'WATERMELON RED' | **CRAPE MYRTLE**

MEDIUM FLOWERING TREES
PISTACIA CHINENSIS | **CHINESE PISTACHE**
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' | **PURPLE LEAF PLUM**

LARGE SHRUBS
DODONAEA VISCOSA 'PURPUREA' | **PURPLE HOPSEED BUSH** 5' O.C. SPACING
ELAEAGNUS PUNGENS | **SILVERBERRY** 5' O.C. SPACING
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MEDIUM SHRUBS
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LICENSED LANDSCAPE ARCHITECT
JAIME MACIAS No. 5870
12-31-2017
RENEWAL DATE
09-15-2017
DATE
STATE OF CALIFORNIA

FENCING LEGEND

4'TALL VINYL PATIO FENCE
6'TALL COMMUNITY WALL

TYPICAL SECTION (A-A')

TYPICAL SECTION (B-B')

TYPICAL PLANTING LAYOUT FOR HIGH DENSITY RESIDENTIAL LOTS 121 - 213

PLANTING NOTES

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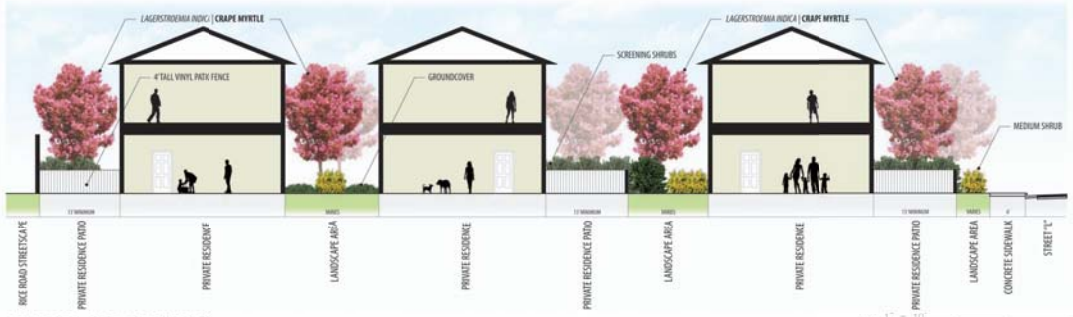

TYPICAL SECTION (C-C')

ALBERT A. WEBB ASSOCIATES
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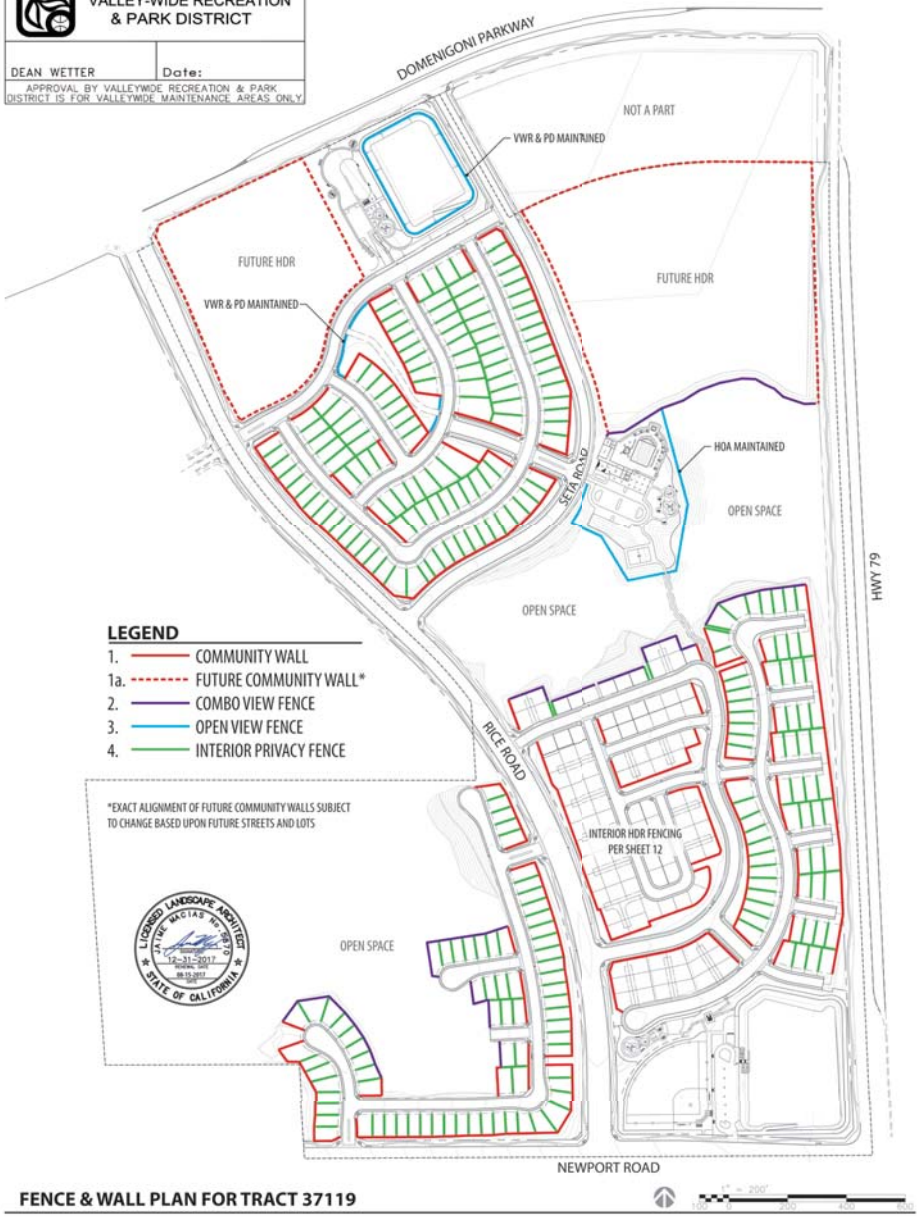
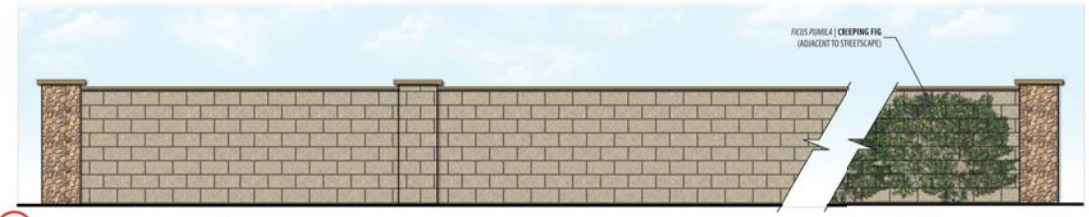
VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER | Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY

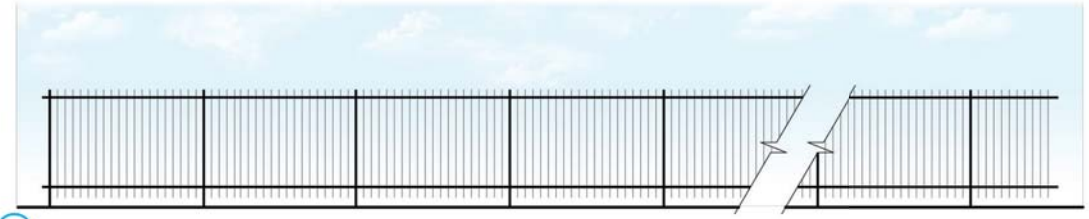


FENCE & WALL PLAN FOR TRACT 37119

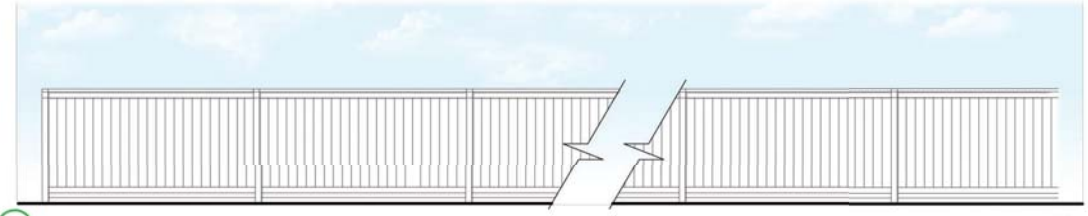


1 **COMMUNITY WALL** | 8' EXT. (6' INT.) SPLIT FACE BLOCK WALL WITH END & CORNER STONE VENEER PILASTERS N.T.S.
VALLEY-WIDE RECREATION & PARKS DISTRICT MAINTAINED

2 **COMBO VIEW FENCE** | 6' SPLIT FACE BLOCK AND TUBE STEEL FENCE WITH END & CORNER STONE VENEER PILASTERS N.T.S.
VALLEY-WIDE RECREATION & PARKS DISTRICT MAINTAINED



3 **OPEN VIEW FENCE** | 6' TUBULAR STEEL FENCE N.T.S.
MAINTAINED AS NOTED ON PLAN



4 **INTERIOR PRIVACY FENCE** | 6' VINYL OR WOOD FENCE N.T.S.
PRIVATELY MAINTAINED

ALBERT A. WEBB ASSOCIATES
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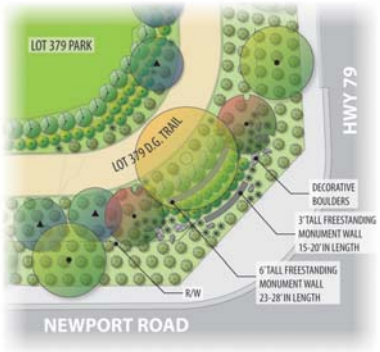
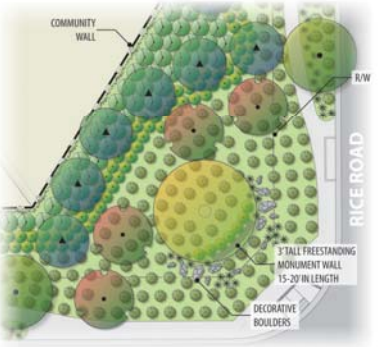
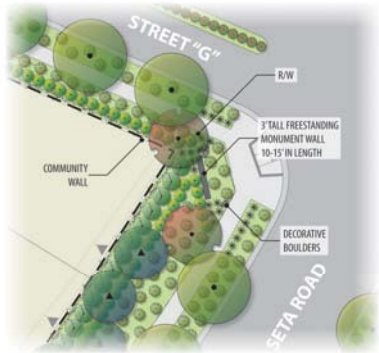
951.686.1070



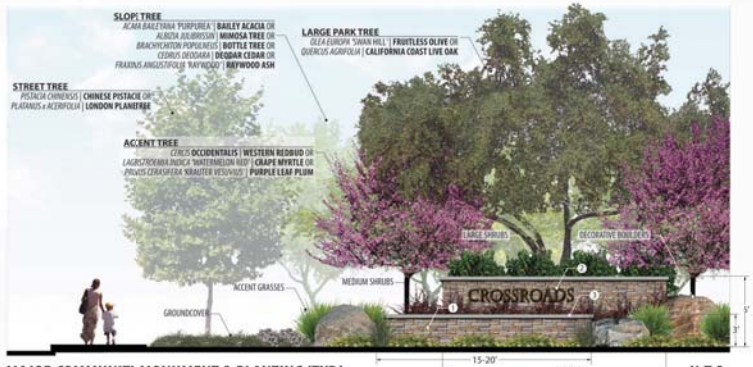
MAJOR COMMUNITY MONUMENT PLAN (TYP.)



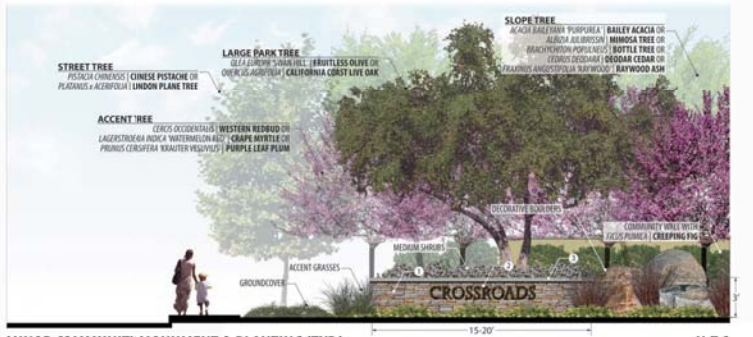
MINOR COMMUNITY MONUMENT PLAN (TYP.)



NEIGHBORHOOD MONUMENT PLAN (TYP.)



MAJOR COMMUNITY MONUMENT & PLANTING (TYP.) N.T.S.



MINOR COMMUNITY MONUMENT & PLANTING (TYP.) N.T.S.

NEIGHBORHOOD MONUMENT & PLANTING (TYP.) N.T.S.

MONUMENT SIGN KEYMAP N.T.S.

LICENSED LANDSCAPE ARCHITECT
JAIME MACIAS No. 5854
12-31-2017
RENEWAL DATE
06-15-2017
DATE
STATE OF CALIFORNIA

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN VETTER | Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT'S FOR VALLEYWIDE MAINTENANCE AREAS ONLY

PLANTING NOTES

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES
- TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
- TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12"WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6"WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
  - SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET
  - ANTI-DRAIN CHECK VALVES
  - MASTER VALVE & FLOW SENSOR
  - PRESSURE REGULATOR
  - RAIN SENSING DEVICE
  - HYDROZONES WILL BE PROPERLY DESIGNATED
  - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES
  - SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH

MATERIALS NOTES

1. 'CYPRESS RIDGE - ORCHARD' STONE VENEER BY EL DORADO STONE; *OR APPROVED EQUAL*
2. RUSTIC WROUGHT IRIN SYLE LETTERING; SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT
3. 'GREY SKY' SPLIT-EDKE WALL CAP BY EL DORADO STONE; *OR APPROVED EQUAL*

CONCEPT PLANT SCHEDULE

STREET TREES
SEE PAGE 2 FOR SPECIES LIST

ACCENT TREES
SEE PAGE 2 FOR SPECIES LIST

SLOPE TREES
SEE PAGE 2 FOR SPECIES LIST

LARGE PARK TREES
SEE PAGE 2 FOR SPECIES LIST

LARGE SHRUBS
DODONAEA VISCOSA 'PURPUREA' | **PURPLE HOPSEED BUSH** 5' O.C. SPACING
ELAEAGNUS IUNGENS | **SILVERBERRY** 5' O.C. SPACING
LIGUSTRUM JAPONICUM 'TEXANUM' | **WAX LEAF PRIVET** 5' O.C. SPACING
PHOTINIA x FRASERI | **PHOTINIA** 5' O.C. SPACING

ACCENT GRASSES & SHRUBS
DIETES BICOLOR | **FORTNIGHT LILY** 3' O.C. SPACING
HESPERALOE PARVIFLORA | **RED YUCCA** 3' O.C. SPACING
MUHLENBERGIA CAPILLARIS 'REGAL MIST' | **PINK MUHLY GRASS** 3' O.C. SPACING
TULBAGHIA VIOLACEA 'SILVER LACE' | **SOCIETY GARLIC** 3' O.C. SPACING

MEDIUN SHRUBS
ABELIA x GRANDIFLORA 'EDWARD GOUCHER' | **GLOSSY ABELIA** 4' O.C. SPACING
CALLISTEMON 'LITTLE JOHN' | **DWARF BOTTLEBRUSH** 4' O.C. SPACING
BERBERIS THUNBERGII | **JAPANESE GREENLEAF BARBERRY** 4' O.C. SPACING
EURONYMUS JAPONICUS 'AUREO VARIEGATA' | **GOLD SPOT EUONYMUS** 4' O.C. SPACING
LEUCOPHYLLUM FRUTESCENS | **TEXAS RANGER** 4' O.C. SPACING
RHAPHIOLEPIS INDICA | **INDIA HAWTHORN** 4' O.C. SPACING
SALVIA GREGGII | **AUTUMN SAGE** 4' O.C. SPACING

VINE(S)
FICUS PUMILA | **CREEPING FIG** 10' O.C. SPACING

GROUNDCOVERS
ACACIA REDOLENS 'LOW BOY' | **PROSTRATE ACAIA** 6' O.C. SPACING
BACCHARIS PILULARIS 'TWIN PEAKS' | **COYOTE BRUSH** 4' O.C. SPACING
JUNIPERUS CONFERTA | **SHORE JUNIPER** 6' O.C. SPACING
LONICERA JAPONICA 'HALLIANA' | **HALL'S HONEYSUCKLE** 6' O.C. SPACING
ROSMARINUS OFFICINALIS 'PROSTRATUS' | **DWARF ROSEMARY** 3' O.C. SPACING

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TRACT 37119
LANDSCAPE MAINTENANCE LEGEND:

SYMBOL	DESCRIPTION
	RESIDENTIAL LOTS MAINTAINED BY: HOME OWNER
FLAT V-50	METER (V-50) FLAT LS AREA = 32,173 SF. FLAT MEDIAN LS AREA = 9,857 SF. TOTAL LS AREA = 42,030 SF. MAINTAINED BY: V.W.R. & P.D.
FLAT V-51	METER (V-51) FLAT LS AREA = 19,275 SF. FLAT MEDIAN LS AREA = 5,701 SF. TOTAL LS AREA = 24,976 SF. MAINTAINED BY: V.W.R. & P.D.
FLAT V-52	METER (V-52) FLAT LS AREA = 14,968 SF. TOTAL LS AREA = 14,968 SF. MAINTAINED BY: V.W.R. & P.D.
FLAT 2:1 SLOPE V-53	METER (V-53) FLAT LS AREA = 86,403 SF. 2:1 SLOPE LS AREA 5,322 x 1.118 = 5,950 SF. TOTAL LS AREA = 92,053 SF. MAINTAINED BY: V.W.R. & P.D.
FLAT 2:1 SLOPE V-54	METER (V-54) FLAT LS AREA = 29,409 SF 2:1 SLOPE LS AREA 12,123 x 1.118 = 13,553 SF. TOTAL LS AREA = 42,962 SF. MAINTAINED BY: V.W.R. & P.D.
FLAT 4:1 SLOPE V-55	METER (V-55) LOT 380 PARK FLAT LS AREA = 114,088 SF. 4:1 SLOPE LS AREA 44,100 x 1.03 = 45,423 SF. TOTAL LS AREA = 159,511 SF. MAINTAINED BY: V.W.R. & P.D.
FLAT 2:1 SLOPE V-56	METER (V-56) FLAT LS AREA = 34,363 SF 2:1 SLOPE LS AREA 45,316 x 1.118 = 50,663 SF. TOTAL LS AREA = 85,026 SF. MAINTAINED BY: V.W.R. & P.D.
FLAT 2:1 SLOPE V-57	METER (V-57) FLAT LS AREA = 37,360 SF. 2:1 SLOPE LS AREA 50,383 x 1.118 = 56,328 SF. TOTAL LS AREA = 93,688 SF. MAINTAINED BY: V.W.R. & P.D.
FLAT 2:1 SLOPE V-58	METER (V-58) FLAT LS AREA = 39,330 SF. 2:1 SLOPE LS AREA 56,924 x 1.118 = 63,641 SF. TOTAL LS AREA = 102,971 SF. MAINTAINED BY: V.W.R. & P.D.
NATIVE	NATIVE OPEN SPACE - NON-IRRIGATED FUEL MODIFICATION ZONE A/B TOTAL NATIVE AREA = 86,687 SF. MAINTAINED BY: RIVERSIDE COUNTY CFD.
FLAT 4:1 SLOPE V-59	METER (V-59) LOT 379 PARK FLAT LS AREA = 281,865 SF. GROSS 2:1 SLOPE AREA 23,046 x 1.03 = 23,737 SF. TOTAL AREA = 305,602 SF. MAINTAINED BY: V.W.R. & P.D.
FLAT 4:1 SLOPE V-60	METER (V-61) FLAT LS AREA = 3,412 SF. 2:1 SLOPE LS AREA 63,204 x 1.118 = 70,662 SF. TOTAL LS AREA = 74,074 SF. MAINTAINED BY: V.W.R. & P.D.
NATIVE	NATIVE OPEN SPACE NON-IRRIGATED FUEL MODIFICATION ZONE A/B TOTAL NATIVE AREA = 133,514 SF. MAINTAINED BY: RIVERSIDE COUNTY CFD.
FLAT 4:1 SLOPE 2:1 SLOPE V-61	METER (V-62) FLAT LS AREA = 37,828 SF. 4:1 SLOPE LS AREA 51,458 x 1.030 = 53,001 SF. 2:1 SLOPE LS AREA 3,738 x 1.118 = 4,179 SF. TOTAL LS AREA = 94,978 SF. MAINTAINED BY: V.W.R. & P.D.
GROSS 2:1 SLOPE H-62	METER (H-63) COMMUNITY CENTER PER SEPARATE M.E. GROSS LS AREA = 97,202 SF. (2.22 ACRES) 2:1 HOA SLOPE LS AREA 100,812 x 1.118 = 112,707 SF. TOTAL GROSS AREA = 209,909 SF. (4.18 ACRES) MAINTAINED BY: H.O.A.
FLAT 4:1 SLOPE V-63	METER (V-64) FLAT LS AREA = 19,729 SF. 2:1 SLOPE LS AREA 2,585 x 1.118 = 2,890 SF. TOTAL LS AREA = 22,619 SF. MAINTAINED BY: V.W.R. & P.D.
FLAT	ASPHALT ACCESS ROAD TOTAL AREA = 5,015 SF. MAINTAINED BY: RIVERSIDE COUNTY CFD.

FLAT	CONCRETE ACCESS PATH TOTAL AREA = 2,176 SF. MAINTAINED BY: RIVERSIDE COUNTY CFD.	
NATIVE	TRACT 37119 NATIVE OPEN SPACE AREA = 1,591,726 SF. (36.5 ACRES) MAINTAINED BY: RIVERSIDE COUNTY CFD.	
NATIVE	FUTURE PLANTED MEDIAN AREA = 119,354 SF. MAINTAINED BY: CALTRANS	
FLAT	MEDIAN CONCRETE MAINTENANCE BAND AREA = 4,815 SF.	
FLAT	MEDIAN DECOMPOSED GRANITE AREA = 5,478 SF.	
FLAT	MEDIAN CONCRETE ACCENT PAVING AREA = 3,636 SF.	
FLAT	EXISTING CONCRETE ACCENT PAVING AREA = 3,064 SF. MAINTAINED BY: V.W.R. & P.D.	
	SPLIT FACE BLOCK WALL (18,448 LINEAR FEET):	
	COMBO WALL (2,849 LINEAR FEET):	
	CONCRETE V-DITCH (4,957 LINEAR FEET) MAINTAINED BY: V.W.R. & P.D.	

1" = 150'
75 0 150 300 450
NORTH

TRACT 37119
MAINTENANCE EXHIBIT

REVISIONS	DATE	BY

DATE: 08-07-2017
DRAWN BY: JMA
CHECKED BY: JMA

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LICENSED LANDSCAPE ARCHITECT
JAIME MACIAS LA 5849
STATE OF CALIFORNIA
12-31-2017
08-07-2017

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER | Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

PROCESSING LOG

NO	SUBMITTAL DATE	PLAN CHECK RETURN DATE	DAYS IN PLAN CHECK	FINAL APPROVAL DATE
1st	00-00-0000	00-00-0000	00	
2nd				
3rd				
4th				

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

ENVIRONMENTAL IMPACT REPORT NO. 376
ADDENDUM NO. 2

for

Tentative Tract Map 37119
Change of Zone No. 7947
Specific Plan No. 288 Substantial Conformance No. 1

Prepared For:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Prepared By:

Albert A. WEBB Associates
3788 McCray Street
Riverside, California 92506

November 2017

INTRODUCTION TO ADDENDUM NO. 2 TO ENVIRONMENTAL IMPACT REPORT NO. 376
for
Tentative Tract Map 37119, Change of Zone No. 7947, and
Specific Plan No. 288 Substantial Conformance No. 1

On April 22, 1997 the County of Riverside adopted the Crossroads in Winchester Specific Plan No. 288 (SP288), which was prepared pursuant to the authority granted to the County by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 655450 to 65457. On the same date the County of Riverside also adopted Ordinance No. 348.3790 adopting SP Zoning for properties within Specific Plan No. 288. SP288 consisted of land uses allowing for the development of approximately 222 acres which consisted of single-family residential dwelling units, as well as commercial and open space uses. In conjunction with its approval of SP288, the County complied with the California Environmental Quality Act ("CEQA") by preparing and certifying Environmental Impact Report No. 376 ("EIR376"). Concurrent with adoption of SP288 and certification of EIR376, Change of Zone No. 5947 (CZ5947) and General Plan Amendment No. 315 (GPA315) were also adopted.

In November 2005, Amendment No. 1 to SP288 (SP288A1) was initiated in order to revise the land use concept and add an additional 15 acres of property not originally included as a part of SP288. However, SP288A1 was filed, but was subsequently withdrawn and, thus, never approved by the County.

In October 2013, Amendment No. 2 to SP288 (SP288A2) was initiated in order to modify certain land uses and add an additional 15 acre parcel (APN 461-210-019). This parcel was originally part of the Winchester Hills Specific Plan and was removed as part of the Winchester Hills Specific Plan Amendment No. 5, due to a change in the alignment of Rice Road. To facilitate the requested action, Change of Zone No. 7767 and General Plan Amendment No. 1110 were processed concurrently with the Specific Plan Amendment in order to modify the Specific Plan boundary to reflect the addition of the 15 acres to the Specific Plan and to establish and use designations and associated development standards. Amendment No.2 was finalized and approved in December 2013. Additionally, Addendum No. 1 to EIR376 (hereinafter referred to as "EIR376 Addendum No. 1") was considered in compliance with the requirements of the California Environmental Quality Act (CEQA).

As an implementing project of SP288A2, the applicant proposes Tentative Tract Map 37119 (TR37119), Change of Zone No. 7497, and Specific Plan No. 288 Substantial Conformance No. 1 (hereinafter collectively referred to as the "Project").

Under CEQA, once an EIR has been prepared for a project, there is a strong presumption against requiring further environmental review. Public Resources Code 21166 provides that once an EIR has been completed, the lead agency may not require a subsequent or supplemental EIR unless:

- Substantial changes are proposed in the project that will require major revisions of the EIR;
- Substantial changes have occurred in the circumstances under which the project is being undertaken that will require major revisions in the EIR; or
- New information of substantial importance to the project that was not known and could not have been known at the time the EIR was certified as complete becomes available.

The CEQA Guidelines further clarify these criteria by providing that further environmental review is required only if proposed changes to the project will require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (14 CCR 15162). Therefore, once an EIR has been approved, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
    a) The project will have one or more significant effects not discussed in the previous EIR;
    b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (14 CCR 15162.)

The CEQA Guidelines state that the lead 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 (14 CCR 15164(a).) An addendum does not need to be circulated for public review, but can be included in or attached to the final EIR (14 CCR 15164(c).) The decision-making body shall consider the addendum with the final EIR prior to making a decision on the project (14 CCR 15164(d).) The *CEQA Guidelines* require documentation of the decision not to prepare a subsequent EIR pursuant to Section 15162 (14 CCR 15164(e).)

In processing the Project, in conformity with CEQA Section 21166 and *CEQA Guidelines* Sections 15162 and 15164, the attached Initial Study ("IS") was conducted to determine if the Project would trigger any new or more severe significant environmental impacts as compared to those analyzed in the context of EIR376. The IS therefore classifies impacts in one of four ways:

- Potentially Significant New Impact — This category is for any potentially significant impact that was not analyzed in EIR376.

- Less than Significant New Impact with Mitigation Incorporated — This category is for any impacts which were not analyzed or found in EIR376, but are nonetheless found to be less than significant with new mitigation incorporated.
- Less than Significant New Impact — This category is for any impacts which were not analyzed or found in EIR376, but which are nonetheless less than significant.
- No New Impact — This category is for impacts which are equal to or less than the impacts found and analyzed in EIR376.

The results of this IS indicate that the Project does not require substantial changes to EIR376, does not create any form of significant environmental impacts which were not previously analyzed in EIR376, nor are the impacts of the Project more severe than those already analyzed in EIR376. Thus, as per CEQA Guidelines Section 15164(a), Addendum No. 2 to EIR376 is the proper form of environmental review for the proposed Project. This Introduction, the IS and the mitigation monitoring program collectively make up Addendum No. 2 to EIR376 applicable to the Project.

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Appendix B *General Habitat Assessment, MSHCP Consistency Analysis, Focused Burrowing Owl Surveys, Focused Narrow Endemic Plant Surveys*, Ecological Sciences, Inc., September 27, 2017

Appendix C.1 Geotechnical Investigation, Winchester Specific Plan No. 288 (The Crossroads in Winchester), The Garrett Group, December 21, 2001

Appendix C.2 *Geological Update of the Geotechnical Investigation Report, Winchester Specific Plan No. 288* (The Crossroads in Winchester), Petra Geotechnical, January 17, 2012

Appendix C.3 *Geotechnical Response to County of Riverside Review Sheet, Crossroads South Project, Tentative Tract Map 37119, 161 Acre Site South of Domenigoni Parkway and East of Winchester Roads, Winchester Area of Riverside County, California*, Petra Geotechnical, Inc. September 5, 2017.

Appendix D.1 *Preliminary Project Specific Water Quality Management Plan, Conestoga – Crossroads South*, Albert A. Webb Associates, April 2016

Appendix D.2 *Project Specific Water Quality Management Plan, Conestoga – Crossroads South, Tentative Tract Map No. 37119*, Albert A. Webb Associates, revised July 2017

Appendix D.3 *Crossroads South – TR37119, Winchester Area, Riverside County, California, Preliminary Drainage Study*, Albert A. Webb Associates, April 2016

Appendix E *Water Supply Assessment for The Crossroads at Winchester Specific Plan No. 288*, Eastern Municipal Water District, February 21, 2007

Appendix F *Preliminary Acoustical Impact Analysis*, *The Crossroads in Winchester (SPA288A2)*, Albert A. Webb Associates, December 2011

Appendix G *Traffic Impact Analysis Report, Tentative Tract Map 37119, County of Riverside, CA, The Crossroads in Winchester Specific Plan No. 288 Amendment No. 2*, Albert A. Webb Associates, October 2016

INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000–21177), this Initial Study has been prepared to determine potentially significant impacts upon the environment resulting from the implementation of TR37119, Change of Zone No. 7947, and Specific Plan No. 288 Substantial Conformance no. 1 (the Project). In accordance with Section 15063 of the State *CEQA Guidelines*, this Initial Study is a preliminary analysis prepared by the County of Riverside (County) as the Lead Agency, in consultation with other jurisdictional agencies, to inform the County decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

Organization of the Initial Study

The Initial Study is organized as follows:

- **Introduction**, which provides the context for the review along with applicable citation pursuant to CEQA and the State *CEQA Guidelines*
- **Riverside County Environmental Assessment Form: Initial Study**, which provides the Project Description, a brief discussion of the existing environmental setting, a discussion of the relationship of the Project to the Riverside County General Plan, and an environmental impact assessment consisting of an environmental checklist and accompanying analysis for responding to checklist
- **References,** which includes a list of reference sources
- **List of Initial Study Preparers,** which identifies those responsible for preparation of this Initial Study and other parties contacted during the preparation of the Initial Study
- **Acronyms, Units of Measurement, and Chemical Symbols**, which contains a list of the acronyms and abbreviations used in the Initial Study

Environmental Process

The environmental process being undertaken as part of the proposed Project began with the initial project and environmental research. The Initial Study and updated technical studies that have been prepared as Addendum No. 2 to EIR No. 376 do not require a public review period. If the Board of Supervisors determines that the Project will have no significant long-term, mitigatable environmental effects, Addendum No. 2 will be incorporated into the file for the Project.

Incorporation by Reference

Pertinent documents relating to this Initial Study have been cited and incorporated, in accordance with Sections 15148 and 15150 of the State *CEQA Guidelines*, to eliminate the need for inclusion of large planning documents within the Initial Study. Of particular relevance are those previous studies that present information regarding description of the environmental setting, future development-related growth, and cumulative impacts. The following documents are hereby identified as being incorporated by reference:

- *Riverside County General Plan,* Adopted October 7, 2003; most recent update December 2015.
- *Riverside County Integrated Project, General Plan Final Program Environmental Impact Report,* December 2015
- *The Crossroads in Winchester Specific Plan No. 288 and Final Environmental Impact Report No. 376 (SCH No. 91042082) adopted April 29, 1997*
- *Environmental Assessment (EA) Number 35626, Specific Plan 288, CGPA 315, CZ5947, prepared January 4, 1991.*
- *Environmental Assessment (EA) Number 39938, Winchester Ranch Infrastructure Community Facilities District, (SCH No.2005091006, adopted February 6, 2007.*
- *The Crossroads in Winchester Specific Plan No. 288, Amendment No. 2 (SP00288A2), December 2013.*
- *Environmental Impact Report No. 376.*
- *Environmental Impact Report No. 376 Addendum No. 1 for Specific Plan Amendment No. 2*

COUNTY OF RIVERSIDE

Environmental Assessment Form: Initial Study

Environmental Assessment (E.A.) Number: [TBD]

Project Case Type (s) and Number(s): TR37119, Change of Zone No. 7947, and Specific Plan No. 288 Substantial Conformance No. 1

Lead Agency Name:	County of Riverside Planning Department
Address:	4080 Lemon Street, 12th Floor, Riverside, CA 92501
Contact Person:	Russell Brady
Telephone Number:	(951) 955-3025
Applicant's Name:	SR Conestoga LLC, Jim Lytle
Applicant's Address:	41391 Kalmia St. Suite 200, Murrieta, CA 92562
Telephone Number:	(310) 200-2344

I. PROJECT INFORMATION

A. Project Description

1. Project Location

Tentative Tract Map No. 37119 (TR37119) is located within The Crossroads in Winchester Specific Plan No. 288, Amendment No. 2 (SP288A2). Specifically, TR37119 encompasses SP288A2 Planning Areas (PAs) 7 through 17. The Project site is located in the southwestern portion of Riverside County and is located south of Domenigoni Parkway, west of State Route 79/Winchester Road, north of Newport Road, and east of the easterly boundary of Specific Plan No. 293, "Winchester Hills."

The Project site is in west-central Riverside County. The city of Hemet is located four miles to the northeast, city of Perris is located 12 miles to the northwest, and the city of Temecula is located approximately 14 miles to the south via Highway 79. (See **Figure 1 – Regional Map**, **Figure 2 – Regional Setting**, and **Figure 3 – Tentative Tract Map 37119.**) The Project site is vacant and has been used for agricultural purposes in the past.

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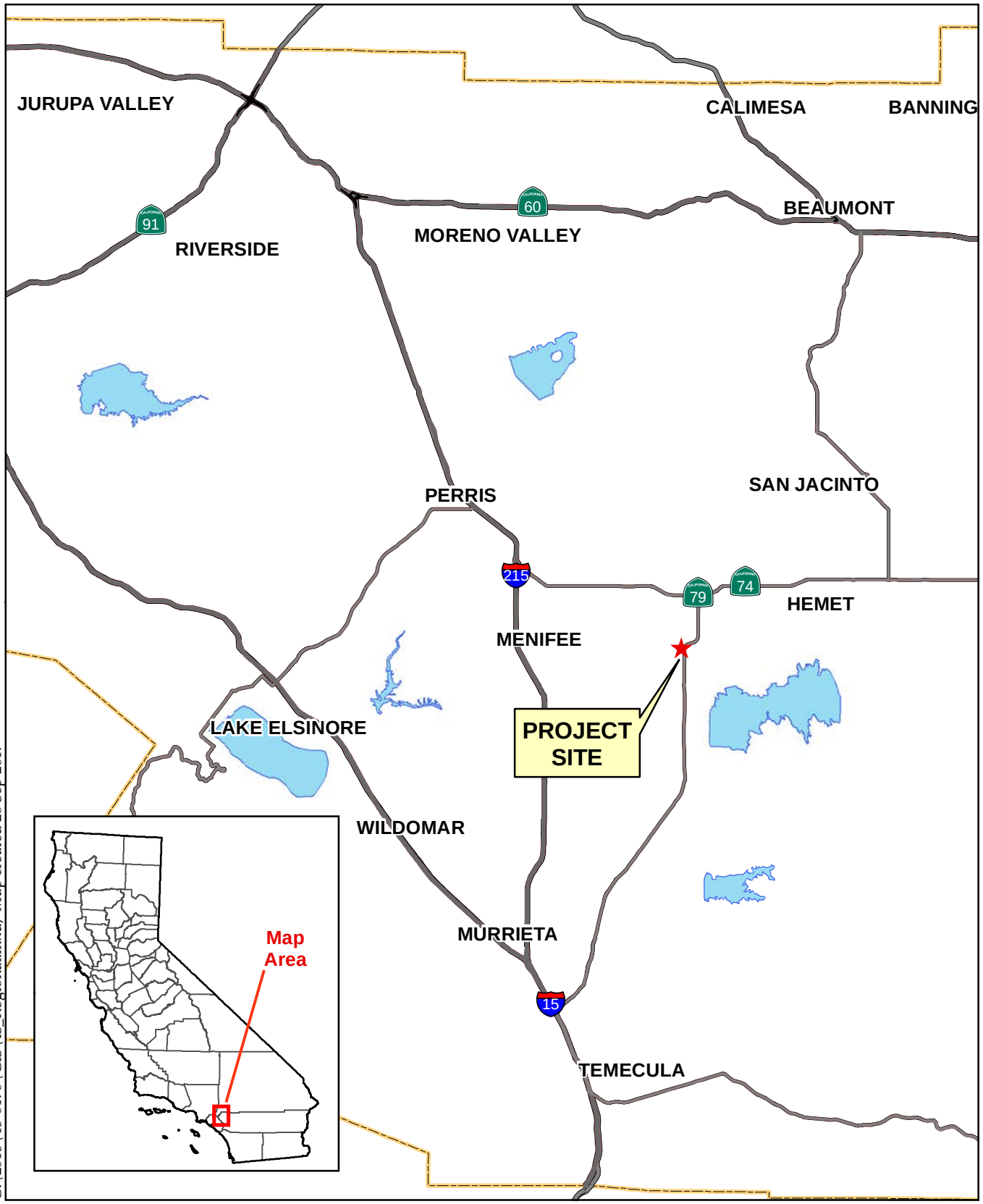

Source: Riverside Co. GIS, 2017

Figure 1 - Regional Map

Initial Study/Addendum No. 2 to EIR376

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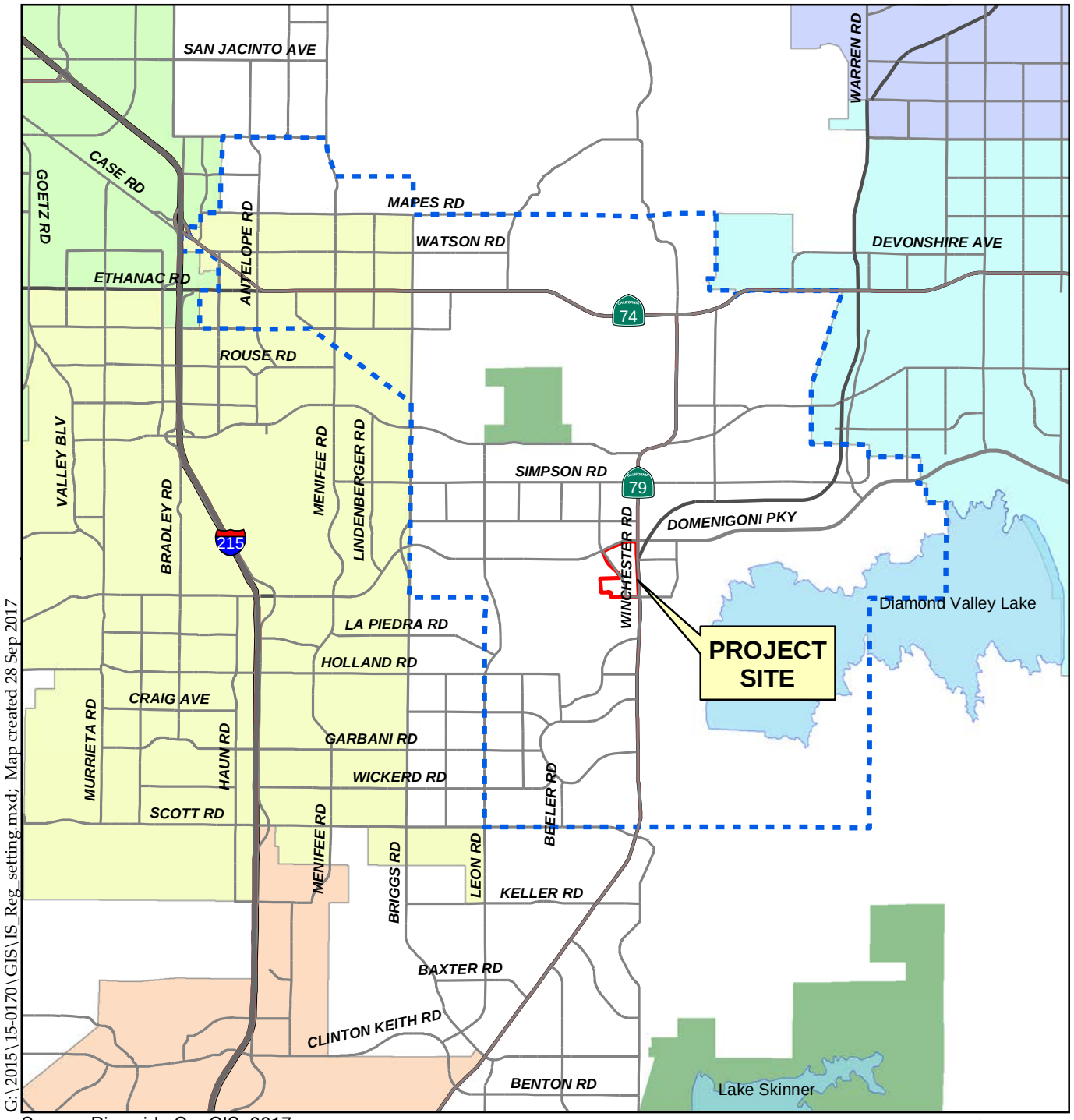

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Source: Riverside Co. GIS, 2017

Figure 2 - Regional Setting

Initial Study/Addendum No. 2 to EIR376

LEGEND

- Project Boundary
- Harvest Valley/Winchester Area Plan Boundary
- Regional Parks
- Hemet
- Menifee
- Murrieta
- Perris
- San Jacinto

0 1 2 3 Miles

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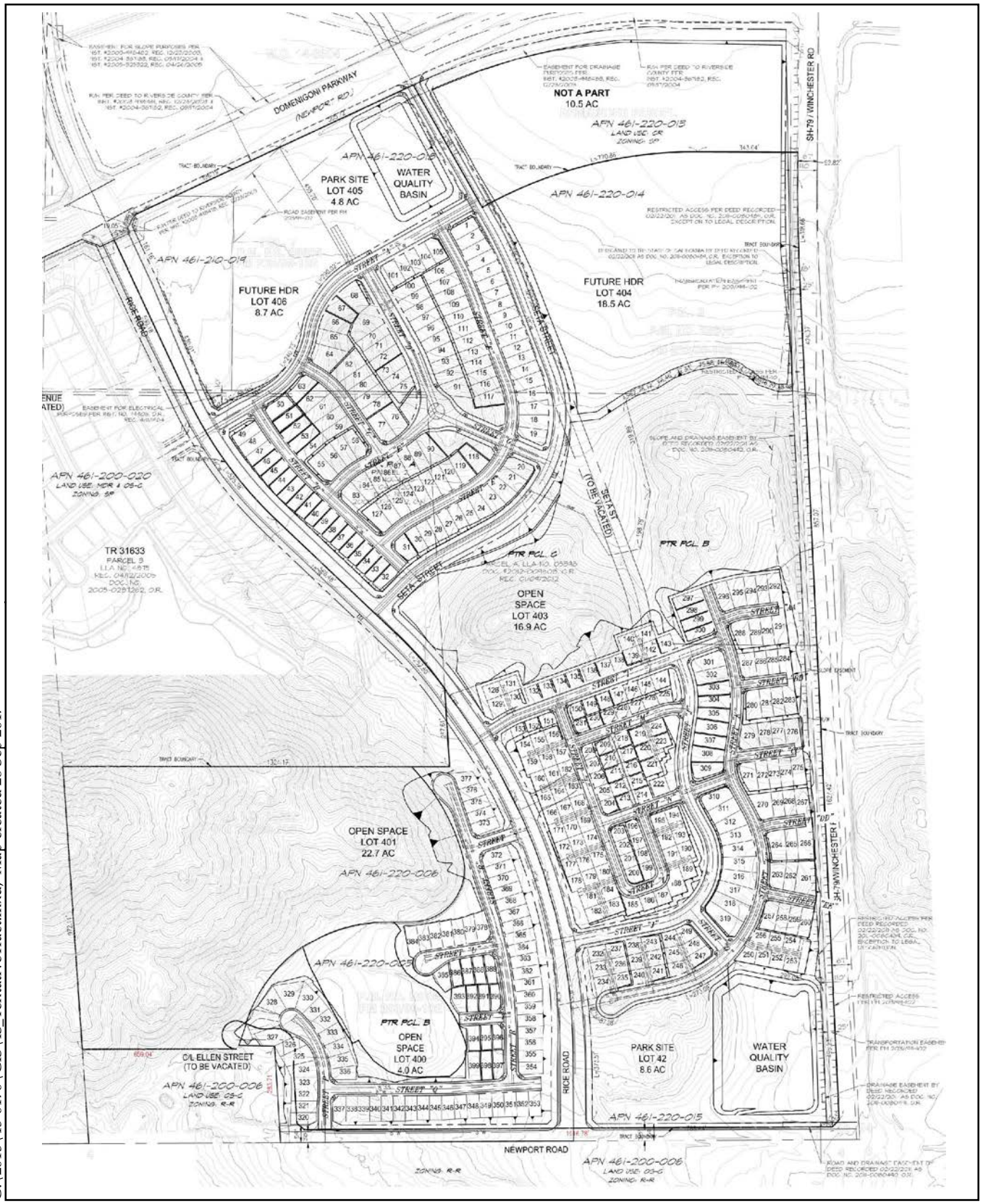

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Figure 3 - Tentative Tract Map 37119

Initial Study/Addendum No. 2 to EIR376

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ALBERT A. WEBB ASSOCIATES

2. Background

Environmental Impact Report No. 376 (EIR376) and SP288 were certified and adopted by the Riverside County Board of Supervisors on April 29, 1997, by Resolution No. 97-091. As approved in 1997, the Crossroads in Winchester Specific Plan (hereinafter referred to as SP288) consisted of 11 planning areas that included a mix of residential and non-residential land uses on a 222-acre project site. At build-out, SP288 would have provided a maximum of 791 homes with a mix of residential product types ranging in density from 3.9 to 7.0 dwelling units per acre, with an average density of 3.6 dwelling units per acre. Other non-residential land uses included commercial retail, parks, and open space.

In November 2005, an amendment to SP288 (SP288A1) was initiated in order to revise the land use concept and add an additional 15 acres of property not originally included as a part of SP288. Although SP288A1 was filed, the application was subsequently withdrawn and, thus, never approved by the County.

SP288A2 was initiated in order to modify certain land uses and add an additional 15 acre parcel (APN 461-210-019) to SP288, bringing the total acreage of the Specific Plan to 237 acres. The parcel added by SP288A2 was originally part of the Winchester Hills Specific Plan. This parcel removed as part of the Winchester Hills Specific Plan Amendment No. 5, due to change in alignment of Rice Road. To facilitate the change in specific plan boundaries, Change of Zone Text No. 7767 and General Plan Amendment (GPA) No. 1110 were processed concurrently with SP288A2 in order to modify the Crossroads Specific Plan boundary to incorporate APN 461-210-019 and to establish land use designations and associated development standards for this new area. On December 10, 2016 the Board of Supervisors of Riverside County considered EIR376 Addendum No. 1 and approved GPA No. 1110, SP288A2, and Change of Zone No. 7767.

Proposed Project

TR37119 and Change of Zone No. 7947 are implementing projects of SP288A2. A comparison **Table 1** presents a comparison of the land uses and number of dwelling units (where applicable) approved in SP288A2 with what is proposed by. TR37119

Table 1 – Comparison of SP288A2 and TR37119 Land Uses

SP288A2				TR37119	
Planning Area Number	Gross Area (Acres)	Land Use	Dwelling Units	Lot Number(s)	Residential Lots
7	8.7	Future High Density Residential	100	382	None created by TR37119
8	4.6	Park (and Water Quality Basin)	N/A	380	N/A
9	10.5	Commercial Retail	N/A	Remainder Parcel	
10	21.0	Medium High Density Residential	120	1 - 120	120

SP288A2				TR37119	
Planning Area Number	**Gross Area (Acres)**	**Land Use**	**Dwelling Units**	**Lot Number(s)**	**Residential Lots**
11	18.5	Future High Density Residential	160	381, 383	None created by TR37119
12	16.9	Open Space	N/A	378	N/A
13	22.7	Open Space	N/A	377	N/A
14	13.8	Medium High Density Residential	85	299 - 373	75
15	4.0	Open Space	N/A	376	N/A
16	28.1	Medium High Density Residential	200	121 - 298	178
17	7.3	Park (and Water Quality Basin)	N/A	379	N/A
Total	**145.6**[1]		**631**		
Total Medium High Density Residential			**405**		**373**
Note: Lot Nos. 374 and 375 are not used in TR37119.					

Specifically, TR37119 plots out the layout of residential lots and open space in Planning Areas No. 7-8, 10-17. The Change of Zone No. 7947 modifies development standards within the Planning Areas, specifically allowing a reduction in the size of individual residential lots in Planning Area 16. As shown above, TR37119 creates 373 residential lots within PAs for which 405 dwelling units are permitted. That is, TR37119 proposes 32 fewer dwelling units in PAs 10, 14, and 16 than is permitted in SP288A2.

3. Land Use Changes

The Project implements SP288A2 and as such does not propose any land use changes.

4. Project Applications

Tentative Tract Map 37119 is a Schedule "A" subdivision of 161.67 acres into three hundred and seventy-three (373) single-family residential lots, three (3) open space lots, two (2) park, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases.

Change of Zone No. 7947 proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16.

[1] The Gross area of 145.6 is the sum of the acreage of each Planning Area; the Tentative Tract Map 37119 shows land use acreage of 161.48 because it also includes Public Streets, an additional 16.5 acres, in that calculation.

Specific Plan No. 288 Substantial Conformance No. 1 proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan.

Collectively, TR37119, Change of Zone No. 7947, and Specific Plan No. 288 Substantial Conformance No. 1 are referred to throughout the remainder of this document as the "Project." The term "Project site" will refer to the boundary of TR37119 as shown on **Figure 3 – Tentative Tract Map 37119**.

The following Initial Study includes mitigation measures. However, no new significant impacts will occur as a result of this Project, to either revise mitigation from EIR376 to include current regulations, or to include recommendations from technical studies that were subsequently prepared for the Project and that were not previously included in EIR376 as mitigation.

B. Type of Project:

Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area:

The Project site encompasses approximately 161.67 gross acres.

Residential Acres: Medium High Density Residential High Density Residential	Lots 1-373 381, 382	Units: 373 None proposed	Proj. No. of Residents: 1,086[2] 0
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Open Space Park Sites/Water Quality Basins Private Streets Public Streets Recreation Center	Lots: A-GG, 376, 377. 378 379, 380 N/A N/A 383	Sq. Ft. of Bldg. Area: n/a 48.26 acres 13.44 acres 17.40 acres 16.50 acres 3.53	Est. No. of Employees: n/a

D. Assessor's Parcel No(s):

461-210-019, 461-220-014, 461-220-015, 461-220-005, 461-220-006, 461-220-018

[2] 373 dwelling units multiplied by an average household size of 2.91 persons within the Harvest Valley/Winchester Area Plan. (Source: *County of Riverside General Plan Appendix E-1 Socioeconomic Build-out Assumptions and Methodology*, Table E-2: Average Household Size by Area Plan. (Available at http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/appendices/Appendix%20E-1_120815.pdf?ver=2016-04-01-142000-897, accessed September 29, 2017.)

E. Street References:

East of Rice Road, north of Old Newport Road, west of State Highway 79/Winchester Road, and south of Domenigoni Parkway (see **Figure 2 – Regional Setting**).

F. Section, Township & Range Description or reference/attach a Legal Description

The Project site is located within Township 5 South, Range 2 West, Section 33, San Bernardino Baseline and Meridian, and is identified on the Winchester USGS Quad Map shown in **Figure 4 – USGS Map**.

G. Brief Description of the Existing Environmental Setting of the Project Site and its Surroundings

The proposed Project site consists of approximately 161.48 acres of vacant land. Topographically, the Project contains varied terrain on a flat valley floor, gentle foothills, and hillsides. There are three hilly knobs with slopes in excess of 25 percent. The hilliest terrain lies in the southwest corner, where grade rises to 1,800 feet in elevation.

Generally, the Project site is located in the Winchester Valley, west of Diamond Valley Reservoir, south of Double Butte, north of vacant hills and east of Interstate 215. The valley has historically been a loosely-centralized agricultural community.

The Project site is vacant. The surrounding land uses are also vacant. The Project site is located adjacent to the easterly boundary of the Winchester Hills Specific Plan 293. The Project site is also surrounded by several features such as Domenigoni Parkway to the north, State Route 79 to the east, and Old Newport Road to the south.

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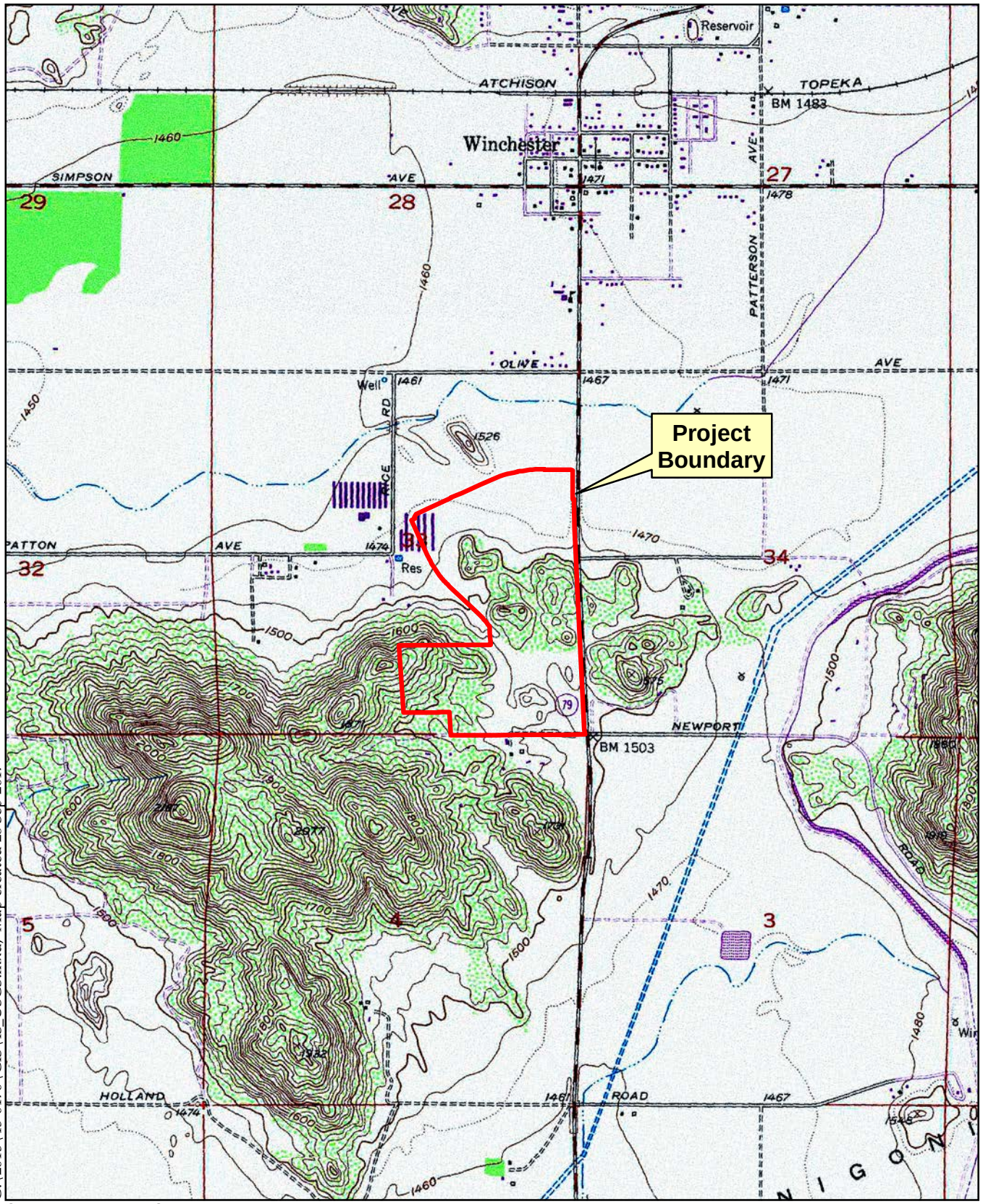

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Source: 7.5Min DRG; Winchester Quad

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Figure 4 - USGS

Initial Study/Addendum No. 2 to EIR376

ALBERT A. WEBB ASSOCIATES

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The proposed Project would subdivide certain Planning Areas in SP288A2 and modify the text of SP288A2's zoning ordinance to reduce the sizes of residential lots in Planning Area 16, as reflected in the proposed TR37119. Upon approval of the Change of Zone No. 7947 and Specific Plan No. 288 Substantial Conformance No. 1, the proposed Project would not conflict with any General Plan Land Use Element policies.

2. Circulation: Regional east-west access to the Project will be provided via Domenigoni Parkway and north-south access will be provided via State Route 79. Domenigoni Parkway and State Route 79 are transportation facilities adjacent to the Project that provide direct and in-direct access to Interstate 215, Interstate 10 and Interstate 15. Circulation proposed within the Project Site is provided by various secondary, collector, and local streets as depicted in TR37119.

The Project is located within the Highway 79 Policy Area that was established to ensure that overall trip generation does not exceed system capacity and that system operation continues to meet Level of Service Standards. In general, the program established guidelines to be incorporated into an individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall, within the Highway 79 Policy Area, development projects produce traffic generation at a level that is 9 percent less than the trips projected from the General Plan traffic model residential land use designation. SP288A2 was previously determined consistent with the Highway 79 Policy Area and TR37119 consistent with the Specific Plan maximum units is also consistent with the Highway 79 Policy Area.

3. Multipurpose Open Space: The project is not anticipated to conflict with areas identified for conservation, preservation or reservation within the Multipurpose Open Space Element. The Project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) but not located within a Criteria Area. The proposed Project would not conflict with any General Plan Multipurpose Open Space policies. Lots 376 – 383 are designated as Open Space in TR37119.

4. Safety: The proposed Project site is not located within a Fault Zone but is within a ground shaking zone, an active subsidence zone and portions of the Project site have a high potential for liquefaction. In addition, portions of the Project site are located within a 100-year flood plain and dam inundation area. The proposed Project is located in an area considered to be at very low susceptibility for wildfire. The land uses proposed by the Project do allow for future structures that will be occupied by humans. The proposed Project would not conflict with any General Plan Safety Element polices.

5. Noise: Noise impacts from the Project will be generated during construction, from future on-site activities, and from future Project specific traffic increases that will occur as a result of the Project.

During the lifetime of the Project, noise impacts to the Project site will be generated from vehicular-sourced noise from nearby roadways. However, with adherence to the recommendations that are contained in the Preliminary Acoustical Impact Analysis that was prepared for SP288A2, (Appendix F) the Project would not conflict with any General Plan Noise Element policies.

6. **Housing:** Implementation of the proposed Project does not entail the displacement of existing housing nor does it create a need for new housing. The proposed Project will not conflict with General Plan Housing Element policies.

7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will be subject to all applicable regulatory requirements to control fugitive dust during construction and grading activities. Implementation of the Project will not conflict with any policies in the General Plan Air Quality Element.

B. General Plan Area Plan(s):

The Project site is located within the Harvest Valley/Winchester Area Plan (HVWAP).

C. Foundation Component(s):

The Project site is located within the Community Development Foundation Component. This component depicts areas where urban and suburban development are appropriate to foster variety and choice, accommodate a range of life styles, living and working conditions and accommodate diverse community settings.

D. Land Use Designation(s):

The existing land use designations on the Project site are Medium Density Residential (MDR), High Density Residential (HDR), and Open Space Recreation (OS-R). (See **Figure 5 – Surrounding General Plan Land Use Designations**.)

E. Overlay(s), if any:

The Project site is not in an Overlay area.

F. Policy Area(s), if any:

The Project is located within the Highway 79 Policy Area that was established to ensure that overall trip generation does not exceed system capacity and that system operation continues to meet Level of Service Standards. The Highway 79 Policy area establishes guidelines to be incorporated into an individual Traffic Impact Analysis that monitor overall trip generation from residential development to ensure that development projects produce traffic generation at a level that is 9 percent less than the trips projected from the General Plan traffic model residential land use designation.

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any[3]

Item	Direction	Designation
Area Plans Name and Number of Specific	North	Harvest Valley/Winchester Area Plan
	East	Harvest Valley/Winchester Area Plan
	South	Harvest Valley/Winchester Area Plan
	West	Harvest Valley/Winchester Area Plan
Foundation Components	North	Community Development
	East	Community Development and Open Space
	South	Community Development and Open Space
	West	Community Development and Open Space
Land Use Designations	North	High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), and Public Facilities (PF)
	East	Public Facilities (PF), Commercial Retail (CR), and Open Space –Conservation (OP-C)
	South	Medium Density Residential (MDR), Commercial Retail (CR), Commercial Tourist (CT), and Open Space – Recreation (OP-R)
	West	Open Space – Conservation (OP-C), Medium Density Residential (MDR), and Medium High Density Residential (MHDR)
Overlays	N/A	
Policy Areas	Highway 79 Policy Area	

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any:
   The Crossroads in Winchester Specific Plan No. 288, Amendment No. 2

2. Specific Plan Planning Area, and Policies, if any:
   Planning Areas 7, 8, 10, 11, 12, 13, 14, 15, 16, and 17

[3] Source: Riverside County-Map My County (RCIT-v5.1). (Available at: https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public, accessed September 26, 2017.)

I. Existing Zoning:

The Project site's zoning designation is SP Zone (Specific Plan). (See **Figure 6 – Surrounding Zoning Designations.**)

J. Proposed Zoning, if any:

Other than the Specific Plan Zoning Ordinance text changes, this project does not propose any changes to the underlying zoning classification.

K. Adjacent and Surrounding Zoning:[4]

North:	R-R (Rural Residential) and SP (Specific Plan)
East:	R-R (Rural Residential), C-1/C-P (General Commercial) and SP Zone (Specific Plan)
South:	R-R (Rural Residential)
West:	SP Zone (Specific Plan)

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[4] Source: Riverside County-Map My County (RCIT-v5.1). (Available at https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public, accessed September 26, 2017.)

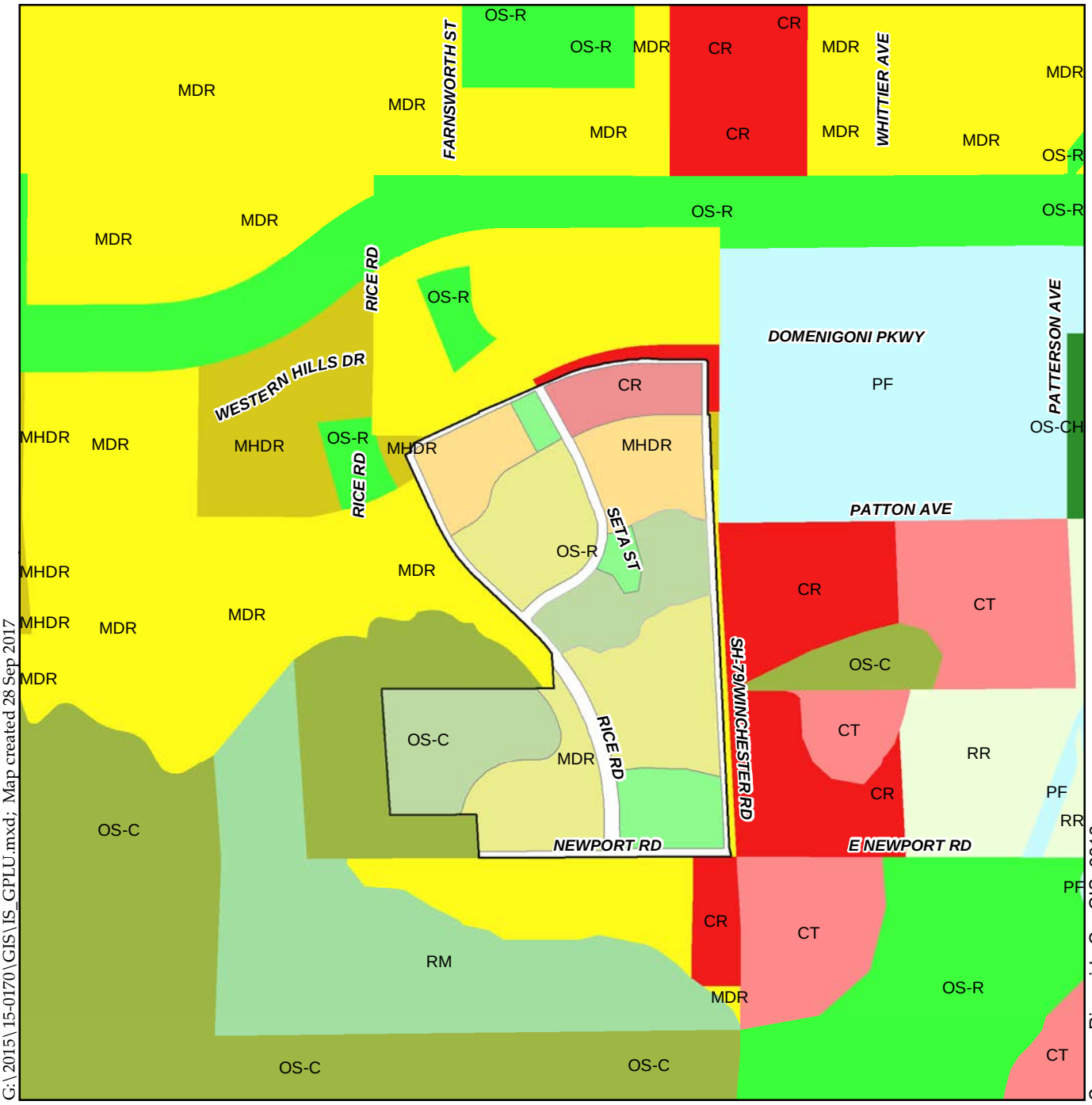

Figure 5 - Surrounding General Plan Land Use Designations

Initial Study/Addendum No. 2 to EIR376

LEGEND

County GP Land Use

- Medium Density Residential
- Medium High Density Residential
- Commercial Retail
- Commercial Tourist
- Public Facilities
- Rural Residential
- Rural Mountainous
- Conservation
- Conservation Habitat
- Open Space Recreation

Proposed Land Use

- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Open Space Recreation
- Open Space Conservation

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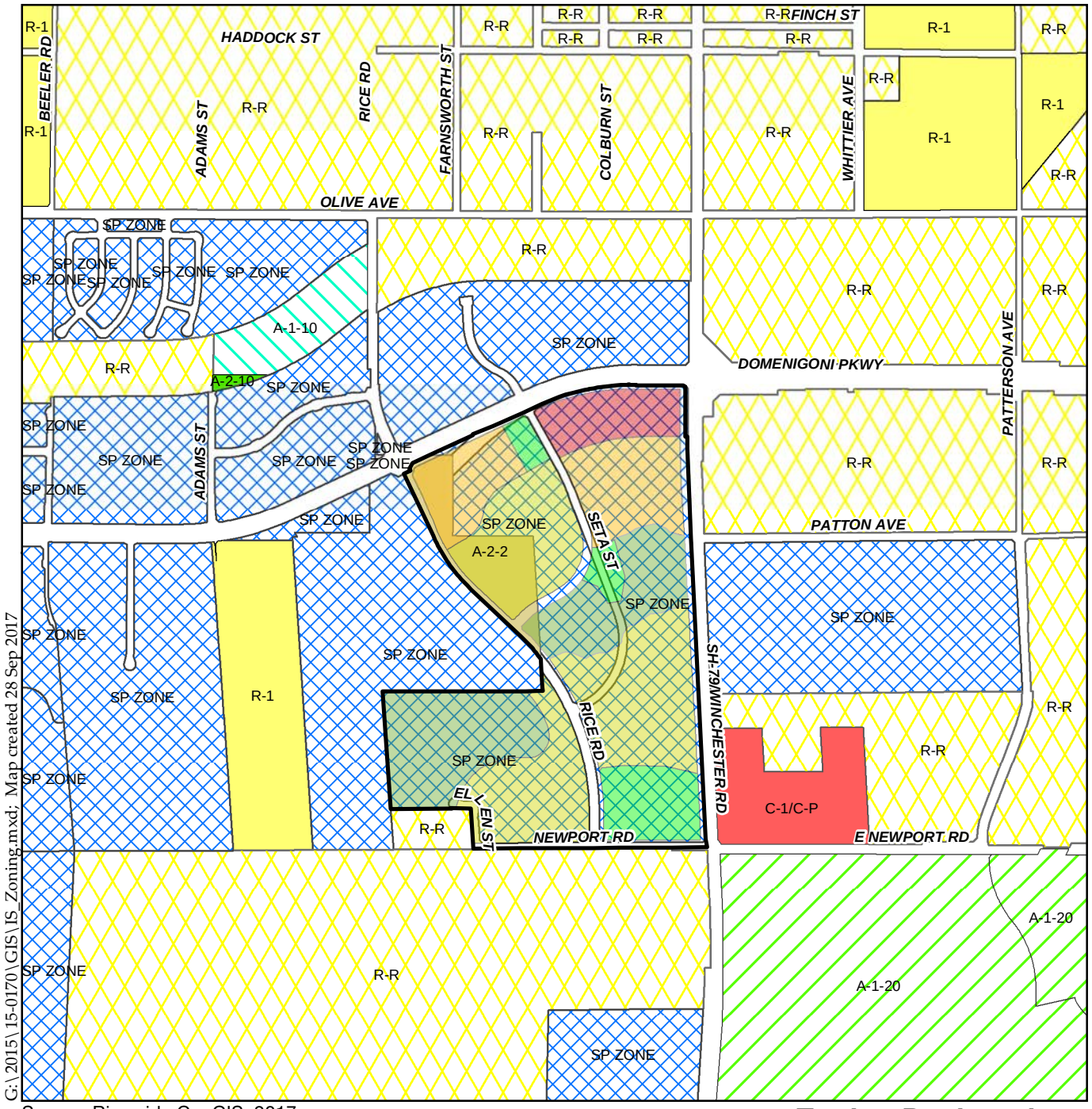
ALBERT A. WEBB ASSOCIATES



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Source: Riverside Co. GIS, 2017

Figure 6 - Surrounding Zoning Designations

Initial Study/Addendum No. 2 to EIR376

LEGEND

Riverside County Zoning

- A-1-10
- A-1-20
- A-2-10
- A-2-2
- C-1/C-P
- R-1
- R-R
- SP ZONE

- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Open Space Recreation
- Open Space Conservation

0 500 1,000 1,500 Feet

ALBERT A. WEBB ASSOCIATES

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) were identified in EIR376 and/or by current Project proposals as being 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. The boxes marked with a green "**X**" were found to be consistent with EIR376 and/or EIR376 Addendum No. 1, with only the mitigation measures previously required in the original EIR or EIR376 Addendum No. 1. Boxes marked with a red "**X**" include new or updated mitigation measures.

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

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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
Russell Brady
Riverside County Planning Department

Date

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 implementation of TR37119 and Change of Zone No. 7947, and Specific Plan No. 288 Substantial Conformance No. 1. An Initial Study (Environmental Assessment) is normally 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, in accordance with California Code of Regulations, Section 15063. The purpose of this Initial Study is to inform the decision-makers, effected agencies and the public of potential environmental impacts associated with the implementation of the proposed Project. The current proposed Project (Tentative Tract Map 37119, Change of Zone No. 7947, and Specific Plan No. 288 Substantial Conformance No. 1) includes updated technical studies for biological resources, geology/soils, and traffic; even with these new technical studies, the proposed Project will not result in any new significant environmental effects or a substantial increase in the severity of significant effects identified in EIR376. The Initial Study presented in the following analysis classifies impacts in one of four ways:

- Potentially Significant New Impact — This category is for any potentially significant impact that was not analyzed in EIR376.
- Less than Significant New Impact with Mitigation Incorporated — This category is for any impacts which were not analyzed or found in EIR376, but are nonetheless found to be less than significant with new mitigation incorporated.
- Less than Significant New Impact — This category is for any impacts which were not analyzed or found in EIR376, but which are nonetheless less than significant.
- No New Impact — This category is for impacts which are equal to or less than the impacts found and analyzed in EIR376 or EIR376 Addendum No. 1.

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AESTHETICS

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

Sources: EIR376; Project Description; RCLIS; HVWAP

Findings of Fact:

a) *EIR376 Conclusion:* No Impact. Since the project site is not located adjacent to or within view of a designated or eligible scenic highway, the project will not have adverse or significant impacts on any scenic highway. (EIR376, p. V-79)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project is not located within a scenic highway corridor. According to the Harvest Valley/Winchester Area Plan, the closest state-eligible scenic highway is State Route 74 located approximately 3 miles to the north. The closest County-eligible scenic highway is Interstate 215 located approximately 5.5 miles to the west.

Finding: No new scenic highways have been designated in the vicinity since EIR376 was prepared. The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from the implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

b) *EIR376 Conclusion:* Less than Significant. Individual project review will ensure that potential development will not obstruct any prominent scenic vista or public view, nor create an aesthetically offensive site open to public view. No potentially significant impact on scenic resources will result. (EIR376, p. V-219)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The Project will implement the design guidelines SP288A2 which includes development standards, and design and landscaping guidelines, to ensure development of the Project site would not create an aesthetically offensive site open to public view. The Project will create lots encompassing approximately 39.6 acres for Open Space – Conservation, Planning Areas 12 and 13 (TR37119 lots 377 and 378, respectively). TR37119 also creates lots encompassing approximately 16.9

acres of Open Space – Recreation, Planning Areas 8, 19, and 17 (lots 380, 376, and 379, respectively). The Open Space-Conservation land use designation will preserve in perpetuity two knolls with slopes in excess of 25 percent in Planning Areas 12 and 14 and the foothill area of the Carpenter Hills located to the south and west of the Project site. For both Planning Areas, the open space will remain in a natural state to preserve the natural aesthetic resources of the community.

The most prominent scenic vistas in the Project vicinity are of the Lakeview Mountains to the north, and the Dawson Mountains in the southeast. However, the proposed Project will not obstruct any scenic vistas, views open to the public or result in the creation of an aesthetically offensive site open to public views as the Project includes 50.72 acres of Open Space, the preservation of the rugged terrain, 7.12 acres of dedicated park space, and will implement landscaping as required by SP288A2.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 and impacts resulting from the implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

AESTHETICS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☐	☒

Sources: Ord. 655; Project Description

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant with Mitigation. Because the Project is located within the 30-mile radius of the Mount Palomar Observatory, project lighting will contribute to the skyglow conditions which adversely impact telescope operations. However, with implementation of the following mitigation measures, light and glare impacts will be reduced to a less than significant level. (EIR376, p. V-130)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure D.11-1 – All lighting shall comply with County Ordinance No. 655 which regulates light pollution (EIR376, p. V-130).

Additional Measures

Mitigation Measure D.11-2 – Because of the property's location within the 30-mile radius of Mount Palomar Observatory, low pressure sodium vapor lamps shall be used for all street

lighting. Other potentially lighted areas, (i.e., entry monuments and signage), shall orient light downward and shield lights to prevent direct upward illumination (EIR376, p. V-130).

Mitigation Measure D.11-3 – Prior to approval of the site plan for the commercial center, a lighting plan shall be prepared and approved by the County. The County shall ensure that low-pressure sodium vapor lights are identified in the plan for outdoor areas, and that security lighting and signage will not impact adjacent residential areas (EIR376, p. V-130).

Discussion of the proposed Project: The proposed Project is located within Zone B of the Mr. Palomar Nighttime Lighting Area (approximately 26.5 miles from the Mt. Palomar Observatory). Therefore, the Project will be required to incorporate, through the standard plan check process, the requirements for Zone B developments as set forth in Riverside County Ordinance No. 655. The intent of Riverside County Ordinance No. 655 is to restrict the use of certain light fixtures which would direct undesirable light into the night sky, thereby having a detrimental effect on astronomical observation and research.

Finding: The proposed Project does not include lighting that would be inconsistent with Ordinance No. 655; therefore, no new or substantially increased significant effects will result from the proposed Project. Through compliance with the regulatory requirements of Ordinance No. 655, and Mitigation Measures D.11-1 through D.11-3 listed above, there will be less than significant impacts related to interference with the nighttime use of Mt. Palomar Observatory.

AESTHETICS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
b) Expose residential property to unacceptable light levels?	☐	☐	☐	☒

Sources: Ord. 655; EIR376; Project Description; SP288A2

Findings of Fact:

a-b) *EIR376 Conclusion:* Less than Significant with Mitigation. Land adjacent to the project site is undeveloped, and as a result, project lighting will not result in impacts to adjacent uses. Single-family residential development located north of Salt Creek will be buffered from project lighting by Olive Avenue and the creek channel.

Proposed residential uses out of the planned development are the most sensitive to intrusive light. While the required street and park lighting is not anticipated to intrude into residences, the lighting of the commercial buildings and parking lot may intrude into adjacent residential development. This light impact from the commercial lighting will potentially be significant. However, with implementation of the following Mitigation Measure, light and glare impacts will be reduced to a less than significant level. (EIR376, p. V-130)

EIR376 Mitigation Measures:

Mitigation Measure D.11-3 – Prior to approval of the site plan for the commercial center, a lighting plan shall be prepared and approved by the County. The County shall ensure that low-pressure sodium vapor lights are identified in the plan for outdoor areas, and that security lighting and signage will not impact adjacent residential areas (EIR376, p. V-130).

Discussion of the proposed Project: The proposed Project will include an additional 15 acres of land that was not previously analyzed in EIR376, but were included in the Specific Plan as part of SP288A2 and evaluated in EIR376 Addendum No. 1. As discussed in EIR376 Addendum No. 1, this increase in additional sources of nighttime lighting would not increase the intensity of light such that it would modify the original finding of EIR376. Impacts from spill of light onto surrounding properties, and "night glow" will be reduced to less than significant levels by using hoods and other design features on light fixtures used within the proposed Project as required by EIR376 Mitigation Measures D.11-1, D.11-2, and D.11-3, and through standard County conditions of approval, plan check, permitting procedures, and code enforcement.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces such as window glass or reflective materials. Daytime glare is common in urban areas and is typically associated with buildings with exterior facades largely or entirely comprised of highly reflective glass or windshields of parked cars. Glare-sensitive light uses include residences, hotels, transportation corridors and aircraft landing corridors. However, the Project site is not located in an airport influence area and the design guidelines in SP288A2 require landscaping to buffer adjacent residential land uses and streets, thus impacts from glare on sensitive receptors would be less than significant.

Finding: Because the Project's potential impacts associated with glare and unacceptable lights levels are no different from those analyzed in EIR376, no new or substantially increased significant effects result from the Project. Therefore, potential environmental impacts associated with light or glare and light levels will remain less than significant.

AGRICULTURE AND FOREST RESOURCES

AGRICULTURE and FOREST RESOURCES Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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?	☐	☐	☐	☒

AGRICULTURE and FOREST RESOURCES Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
b) Conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps) or land within a Riverside County Agricultural Preserve?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Sources: SCDC; EIR376; RCLIS; Project Description; SP293

Findings of Fact:

a) *EIR376 Conclusion*: Less than Significant with Mitigation. Implementation of the proposed project will result in a permanent, irreversible loss of agricultural farmland. The farmed acres constitute only a minute portion of the County's total agricultural land inventory. Also, the barley crops grown on the site and the sheep grazing generate low economic yields. Thus, loss of these crops and grazing area is considered adverse, but less than significant. The loss will, however, contribute to the incremental loss of agricultural land within the County. Project development will result in the permanent, irreversible loss of 55 acres of Prime Farmland, 30 acres of Statewide Important Farmland, and 42 acres of Local Important Farmland, as identified by the California Department of Conservation. These impacts are considered significant under CEQA, but Mitigation Measures will reduce the impact to less than significant. (EIR376, p. V-71)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure C.10-1 – The County's right-to-farm ordinance, Ordinance No. 625, shall be enforced to protect farmers' rights with respect to urban encroachment, and to encourage continued agricultural production. (EIR376, p. V-72.)

Additional Measures

Mitigation Measure C.10-2 – For development projects around the site perimeter which abut the existing, off-site agricultural land to the west, the development plan shall incorporate setbacks and other appropriate buffers to minimize urban/rural land use conflicts. (EIR376, p. V-72.)

Discussion of the proposed Project: The Project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP). According to the FMMP, the Project site contains Farmland of Local Importance and Other Land.

EIR376 Addendum No. 1 determined that EIR376 Mitigation Measures C.10-1 and C.10-2 were no longer applicable to the larger SP288A2 site. Therefore, these mitigation measures are not applicable to the proposed Project.

Finding: The Project's potential impacts are less than those analyzed in EIR376 and EIR376 Addendum No. 1. Because there is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Project site, potential impact with regard to the conversion of Farmland will result from Project implementation. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376. Furthermore, as discussed in EIR376 Addendum No. 1, Mitigation Measures C.10-1 and C.10-2 from EIR376 are no longer applicable to the proposed Project.

b) *EIR376* Conclusion: Less than Significant Impact. No Agricultural Preserve or lands subject to the Williamson Act occurs in the SP288 project area. A number of agricultural preserves are located within the vicinity of SP288. Owners of a number of these preserves have filed Notices of Nonrenewal in anticipation of population growth and demand for new development in the Winchester Area. (EIR376, p. V-68.)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: There are no lands within the proposed Project site that are under Williamson Act Contracts, zoned for agricultural use, or being used for agricultural purposes. No new Williamson Act Contracts have been enacted since certification of EIR376.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. As no lands located within the Project site are being used for agricultural purposes or are under a Williamson Act Contract, no impacts are anticipated. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

c-d) *EIR376* Conclusion: Less than Significant with Mitigation. Conflicts between the proposed urban uses and adjacent agricultural activities could arise. Moreover, the immediate presence of urban development may result in the ultimate conversion of adjacent farmlands to urban uses due to land costs, production costs, infrastructure availability and land use incompatibilities. Mitigation can reduce the impact to a less than significant level and should focus on reducing conflicts with surrounding viable agricultural uses and preventing premature conversion of surrounding farmlands to urban uses. (EIR376, p. V-72.)

EIR376 Mitigation Measures:

Mitigation Measure C.10-1 and C.10-2 are identified above in response 4.a).

Discussion of the proposed Project: The area to the west of the Project site is within the Winchester Hills Specific Plan No. 293, and is no longer being used as agricultural land. The Project site is bordered

by the Winchester Hills Specific Plan No. 293 to the west (primarily vacant land and open space), Newport Road and rural residencies to the south, Highway 79 to the east, and Domenigoni Parkway and SP288A2 Planning Areas 1 through 6 to the north. (See **Figure 5– Surrounding General Plan Land Use Designations** and **Figure 6 – Surrounding Zoning Designations.**) There are no areas adjacent to the Project site that is currently in agricultural production. Therefore, as discussed in response 4.a), EIR376 Mitigation Measures C.10-1 and C.10-2 from not applicable to the proposed Project.

Finding: The Project's potential impacts are less than those analyzed in EIR376. For reasons stated above, the Project's potential impacts related to the conversion of farmland and agriculturally zoned property to non-agriculture uses are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376. Furthermore, Mitigation Measures C.10-1 and C.10-2 from EIR376 are no longer applicable to the proposed Project.

AGRICULTURE and FOREST RESOURCES Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government 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?	☐	☐	☒	☐

Sources: GP Figure OS-2, "Agricultural Resources"; RCLIS

Findings of Fact:

a) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: Implementation of the proposed Project will not conflict with existing zoning for, or cause rezoning of, forest land or timberland as there are no forest lands or timberlands in the vicinity of the Project site.

Finding: As there is no area zoned for forest land located on the Project site or within close proximity, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.

b-c) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: Implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use, nor would it result in conversion of forest land to non-forest use as there is no forest land in the vicinity of the Project site.

Finding: As there is no forest land located on the Project site or within close proximity to the Project site, no impacts are anticipated. Therefore, no new or substantially increased significant impacts would result from the Project.

AIR QUALITY

AIR QUALITY Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Sources: EIR376; GP; 2016 AQMP; Project Description; SCAQMD; WEBB(a)

Findings of Fact:

a) *EIR376 Conclusion:* Significant and Unavoidable Impact. Project-specific and cumulative air quality impacts of SP288 were evaluated and determined to result in significant impacts upon regional air quality. (EIR376, pp. V-55 to V-56.) Substantial emissions will be produced by regional development and will exacerbate existing air pollution levels in the air basin. The existing pollution levels exceed

state and federal air quality standards, and the impact of emissions from regional development will significantly impact attainment of the state and federal standards. (EIR376, p. V-160–161) Therefore, it can be concluded that the regional impact of SP288 was not in conformance with the Air Quality Management Plan (AQMP). Air quality impacts associated with SP288 were considered significant and unavoidable and the Board of Supervisors (BOS) adopted a Statement of Overriding Considerations for impacts related to air quality on April 29, 1997.

EIR376 Mitigation Measures: Mitigation Measures C.6-1 through C.6-14, below, were identified to reduce air quality impacts from criteria pollutants during construction and operation; however, operational impacts remain significant. (EIR376, pp. V-55 to V-56.)

Standard Regulatory Requirements

Mitigation Measure C.6-1 – To reduce construction-related air quality impacts, all provisions of County Ordinance No. 457 relating to construction activity will be enforced. (EIR376, p. V-55.)

Mitigation Measure C.6-2 – To reduce construction-related air quality impacts, SCAQMD Rule 403 will be adhered to, ensuring the clean-up of construction-related dirt on approach routes to construction sites. (EIR376, p. V-55.)

Mitigation Measure C.6-3 – SCAQMD Rule XV requiring employee carpooling and other trip reduction measures shall be required for all new development projects and businesses subject to Rule XV. (EIR376, p. V-55.)

Mitigation Measure C.6-4 – Transportation System Management Plans shall be required to be consistent with SCAQMD Regulation XV to reduce trip making where feasible. Features of these plans may include, but are not limited to:

- Consideration of transit use incentives by employers to encourage public transit use by employees;
- Consideration of developing staggered work hours; and
- Consideration for providing convenient bus shelters and bus turnouts along the major arterials to encourage ridership and improve traffic flow. (EIR376, p. V-55.)

Measures Required by Specific Plan

Mitigation Measure C.6-5 – The network of pedestrian and combination biking/pedestrian trails shown in the Specific Plan will be provided to encourage walking and biking for short-destination trips. (EIR376, p. V-49).

Additional Measures

Mitigation Measure C.6-6 – To reduce construction-related air quality impacts, construction equipment shall be properly maintained and serviced to minimize exhaust emissions. (EIR376, p. V-49 – V-50.)

Mitigation Measure C.6-7 – To reduce construction-related air quality impacts, grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour. (EIR376, p. V-50.)

Mitigation Measure C.6-8 – To reduce construction-related air quality impacts, during grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods. (EIR376, p. V-56.)

Mitigation Measure C.6-9 – To reduce construction related air quality impacts, all unpaved roads and parking areas will be watered down or chemically treated for dust control purposes. (EIR376, p. V-56.)

Mitigation Measure C.6-10 – To reduce construction-related air quality impacts, trucks leaving construction sites will be washed off. (EIR376, p. V-56.)

Mitigation Measure C.6-11 – Major developers will work with the Riverside Transit Agency to establish new bus routes and stops to service new development within the Specific Plan area (EIR376, p. V-56).

Mitigation Measure C.6-12 – Bus stops and/or bus shelters will be provided at the commercial center (EIR376, p. V-56).

Mitigation Measure C.6-13 – All parking lots serving new development will be paved (EIR376, p. V-56).

Mitigation Measure C.6-14 – Bicycle racks will be provided at the commercial center and neighborhood parks (EIR376, p. V-56).

Discussion of the proposed Project: The proposed Project is located within the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) prepares the Air Quality Management Plan (AQMP) for the Basin. The AQMP sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP's control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, if a project demonstrates compliance with local land use plans and/or population projections, then the AQMP would have taken into account such uses when it was developed.

The existing GP land use designations of the SP288A2 site are Medium Density Residential (MDR), High Density Residential (HDR), and Open Space Recreation (OS-R). The estimated long-term criteria pollutant emissions generated from SP288A2 are either below applicable SCAQMD thresholds or are less than the emissions reported in EIR376. The Project proposes fewer dwelling units than the similar area within the SP288A2. Therefore, the Project's resulting impacts will be similar to those evaluated in EIR376. EIR376 Mitigation Measures C.6-1 through C.6-14 still apply to the proposed Project; however, EIR376 Mitigation Measure C.6-2 and Mitigation Measures C.6-6 through C.6-14 were revised in EIR376 Addendum No. 1, as seen below, to clarify how these measures are to be implemented. EIR376 Mitigation Measures C.6-7 through C.6-12 relating to fugitive dust from construction were consolidated and combined into Mitigation Measure C.6-2 in EIR376 Addendum No. 1 to clarify implementation and the language and intent of the measures:

Mitigation Measure C.6-2 – To reduce construction-related fugitive dust emissions ~~air quality impacts~~, the contractor shall provide the County Building and Safety Department with sufficient proof of compliance with SCAQMD Rule 403 ~~will be adhered to, ensuring the clean-up of construction-related dirt on approach routes to construction sites.~~ and other dust control measures including, but not limited to:

- watering active sites three times daily,
- requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain),
- requiring all trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered and maintain a freeboard height of 12 inches,
- suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour,
- post contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, will occur as soon as possible,
- sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets,
- posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads,
- installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track out,
- replacing ground cover in disturbed areas as quickly as possible, and
- paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible.

Mitigation Measure C.6-6 was revised in EIR376 Addendum No. 1 to clarify the implementation of the measure.

Mitigation Measure C.6-6 – To reduce construction-related air quality impacts, the contractor shall ensure that ozone precursor emissions from all vehicles and construction equipment are controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department

~~construction equipment shall be properly maintained and serviced to minimize exhaust emissions~~.

Mitigation Measure C.6-11 was revised in EIR376 Addendum No. 1 to clarify the implementation of the measure.

Mitigation Measure C.6-11 – Major developers will work with the Riverside Transit Agency (RTA) to establish new bus routes and stops to service new development within the Specific Plan area. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits/final inspection. Coordination materials shall include a Staff Report or Meeting Minutes.

Mitigation Measure C.6-12 was revised in EIR376 Addendum No. 1 to clarify the implementation of the measure.

Mitigation Measure C.6-12 – Bus stops and/or bus shelters will be provided at the commercial center. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits.

Mitigation Measure C.6-13 was revised in EIR376 Addendum No. 1 to clarify the implementation of the measure.

Mitigation Measure C.6-13 – All parking lots serving new development will be paved. Proof of compliance shall be required prior to approval of the Plot Plan/Tract Map for individual implementing development projects.

Mitigation Measure C.6-14 was revised in EIR376 Addendum No. 1 to clarify the implementation of the measure.

Mitigation Measure C.6-14 – Bicycle racks will be provided at the commercial center and neighborhood parks. Proof of compliance shall be required prior to approval of the Plot Plan for individual implementing development projects. The Plot Plan shall show bicycle parking stalls (areas).

Finding: The Project's potential impacts regarding conflicts with the existing 2016 AQMP are no more severe than those analyzed in EIR376. Therefore, impacts resulting from implementation of the Project are less than significant as no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

b) *EIR376 Conclusion:* Significant and Unavoidable Impact. Short-term impacts will result from SP288 construction activities. However, these impacts can be reduced to less than significant through mitigation and regulations. Long-term impacts were evaluated in terms of vehicle emissions and stationary emissions from electricity and natural gas usage. Long-term emissions of carbon monoxide (CO), reactive organic gases (ROG) (also known as volatile organic compounds (VOCs), and oxides of

nitrogen (NO_X) from SP288 exceed the SCAQMD threshold levels and were considered significant (EIR376, p. V-55).

Mitigation Measures were incorporated, but cannot fully mitigate the impact and impact was considered significant and unavoidable. The BOS adopted a Statement of Overriding Considerations for impacts related to air quality on April 29, 1997. (EIR376, p. V-56)

EIR376 Mitigation Measures: Mitigation Measure C.6-1 through C.6-14, above, were identified to reduce the level of impacts, however, long-term air quality impacts remain significant (EIR376, p. V-56).

Discussion of the proposed Project: An Air Quality and Greenhouse Gas Impact Analysis was prepared by Albert A. Webb Associates in January 2012 (Appendix A) to analyze the potential criteria pollutant emissions generated by SP288A2. The area-specific evaluation demonstrated that, after the incorporation of Mitigation Measure **MM Air 1**, below, projected short-term emissions of NO_X from construction of the SP288A2 are below applicable SCAQMD daily regional thresholds. This new Mitigation Measure was incorporated because EIR376 did not include quantitative NO_X reductions associated the mitigation provided. Since the approval of EIR376 in 1997, new mitigation has become available to reduce the impacts of NO_X from off-road construction equipment in the form of Tiered off-road engine standards. The Tier 2 requirements under **MM Air 1** one were not adopted by the California Air Resources Board until 2000. Thus, **MM Air 1** was infeasible to implement in EIR376. *CEQA Guidelines* section 15162(3)(c) allows for implementation of new mitigation that was infeasible at the time the previous EIR was certified. Additionally, the short-term emissions from SP288A2 did not exceed the applicable SCAQMD localized significance thresholds during construction without mitigation required. The Project proposes fewer dwelling units than the similar area within the SP288A2. Thus, the Project will not result in a short-term significant impact from Project construction.

> **MM Air 1:** To reduce construction equipment emissions during site grading in Phase 1, the contractor's fleet of off-road diesel-powered construction equipment greater than 25 hp shall meet the Tier 2 off-road emissions standards or better. Prior to issuance of grading permits, proof of compliance shall be provided to the County in Project construction specifications, which shall include, but is not limited to, a copy of each unit's certified tier specification.

Long-term emissions from SP288A2 were also evaluated and exceed the SCAQMD regional thresholds for VOC, NO_X, and CO. However, these emissions are less than the emissions reported in EIR376. In addition, no CO hot spots are expected to occur as a result of SP288A2- generated traffic. Further, according to SCAQMD methodology, no long-term localized significance threshold analysis is required because SP288A2 does not include stationary sources or attract mobile sources that that may spend long periods of time idling at the site; such as warehouse/transfer facilities. The Project proposes fewer dwelling units than the similar area within the SP288A2, which results in fewer emissions.

Finding: The Project's potential impacts regarding air quality impacts are no worse than those analyzed in EIR376 and are in fact less severe. Therefore, no new or substantially increased significant effects result from the Project beyond those discussed in EIR376.

c) *EIR376 Conclusion:* Significant and Unavoidable Impact. EIR376 concluded that the cumulative level of average daily pollutant emissions will remain significant and unavoidable after implementation of Mitigation Measures. The BOS adopted a Statement of Overriding Considerations for impacts related to air quality on April 29, 1997. (EIR376, p. V-56.)

EIR376 Mitigation Measures: Mitigation Measures H.1.C-1 through H.1.C-8, below, were identified to reduce the level of air quality impacts, however, impacts remain significant and unavoidable (EIR376, pp. V-161–162).

> *Air pollution reduction programs contained in the County's Air Quality Element, and programs and regulations enforced by the SCAQMD, will be applied to all future development projects. Applicable programs and regulations will include:*
>
> *Mitigation Measure H.1.C-1* – SCAQMD Regulation XV to achieve vehicle trip reduction for businesses. (EIR376, p. V-161.)
>
> *Mitigation Measure H.1.C-2* – Future County-sponsored Air Pollution Mitigation Fee program for projects inconsistent with regional growth policies. (EIR376, p. V-161.)
>
> *Mitigation Measure H.1.C-3* – Alternative work schedule programs for new businesses. (EIR376, p. V-161.)
>
> *Mitigation Measure H.1.C-4* – Incorporation of transit stops and park-and-ride facilities in major land use projects. (EIR376, p. V-161.)
>
> *Mitigation Measure H.1.C-5* – Prohibition of on-street parking in congested areas. (EIR376, p. V-161.)
>
> *Mitigation Measure H.1.C-6* – Incorporation of bicycle paths into major land use developments. (EIR376, p. V-161.)
>
> *Mitigation Measure H.1.C-7* – Site planning which encourages pedestrian activity and reduces reliance upon automobiles for short trips. (EIR376, p. V-162.)
>
> *Mitigation Measure H.1.C-8* – Energy conservation and reduction as required by building regulations and other County ordinances. (EIR376, p. V-162.)

Discussion of the proposed Project: The portion of the Basin within which the Project is located is designated as a non-attainment area for PM-10 under state standards and for ozone and PM-2.5 under both state and federal standards.

The air quality analysis (WEBB(a)) concluded that, after the incorporation of Mitigation Measures, projected short-term emissions from construction of SP288A2 are below applicable SCAQMD daily regional thresholds. However, as the operational emissions from the Project for VOC, NO_X, and CO will exceed SCAQMD operational thresholds, SP288A2's incremental contribution to criteria pollutant emissions for which the region is non-attainment, is considered to be cumulatively considerable. The Project proposes fewer dwelling units than the similar area within the SP288A2, which results in fewer emissions.

The above Mitigation Measures contained in EIR376 (Mitigation Measures H.1.C-1 through H.1.C-8) that relate to General Plan Policies are no longer applicable to the proposed Project because the County adopted an updated Air Quality Element as part the 2015 General Plan. Section II.G, above, discusses the Project's consistency with the 2015 General Plan.

Therefore, EIR376 Mitigation Measures H.1.C-1 through H.1.C-8 are hereby deleted (as represented by strikeout below), as they are no longer applicable to the Project (they were also deleted in Addendum No. 1 for the same reason – the County adopted an updated Air Quality element as part of the 2003 General Plan.

~~Mitigation Measures~~

~~*Air pollution reduction programs contained in the County's Air Quality Element, and programs and regulations enforced by the SCAQMD, will be applied to all future development projects. Applicable programs and regulations will include:*~~

~~*Mitigation Measure H.1.C-1* – SCAQMD Regulation XV to achieve vehicle trip reduction for businesses;~~

~~*Mitigation Measure H.1.C-2* – Future County-sponsored Air Pollution Mitigation Fee program for projects inconsistent with regional growth policies;~~

~~*Mitigation Measure H.1.C-3* – Alternative work schedule programs for new businesses;~~

~~*Mitigation Measure H.1.C-4* – Incorporation of transit stops and park-and-ride facilities in major land use projects;~~

~~*Mitigation Measure H.1.C-5* – Prohibition of on-street parking in congested areas;~~

~~*Mitigation Measure H.1.C-6* – Incorporation of bicycle paths into major land use developments;~~

~~*Mitigation Measure H.1.C-7* – Site planning which encourages pedestrian activity and reduces reliance upon automobiles for short trips; and~~

~~*Mitigation Measure H.1.C-8* – Energy conservation and reduction as required by building regulations and other County ordinances~~

Finding: SP288A2's potential impacts are similar to those analyzed in EIR376 because SCAQMD operational thresholds are exceeded for VOC, NO_X, and CO (WEBB(a)). However, the concentrations of these pollutants are lower than those identified in EIR376. Impacts resulting from implementation of SP288A2 are cumulatively considerable and thus, significant and unavoidable. The Project, which is an implementing project of SP288A2, proposes similar development, but overall fewer dwelling units than the similar area within the SP288A2 site, which results in fewer emissions. However, the Project is anticipated to exceed the same SCAQMD operational thresholds. Therefore, because the threshold exceedances from the Project are the same as those analyzed in EIR376, no new or substantially increased significant impacts would result from the Project beyond those analyzed in EIR376.

d-e) *EIR376 Conclusion:* Not analyzed. Sensitive land uses such as hospitals, schools, playgrounds and recreational centers should not be located adjacent to heavy air polluters such as freeways and heavy industrial land uses and should incorporate landscaped buffering and building siting to buffer these uses from heavy pollution source. (EIR376, p. V-47.) The SP288 project does not include the construction of any significant point source emitters, but does include construction of residential development. However, SP288 is not located in close proximity to an existing significant point source emitter.

EIR376 Mitigation Measures: Mitigation Measures C.6-1 through C.6-14, above, were identified to reduce the regional level of impacts, however, long-term regional air quality impacts remain significant (EIR376, p. V-56).

Discussion of the proposed Project: As described above under response 6.b), like SP288A2, the Project's short-term emissions would not exceed the applicable SCAQMD localized significance thresholds during construction without mitigation required. No long-term localized significance threshold analysis is necessary due to the nature of the Project. Furthermore, no CO hot spots are expected to occur as a result of Project-generated traffic. As such, the proposed Project would not expose sensitive receptors located within one mile of the Project site to substantial point source emissions. And as outlined above SP288 and by extension SP288A2 are not located in close proximity to an existing significant point source emitter and therefore would not result in the construction of a sensitive receptor within one mile of an existing emitter.

Finding: The Project's potential impacts are no worse than those analyzed in EIR376. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

f) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: Common sources of odor complaints include sewage treatment plants, landfills, recycling facilities, petroleum refineries, and auto body shops.[5] Neither the Project nor the uses analyzed in EIR376 include any such uses. Therefore, operation of the Project will not create objectionable odors affecting a substantial number of people. It is anticipated that the Project presents the potential for generation of temporary objectionable odors in the form of diesel exhaust and/or asphalt paving during Project construction in the immediate vicinity of the Project site. Recognizing the short-term duration of construction, the proposed Project construction will not expose substantial numbers of people to objectionable odors.

Finding: Whereas no new sources of objectionable odors have been added since EIR376 was prepared, no new or substantially increased significant effects result from the Project.

[5] California Air Resources Board, *Air Quality and Land Use Handbook: A Community Perspective*, April 2005. (Available at http://www.arb.ca.gov/ch/landuse.htm)

BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☐	☒
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?	☐	☐	☒	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Sources: EIR376, MSHCP; ESI; RCIP Conservation Summary

Findings of Fact:

a) *EIR376 Conclusion:* Compliance with adopted Habitat Conservation Plans (HCPs) was discussed in the cumulative impact analysis section of EIR376. Riverside County has initiated two long-range planning

programs aimed toward preserving sensitive habitat lands and species in the region. As described in Section C.11 of EIR376, the Riverside County Habitat Conservation Agency is currently participating with federal agencies in the preparation of a long-term Habitat Conservation Plan (HCP) for the SKR. The HCP will set aside permanent preserve areas for the species and will allow development to occur on occupied SKR habitat, provided developers pay established mitigation fees pursuant to Riverside County Ordinance No. 663. A planned Multi-Species Habitat Conservation Plan (MSHCP), also discussed in Section C.11, is aimed primarily at preserving coastal sage scrub habitat and protecting the California gnatcatcher. The program will identify important concentrations of gnatcatchers and habitat linkages. No timeline has been established for completion of baseline studies and preparation of the plan. (EIR376, p. V-175.)

On September 15, 1994, the Riverside County Habitat Conservation Agency (RCHCA) Board of Directors approved an MOU that calls for inter-agency cooperation in the establishment of an MSHCP that is intended to be consistent with the provisions of an NCCP. Per the September 15, 1994 MOU, the County will not pursue a commitment to prepare an MSHCP until the long-term SKR HCP is approved. Approvals for the long-term SKR HCP are anticipated to be secured in December, 1995. At this writing, no preliminary or final MSHCP has been prepared. Until such a program is in place, however, individual development projects may reduce or fragment foraging area. Should a MSHCP be adopted, the developer may be required to participate in mitigation programs which could include land dedication, fee payments, off-site habitat purchase, or other measures. (EIR376, p. V-177.)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: At the time the Environmental Assessment for EIR376 was prepared the Interim SKR HCP was in place. The final SKR HCP was approved in 1996. The proposed Project is not located within a core reserve of the SKR HCP. Payment of the SKR HCP mitigation fee, in accordance with Riverside County Ordinance No. 633, is all that is required for Project compliance with this plan.

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was not developed or adopted at the time the Environmental Assessment for EIR376 was prepared. In 2003, the County Board of Supervisors adopted the MSHCP. The purpose of the MSHCP is to conserve habitat for selected species throughout Western Riverside County. The MSHCP consists of several Criteria Areas and Cells that assist in facilitating the process by which individual properties are evaluated for inclusion and subsequent conservation in the MSHCP. In addition to Criteria Cell requirements, the MSHCP requires consistency with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines). The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001.

As part of this IS, ESI prepared an updated general habitat assessment and MSHCP Consistency Analysis, along with focused burrowing owl and narrow endemic plant surveys for the Project site on September 27, 2017 (included as Appendix B).

The Project site is located within the Harvest Valley/Winchester Area Plan of the MSHCP. The County is a permittee of the MSHCP and is required to comply with the provisions of the plan. The Project site is not within an MSHCP Criteria Cell; thus, there are no specific conservation requirements for the Project site. Although the site is located outside a MSHCP criteria area, it must also be reviewed for consistency with additional MSHCP Objectives such as Section 6.1.2 – Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, habitat assessment for the burrowing owl (BUOW) and narrow endemic plant species (NEPS) (Section 6.3.2 – Additional Survey Needs and Procedures, and Section 6.1.3 – Narrow Endemic Plants, respectively).

ESI conducted General Habitat, Focused NEPS, and Focused BUOW surveys in June, July, and August of 2017, pursuant to Sections 6.3.2 and 6.1.3 of the MSHCP, as well as U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW) guidelines.

Potential riparian-associated features, vegetation, hydrology, soils, and CDFW/USACE jurisdictional limits were generally evaluated. No MSHCP Section 6.1.2 habitats or other jurisdictional areas were recorded on site, so no further studies for these resources are required. (ESI, p. 10) Therefore, the Project is in compliance with MSHCP Section 6.1.2.

Certain parcels of the Project site are located in a Narrow Endemic Plant Species Survey Area requiring habitat assessments for Munz's onion (*Allium mumzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wrights trichocoronis (*Trichocoronis wrightii* var. wrightii). No narrow endemic plant species (Group 3, 6 species) were recorded on-site during the 2017 focused botanical surveys. Suitable habitat to support Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wrights trichocoronis is extremely limited or entirely absent. (ESI, p. 26-27.) Therefore, the Project is in compliance with MSHCP Section 6.1.3 due to the lack of suitable habitat.

The Project site is not located in a MSHCP criteria area (ESI, p. 4), and, in accordance with Section 6.1.4 (Urban/Wildlands Interface), the Project will comply with the MSHCP Urban/Wildlands Interface Guidelines to reduce and minimize impacts to adjacent habitats or MSHCP conservation areas where applicable. (EIS, p. 9, 29.)

The site is located within an area requiring habitat assessments for the western burrowing owl (*Athene cunicularia hypugeaI* – BUOW) according to MSHCP Section 6.3.2 (Additional Survey Needs and Procedures). No direct BUOW observations or sign (feathers, pellets, fecal material, prey remains, etc.) were recorded during the August 2017 focused survey effort. However, due the presence of suitable BUOW habitat and the high occurrence potential on the Project site, preconstruction surveys would be required prior to any construction activities (ESI, p. 26). Prior to issuance of a grading permit, the Project developer is required to pay the regional impact MSHCP mitigation fee established by the Riverside County (Riverside County Ordinance 810). The MSHCP was adopted subsequent to preparation of the Environmental Assessment for EIR376, thus, the regulatory environment has changed since preparation of the Environmental Assessment for EIR376. As the County is a permittee of the MSCHP the Project must comply with all applicable requirements of the MSHCP, including a pre-construction presence/absence survey for burrowing owls. The conditions of approval that will be

issued for the project will include this requirement. Therefore, the Project complies with the provisions of MSHCP Section 6.3.2.

Consistency with MSHCP Section 7.5.3 (Construction Guidelines) and Appendix C (Standard Best Management Practices) will be achieved through implementation of BMPs identified in the National Pollution Discharge Elimination System (NPDES) permit during construction and the Preliminary Project-Specific Water Quality Management Plan (Santa Ana Watershed) and Project Specific Water Quality Management Plan (Santa Margarita Region) prepared for the Project. Therefore, the Project complies with the provisions of MSHCP Section 7.5.3 and Appendix C.

As required by the MSHCP, a biological assessment and focused surveys were completed by ESI for the Project site. See responses 7.b) through 7.g), below. The results concluded that impacts are less than significant. Additionally, the proposed Project demonstrates MSHCP consistency, and the MSHCP provides full mitigation under CEQA, National Environmental Policy Act (NEPA), California Endangered Species Act (CESA), and Federal Endangered Species Act (FESA) for impacts to the species and habitats covered by the MSHCP pursuant to agreements with U.S. Fish and Wildlife Service (USFWS), CDFW, and/or any other appropriate participating regulatory agencies. (MSHCP, p. 6-3.) Therefore, conflicts with the provisions of an adopted HCP, NCCP, or other approved local conservation plan are less than significant.

Finding: Because the proposed Project would not conflict with any MSHCP policies and the Project developer will pay the MSHCP and SKR HCP fees, no new or substantially increased significant impacts would result from Project implementation.

b-c) *EIR376 Conclusion:* Less than Significant Impact. Development of SP288 will result in the loss of plant and animal life throughout of the project site. Twenty-three acres of natural open space will remain in its natural state to preserve native biological elements contained within the southwest portion of the project site. This 23.0 acre area largely contains the Riversidian Phase of Inland Scrub vegetation including the stands of Fallbrook Spineflower.

The proposed project will also eliminate the hilly areas within the central portion of the site but will maintain the more rugged slopes within the southwest comer. The only significant biological resources potentially impacted by this development scheme are the loss of raptor foraging habitat.

The project will not result in a "take" of any protected species, nor will it substantially reduce the habitat of any such species or interfere with wildlife movement. The loss of raptor foraging habitat due to proposed development is an adverse incremental regional impact, but is not a large enough regional loss to be considered significant. The project will not result in significant impacts on biological resources. (EIR376, p. V-74–V-75.)

EIR376 Mitigation Measures:

> *Mitigation Measure C-11.1* - The southwestern natural area shall be fenced and access permitted from the adjacent residences only by way of defined, gated entrances and only along defined trails. Only pedestrian access will be permitted, not equestrian use nor

mountain bicycle, since these uses have the potential to degrade trails and interfere with pedestrian use. (EIR376, p. 72,)

*Mitigation Measure C-11.*2 – No unleashed pets shall be allowed within natural areas. (EIR376, p. 72.)

Mitigation Measure C-11.3 – Landscaping of residential lots and parks near or adjacent to natural areas will be reviewed to insure that no aggressive, non-native plant materials are introduced into the area. Of particular concern are perennial grasses which are becoming popular in naturalistic landscaping. (EIR376, p. 72.)

Mitigation Measure C-11.4 – The adjacent Winchester Hills Specific Plan proposes all contiguous mountainous areas to be maintained as permanent open space under the control of a Master Homeowner's Association or the Valley-Wide Parks and Recreation District. The natural open space within the Crossroads at Winchester Specific Plan shall likewise be maintained. (EIR376, p. 72.)

Discussion of the proposed Project: A biological assessment was conducted by ESI on September 27, 2017 for the Project site (ESI). ESI found no special-status plant species on the Project site (ESI, p. 18). There are a number of species that have a low or low-moderate occurrence potential in the site vicinity, but were not observed on site during the 2017 botanical surveys. (ESI, pp. 19-20.) A low level of occurrence generally corresponds to "less than significant" under CEQA. (ESI, p. 18) The loss of a relatively small number of these (potentially present) species would not likely amount to a measurable impact to the species within southern California or their overall range, nor reduce population size below self-sustaining levels on a local or regional basis. Site development would not be expected to eliminate significant amounts of habitat for special-status plant species because of long-standing anthropogenic disturbances (e.g., agriculture, discing) that is prevalent throughout much of the site. (ESI, p. 24.) Therefore, the Project impacts on special-status plant species are less than significant.

Six special-status wildlife species were directly observed on the Project site: coastal western whiptail (*Aspidoscelis tigris multiscutatus*), northern harrier (*Circus cyaneus)*, loggerhead shrike (*Lanius ludovicianus)*, southern California rufous-crowned sparrow (*Aimophila ruficeps canescens)*, California horned lark (*Eremophilia alpestris actia)*, and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*). (ESI, pp. 20-21.) Other potentially occurring special-status species with a moderate occurrence potential could be present on the Project site. However, these species were deemed by the USFWS to be too widespread and common to warrant listing as threatened or endangered, and as such, have no formal state or federal listing status. Individuals present within zones of direct development impacts would be displaced by construction activities. However, these species can occur with relatively high frequency and abundance, and are relatively widely distributed throughout southern California. Accordingly, the expected low number of individuals displaced within the relatively small areas of suitable habitat present on site would not likely constitute a significant adverse impact to these species on a local or regional basis, nor amount to a measurable impact to the species within southern California or their overall range. (ESI, p. 25.)

As outlined above under response 7.a), the Project is in compliance with the MSHCP which provides mitigation pursuant to CEQA, NEPA, CESA, and FESA. Thus, through compliance with the MSHCP, potential impacts to sensitive species are reduced to less than significant levels.

Special-status habitat, riversidean sage scrub (RSS), is present on-site that supports several special-status species. Impacts to RSS and those species associated with this sensitive habitat type would be mitigated through compliance with the MSHCP. (ESI, p. 24.) Therefore, impacts on special-status habitats are less than significant.

Finding: The MSHCP was developed to address and mitigate for project specific impacts to sensitive species and habitats as well as the cumulative loss of habitats and foraging areas throughout western Riverside County. The MSHCP was adopted subsequent to preparation of the Environmental Assessment for EIR376, thus, the regulatory environment has changed since preparation of the Environmental Assessment for EIR376. As the County is a permittee of the MSCHP the Project must comply with all applicable requirements of the MSHCP. Thus, the Mitigation Measures contained in EIR376 that relate to indirect impacts to wildlife and habitats in the open space areas of the Specific Plan (Mitigation Measure C.11.1, C.11.2, and C.11.3) are no longer applicable to the proposed Project. These mitigation measures were deleted (as represented by the strikethrough) when EIR376 Addendum No. 1 was adopted.

> ~~*EIR376 Mitigation Measures*~~:
>
> ~~*Mitigation Measure C*-11.1 - The southwestern natural area shall be fenced and access permitted from the adjacent residences only by way of defined, gated entrances and only along defined trails. Only pedestrian access will be permitted, not equestrian use nor mountain bicycle, since these uses have the potential to degrade trails and interfere with pedestrian use.~~
>
> ~~*Mitigation Measure C* 11.2 – No unleashed pets shall be allowed within natural areas.~~
>
> ~~*Mitigation Measure C*-11.3 – Landscaping of residential lots and parks near or adjacent to natural areas will be reviewed to insure that no aggressive, non-native plant materials are introduced into the area. Of particular concern are perennial grasses which are becoming popular in naturalistic landscaping.~~

SP288A2 includes open space –conservation areas that will be maintained by a common entity or agency such as the CSA, Valley-Wide Recreation and Parks District, or similar public/private agency. The mitigation measure contained in EIR376 that relates to maintenance of the open space areas (Mitigation Measure C-11.4) was revised as follows when EIR376 Addendum No. 1 was adopted:

> Mitigation Measure C-11.4: The adjacent Winchester Hills Specific Plan proposes all contiguous mountainous areas to be maintained as permanent open space under the control of a Master Homeowner's Association or the Valley-Wide Parks and Recreation District. The ~~natural~~ open space-conservation areas within the Crossroads at Winchester Specific Plan shall ~~likewise~~ similarly be maintained as permanent open space under the control of Valley-Wide

Parks and Recreation District or by a common entity or agency such as the CSA, or similar public/private agency.

As the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species, and/or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1. Compliance with the MSHCP reduces the impacts associated with the loss of foraging habitat from implementation of the Project to a less than significant level.

d) *EIR376 Conclusion:* Less than Significant Impact. The project will not interfere with wildlife movement. The only significant biological resources potentially impacted by this development scheme are the loss of raptor foraging habitat. The loss of raptor foraging habitat due to proposed development is an adverse incremental regional impact, but is not a large enough regional loss to be considered significant. The project will not result in significant impacts on biological resources (EIR376, p. V-74.5).

EIR376 Mitigation Measures: As the project was determined to not interfere with wildlife movement no Mitigation Measures were identified for this topic in EIR376.

Discussion of the proposed Project: There is no suitable fish habitat within the proposed Project site. As discussed in item 7(a), above, according to the RCIP Conservation Summary Report Generator, the Project site is not within a special linkage area that would serve as a native resident migratory wildlife corridor. As previously discussed in response 7.a), the proposed Project demonstrates MSHCP consistency and the MSHCP provides full mitigation under CEQA, NEPA, CESA, and FESA for impacts to the species and habitats covered by the MSHCP pursuant to agreements with USFWS, CDFW, and/or any other appropriate participating regulatory agencies. (MSHCP, p. 6-3.) Therefore, through compliance with the MSHCP, potential impacts to native and migratory bird species will be reduced to less than significant.

Finding: The Project's potential impacts are less than those analyzed in EIR376. As the proposed Project site would not result in new impacts to migratory species, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376.

e-f) *EIR376 Conclusion:* Not analyzed in EIR376. These two thresholds were not a part of the County's Environmental Assessment Standard Form when it was prepared for EIR376. However, in the Environmental Setting section of EIR376, related to Amphibians, "the dry nature of the majority of the property and the absence of any surface water on the site makes the probability of any resident amphibians extremely low. The presence of the Salt Creek Channel on the northern boundary suggests that some amphibian life could exist, such as Western Toad, Pacific Chorus Frog, and Western Spadefoot Toad, but is unlikely due to the highly disturbed nature of the channel" (EIR376, p. V-74.1). Thus, no surface water was identified on site at the time of preparation of EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: No evidence of any natural stream courses, riparian areas, or vernal pools were recorded on the Project site. No blue-line drainage occurs directly on-site. One erosional drainage occurs in the southwestern portion of the site. However, due to long-standing anthropogenic disturbances from agricultural activities, the drainage loses definition and is obscured, and is cut off from conveying any extensive flows. Accordingly, this feature does not have a significant nexus to navigable waters. Water does not remain long enough to develop and support wetland hydrology and/or hydrophytic vegetation characteristics. Habitat value is low due to the overall absence of riparian vegetation, lack of species diversity, and prevalence of non-native vegetation. The drainage does not support fish and/or aquatic life. Accordingly, this drainage would not be regulated by USACE and/or CDFW jurisdiction (ESI, pp. 25–26).

Therefore, the site does not contain any riparian habitat or other sensitive natural community or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) that would adversely be impacted by development of the site.

Finding: As the proposed Project site would not result in impacts to riparian, sensitive communities or federally protected wetlands, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project.

g) *EIR376 Conclusion:* Not analyzed in EIR376. This threshold was not a part of the County's Environmental Assessment Standard Form when it was prepared for EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project will not conflict with any local policies or ordinances identified in the Harvest Valley/Winchester Area Plan of the General Plan. The Project will not conflict with local policies or ordinances that identify areas or habitats for conservation, preservation, or reservation. Additionally as discussed in item 7 (a), the proposed Project is in compliance with the MSHCP.

Finding: As the proposed Project site would not conflict with any local policies or ordinances protecting biological resources, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project.

CULTURAL RESOURCES

CULTURAL RESOURCES Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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?	☐	☐	☐	☒

Sources: AEI; EIR376; GP FPEIR

Findings of Fact:

a-b) *EIR376 Conclusion:* No Impact: The Environmental Assessment prepared for EIR376 did not identify any potential impacts relating to historic resources. (EA p. 9)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The California Public Resources Code Section 5020.1(j), defines a "historical resource" as:

> "includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

More specifically, State *CEQA Guidelines* state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

The Project site is not identified on the County's "Historical Resources" map (County of Riverside GP, Figure OS-7) as an area of historical resource sensitivity. There are no listed properties on the National register of historic Places (NRHP); the Office of Historic Resources (California Office of Historic Preservation); California Department of Parks and Recreation: Historic Properties Directory, California Points of Historical Interest, California Historical Landmarks, and California Inventory of Historic Resources. (AEI, p. 36.) The Phase 1 Cultural Resources Investigation prepared for SP288A2 by Applied Earthworks Inc, January 2012 (AEI), found that there were no resources listed in the NRHP, and that there were no landmarks, or structures and/or features of historical interest that have been recorded previously within or immediately adjacent to the Project area. (AEI, p. 36.) Therefore, the Project would not impact above-ground historic resources as there are none present on the Project site.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. No new historical resources have been located on the Project site and the Project would not cause an adverse

change in the significance of a historical resource so no impacts are anticipated. Therefore, no new impacts or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

CULTURAL RESOURCES Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☒	☐

Sources: AEI; AEI Phase II; EIR376

Findings of Fact:

a-b) *EIR376 Conclusion:* Less than significant With Mitigation Incorporated: The project site lies within a geologic formation known as the Southern California Batholith. Hills within the region are covered with granite boulder outcrops, which were frequently used in the prehistoric past for shelter, surfaces for rock art, and grinding surfaces for food preparation.

The earliest occupation of the Winchester area is thought to date back from 6,000 to 4,000 B.C. Two prehistoric ethnic groups, including the "Luiseño" and "Cahuilla," are known to have occupied the region. The name Luiseño identifies the cultural group who were under the control of the Spanish Mission San Luis Rey, and does not identify a specific ethnic or tribal group. The Cahuilla territory lies east of the Luiseño territory. While the habitation patterns of the two groups are broadly similar, sufficient differences in language, ritual observances and material culture exist to justify identification as separate entities. The archaeological record is the only source of information about the Luiseño and Cahuilla because both cultural groups had disappeared by the time their former territories came under the control of the United States.

Much more is known about the recent history of the region. The Winchester area was originally part of the Rancho San Jacinto land grant bestowed to Señor Don Jose Antonio Estudillo by Mexico in 1842. Odd portions were awarded in later years and the rancho became known as San Jacinto Viejo Y Nuevo. The eastern portion of the grant included the present communities of San Jacinto, Hemet, Valle Vista and Winchester. On September 9, 1850, California became the 31st state to be admitted to the union, leading to this area being declared government land available for homesteading.

Pleasant Valley was the first name applied to what is now Winchester. The community of Winchester traces its roots to 1879 with the arrival of the first known Anglo-Saxon settlers, Robert Kirkpatrick and his four sons from Tennessee. By 1880, Swiss emigrants Angelo Domenigoni and Gaudenzio Garboni began ranching south of the community. The population of Pleasant Valley continued to grow as the word of productive farming land spread. By 1880, a post office was established and mail was delivered three times a week by stage coach from San Diego. This post office, named the Rock House, was located on the Angelo Domenigoni Ranch south of the project site. Throughout the twentieth century, the Winchester area has remained predominantly rural. (EIR376, p. V-80.)

A cultural resource survey and impact assessment was conducted for the Specific Plan and included as a technical appendix to EIR376. The survey was based on a records check of archaeological files at the Eastern California Information Center (ECIC), University of California, Riverside and a field survey of the project area. The records search indicated that a northern portion of the Specific Plan was previously surveyed and two archaeological sites were identified (Riv-1163 and Riv-1418). In addition to these two sites, 11 new prehistoric sites (Win-222-through Win-222-11) and one archaeological historic site (Win-222-H-1) were discovered as a result of the field survey.

To determine impacts to cultural resources, the distribution of cultural resources sites was compared to the land use plan for the proposed project. All but site Win-222-10 are located in areas that will be graded for development. The grading will disturb the surface and subsurface deposits. The information about previous settlement patterns will be irretrievably lost during grading. This impact will be significant unless Mitigation Measures are implemented to record the on-site cultural resources. (EIR, pp. V-81–V-84.)

EIR376 Mitigation Measures:

Mitigation Measure C.15-1 – Depending on the individual site qualities, the following mitigation programs shall be implemented by a professional archaeologist:

a. Riv-1163

Due to the fact that this site may have had pictographs (which have been removed), it may have served as a campsite and consequently has the potential for subsurface deposits. The bedrock grinding features shall be recorded using photography and mapping methods. The potential for subsurface deposits shall be investigated through excavation of three to five 1 x 1-meter test pits.

b. Riv-1418

The rock wall feature(s) shall be photographed and the spatial distribution of the features shall be mapped. No subsurface testing is warranted because these features are apparently historic.

c. Win-222-H-1

The quarry features shall be photographed and the spatial distribution of the features shall be mapped. In addition, historical survey shall be surveyed to identify information about local granite quarrying, techniques, purpose, and period.

d. Win-222-1, Win-222-2 and Win-222-3
The bedrock grinding features shall be photographed and the spatial distribution of the features shall be mapped.

e. Win 222-4:
The bedrock grinding features shall be photographed and mapped. Given the intense use of the grinding features in this area, camping or residential activities may have occurred regardless of the absence of surface artifacts. The site shall be evaluated for subsurface deposits by excavating three to five 1 x 1-meter test pits.

f. Win-222-5:
The bedrock grinding features shall be photographed and the spatial distribution of the features shall be mapped.

g. Win-222-6 and Win-222-7:
The bedrock grinding features shall be photographed and mapped. Given the intense use of the grinding features and the surface artifacts in this area, camping or residential activities may have occurred. The site shall be evaluated for subsurface deposits by excavating three to five 1 x 1-meter test pits on each site.

h. Win-222-8 and Win-222-9
The bedrock grinding features shall be photographed and the spatial distribution of the features shall be mapped.

i. Win-222-1
The bedrock grinding features shall be photographed and mapped. Given the intense use of the grinding features in this area, camping or residential activities may have occurred regardless of the absence of surface artifacts. The site shall be evaluated for subsurface deposits by excavating three to five 1 x 1 meter test pits (EIR376, p. V-83 – V-84).

Mitigation Measure C.15-2 – Appropriate Indian tribes will be contacted prior to grading in any areas containing sensitive cultural resources. A mitigation plan shall be prepared incorporating the recommendations of appropriate Indian tribes. All mitigation cited in Mitigation Measure #1,[6] above shall be completed prior to the issuance of any grading permit on the property. (EIR376, p.V-84.)

Mitigation Measure C.15-3 – All site records made pursuant to Mitigation Measure # 1 above shall be archived with an appropriate institution or Indian tribe for future use and study (EIR376, p. V-84).

Discussion of the proposed Project: A Phase 1 Cultural Resources Investigation was prepared for SP288A2 as part of EIR376 Addendum No. 1 in January 2012 by Applied Earthworks Inc. The Phase I investigation identified 35 documented cultural resources within SP288A2's Area of Potential Effects (APE). However, five of these resources (isolated artifacts 33-011260 through 33-011263, and CA-RIV-

[6] Identified as Mitigation Measure C.15-1 in this Addendum and EIR376 Addendum No. 1.

5786 (the Salt Creek Burial) no longer exist within SP288A2's APE. Thus, 30 cultural resources are known to currently exist within the SP288A2 APE. These resources include five historical archaeological sites, three multi-component archaeological sites containing both prehistoric and historical constituents, and 22 prehistoric resources (20 prehistoric archaeological sites and 2 isolated prehistoric artifacts). (AEI, p. 66.)

Of the 30 cultural resources that are known to currently exist within the APE of SP288A2, the Phase I Cultural Resources Investigation recommended Phase II testing for 3 sites: Site 33007269/33007272 (CA-RIV 5793/5796[7]); Site 33-0011596 (CA RIV 6907/H); and CA RIV 8157. (AEI, p 70.)

Based on the recommendations of the Phase I Investigation, Applied Earthworks Inc. performed a *Phase II Archeological Testing and Evaluation* for five archeological resources (CA-RIV-5798H, -6907/H, -10231H, -10237H, and -10253); CA-RIV-005789 is within the Project site. The purpose of the Phase II study is to evaluate the significance of the five archaeological sites, and assess Project impacts to the sites if they meet the definition of a "historical resource" as provide by CEQA.

In addition, as part of the Phase II testing a cultural landscape context was developed to evaluate prehistoric archaeological resources in the Project area, resulting in the identification of the Soóvamay cultural landscape. The Phase II study concluded that the Soóvamay cultural landscape is considered a potential historical resource for the purpose of CEQA. (AEI Phase II, p. vii.)

The Phase II study also determined that CA-RIV-5798H did not appear to meet the criteria of evaluation and is recommended not eligible for listing on the CRHR, and thus does not constitute historical resources for the purposes of CEQA. (AEI Phase II, p. vii)

As part of the Phase 1 Cultural Resources investigation, the Native American Heritage Commission (NAHC) was contacted on November 28, 2011, for a review of the Sacred Lands File (SLF), to determine if any known Native American cultural properties (e.g., traditional use or gathering areas, places of religious or sacred activity) are present within or adjacent to the Project area. The NAHC responded in November 2011, stating that no Native American cultural resources are known to exist within the immediate Project area; the NAHC requested that Native American individuals and organizations be contacted to solicit information and/or concerns regarding cultural resource issues related to the proposed Project. These individuals and organizations were contacted by letter on January 5, 2012.

Of the seven groups and/or individuals contacted, two responded with concerns. Both the Pechanga Band of Luiseño Indians and the Soboba Band of Band of Luiseño Indians are requesting full-time Native American monitors to be present during all ground disturbing activities associated with Project construction and implementation.

Because implementation of SP288A2 may impact cultural resources, EIR376 Addendum No. 1 concluded that, mitigation is required to reduce potential impacts to less than significant. EIR376

[7] Previously recorded sites CA RIV 5793 and 5796 were actually found to be components of a much larger prehistoric site complex, and, so, these two sites were combined as CA-RIV-5793/5796 and have since been assigned new permanent numbers (33-020292, CA-RIV-10253). For consistency with Eastern Information Center current standards, this site will be referred to as 33-020292 throughout this document.

Based on the analysis and information contained in the Phase I Cultural Resources Investigation and Phase II Testing and Evaluation, EIR376 Addendum No. 1 replaced EIR376 Mitigation Measures C.15-1 to C.15-3 (identified above) with the revised mitigation measures **MM Cultural 1** through **MM Cultural 5**, below.

MM Cultural 1 – Concurrent with the submittal of each tentative tract map, which shall provide the final contours of grading for the applicable development phase, if a resource identified in the Phase 1 Cultural Resources Investigation prepared by Applied Earthworks Inc. dated January 2012 will be disturbed by grading, the feature shall be further documented and/or recorded as follows: full documentation of all bedrock milling features and archival research of AE-2306-5H, 15H and CA-RIV-5798H. Such documentation/research shall be submitted to the County with the application for the tentative tract map.

MM Cultural 2– 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 mitigation 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 or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all mass or rough grading activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, and structure demolition. The Project Archaeologist 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 any required tribal or special interest monitors. Monitoring may be stopped or reduced if in the professional opinion of the Project Archaeologist, and the concurrence of the County Archaeologist, there is no further need for monitoring after a reasonable period of monitoring with negative results.

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:

- The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/ permit holder and any required tribal or special interest group monitor throughout the process.
- This agreement shall not modify any approved condition of approval or Mitigation Measure.

MM Cultural 3 – Prior to final inspection of the first building permit, the developer/permit holder shall submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Archeologist'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.

MM Cultural 4 – 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 coordination with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

MM Cultural 5 – 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 it sacred or cultural importance.

- 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 County Archeologist to discuss the significance of the find.
- At the meeting, the significance of the discoveries shall be discussed and after coordination with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Project Archaeologist, a decision is made, with the concurrence of the County Archeologist, as to whether the resource will be subject to preservation in place or documentation and/or data recovery.
- Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties.

The mitigation measures revised by EIR376 Addendum No. 1 have the same intent as the Mitigation Measures in EIR376 and amplify the actions to be taken with regard to specific resources.

Subsequent to approval of SP288A2, certain sites were impacted by the widening of SR 79 and construction of a basin at the northwest corner of Winchester Road/SR 79 and Newport Road. Those projects were constructed by others.

As part of preparation of TR37119, the landowner has consulted with the County and the Pechanga Band to reduce impacts to several sites through engineering redesign. Sites CA-RIV-006907 and CA-RIV-010235 are being avoided as a result of redesign; therefore EIR376 Addendum No. 1 mitigation measures **MM Cultural 6** and **MM Cultural 7** are not applicable to the proposed Project.

~~**CA-RIV-6907/H (33-011596)**~~

~~CA-RIV-6907/H is recommended eligible for listing under Criterion 1, both individually and as a contributor to a cultural landscape for its association with events that have made a significant contribution to the broad patterns of prehistory. The historic component of CA-RIV-6907/H does not contribute to its historic significance and will require no further management. Therefore, the following Mitigation Measure is specifically for the prehistoric component of CA-RIV-6907/H.~~

~~***MM Cultural 6* –** If avoidance of this significant historical resource is not feasible, efforts must be made to capture the historical significance of this site and its contribution to the cultural landscape. A historical resource mitigation plan shall be developed in consultation with Pechanga and the Soboba Band of Luiseño Indians. Such a plan should include, at a minimum, the following measures:~~

- ~~Full documentation of the bedrock milling features that will be impacted during project construction, through photographs and detailed sketch drawings;~~
- ~~Full documentation of site viewshed through photographs, including 360-degree panoramic views, and digital video, with particular focus on religious/ceremonial landscape features (i.e., Double Buttes), village locales (e.g., Golden City Village), and geologic points of interest (San Bernardino Mountain, San Gorgonio, San Jacinto, and Cucamonga Peak);~~
- ~~Documentation of the nightscape from CA-RIV-6907/H through photographs, including 360-degree panoramic views, and digital video, with particular focus on religious/ceremonial landscape features (i.e., Double Buttes), village locales (e.g., Golden City Village), and geologic points of interest (San Bernardino Mountain, San Gorgonio, San Jacinto, and Cucamonga Peak);~~
- ~~The site should be made accessible to Native American groups who wish to visit the site for cultural, historical, or other purposes prior to Project construction;~~
- ~~Ethnographic research on subsistence-based procurement and processing taskscapes, the Sóovamay cultural landscape, and cultural transmission of social history. Research should be a combined effort between the Native American community and cultural anthropologists and include independent and coordinated research efforts to allow anthropological and Native perspectives to be documented;~~

- ~~Preparation of a report that documents site features, viewshed analysis, and the results of ethnographic research, and ethnohistoric, ethnographic, and archaeological background research.~~

~~CA-RIV-10253 (33-020292)~~

~~MM Cultural 7~~ – ~~If avoidance of this significant historical resource is not feasible, efforts must be made to capture the historical significance of this site and its contribution to the cultural landscape. A historical resource mitigation plan shall be developed in consultation with Pechanga and the Temecula Band of Luiseño Indians and the Soboba Band of Luiseño Indians. Such a plan should include, at a minimum, the following measures:~~

- ~~Data recovery through a reanalysis of artifact collection made by CRM TECH to correct for demonstrated inaccuracies, and additional special studies to determine site chronology;~~
- ~~Full documentation of the bedrock milling features that will be impacted during project construction, through photographs and detailed sketch drawings;~~
- ~~Full documentation of site viewshed through photographs, including 360-degree panoramic views, and digital video, with particular focus on religious/ceremonial landscape features (i.e., Double Buttes), village locales (e.g., Golden City Village), and geologic points of interest (San Bernardino Mountain, San Gorgonio, San Jacinto, and Cucamonga Peak) that may be visible from the site;~~
- ~~The site should be made accessible to Native American groups who wish to visit the site for cultural, historical, or other purposes prior to Project construction;~~
- ~~Ethnohistoric, ethnographic, and archaeological background research on the site and its place within the Sóovamay cultural landscape, including review of any documents or collections associated with CA-RIV-10253 on file at the San Bernardino County Museum or other museums; and~~
- ~~Preparation of a report that documents site features, viewshed analysis, and the results of artifact reanalysis, ethnographic research, and ethnohistoric, ethnographic, and archaeological background research.~~

Sóovamay Cultural Landscape

MM Cultural 8 – If avoidance of contributing elements to this significant historical resource is not feasible, the mitigation efforts described below would adequately mitigate significant impacts to the Sóovamay cultural landscape.

- Ethnographic research on subsistence-based procurement and processing taskscapes, the Sóovamay cultural landscape, and cultural transmission of social history. Research should be a combined effort between the Native American community and cultural anthropologists and include independent and coordinated research efforts to allow anthropological and Native perspectives to be documented;

- Preparation of a report that documents site features, viewshed analysis, and the results of artifact reanalysis, ethnographic research, and ethnohistoric, ethnographic, and archaeological background research.

Construction of TR37119 will impact all or a portion of 14 sites. However, impacts to these sites will be reduced to less than significant with implementation of Mitigation Measures EIR376 Addendum No. 1 **MM Cultural 2** through **MM Cultural 6**.

Mitigation Measure MM Cultural 1 as approved by EIR376 Addendum No. 1 requires documentation for any resource identified in the Phase 1 Cultural Resources Investigation that will be disturbed by grading. As adopted by EIR376 Addendum No. 1. Mitigation Measure **MM Cultural 1** requires documentation of any resource that will be disturbed by grading concurrent with the submittal of tentative tract maps that provide the final contours of grading. Because tentative tract maps do not show conceptual contours and the final contours may be several feet different, different, **MM Cultural 1** is being revised as follows:

> ***MM Cultural 1 –*** ~~Concurrent with the submittal of each tentative tract map, which shall provide the final contours of grading for the applicable~~ Prior to issuance of a grading permit for any development phase, that will disturb ~~if~~ a resource identified in the Phase 1 Cultural Resources Investigation prepared by Applied Earthworks Inc. dated January 2012 ~~will be disturbed~~ by grading, the feature shall be further documented and/or recorded as follows: full documentation of all bedrock milling features and archival research of AE-2306-5H, 15H and CA-RIV-5798H. Such documentation/research shall be submitted to the County with the application for the ~~tentative tract map~~ grading permit.

Because the intent of mitigation measure **MM Cultural 1** is to evaluate a resource prior to its being disturbed, the clarification of when documentation is to occur, i.e., when final grading contours are known and before disturbance occurs fulfills the intent of **MM Cultural 1** as adopted by EIR376 Addendum No. 1.

In addition to implementing mitigation measures **MM Cultural 1** as revised herein, and **MM Cultural 2 through MM Cultural 5** and **MM Cultural 8** as revised by EIR376 Addendum No. 1, the Project will also comply with the following conditions of approval:

> **10.PLANNING 027**: The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance,

etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

*A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

60.PLANNING 027: Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the appropriate tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American 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. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING 028: PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall ensure that a County certified professional archaeologist has been contracted to develop and implement a Cultural Resource Monitoring Program (CRMP) for all ground disturbing activities to be conducted for the development of this site. A CRMP shall be developed that addresses the details of all resource monitoring activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as for the treatment of potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMP shall include detailed information on, but shall not be limited to, the following:

Archaeological Monitors - An adequate number of qualified archaeological monitors shall be present during all ground disturbing activities associated with site development, including all project-related off-site improvements, to ensure these activities are adequately observed and documented relative to the required mitigation measures to be employed during site grading activities and for the presence of any previously unanticipated cultural resources that may be unearthed. Inspection of excavations will vary based on the rate of excavation, the materials excavated, and the

presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the monitoring Tribe shall attend the pre-grading meeting with the project contractors to provide cultural sensitivity training (training) for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas of the site that are to be avoided; the areas of the site that require controlled grading techniques; what resources could potentially be identified during earthmoving activities; the requirements of the CRMP; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. 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 maintained and shall be included as an exhibit or appendix to the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Feature Relocation - Site(s) CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 cannot be avoided through Project redesign. Hence, the Project Supervisor, Project Archaeologist and County Archaeologist shall meet onsite to determine the strategy for relocating these features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to commence and using professional archaeological methods, photo documentation of each feature in situ shall occur and any visible artifacts shall be recovered and recorded. 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 shall be prepared. All relocation information shall be included in the Phase IV Monitoring Report.

Controlled Grading- The bedrock milling features at cultural site CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading plan will be developed by the Project Archaeologist to ensure the systematic removal of the ground surface surrounding these features are monitored to allow for the identification, documentation and recovery of any potential subsurface cultural deposits that may be present in close proximity to these features. Results of all controlled grading activities shall be included in the Phase IV monitoring report.

Temporary Fencing - Temporary fencing shall be required during any and all grading activities for the protection of cultural site(s) CA-RIV-10229, CA-RIV-10230, CA-RIV-10232, CA-RIV-5790, CA-RIV-5795, CA-RIV-5797, CA-RIV-8146, and CA-RIV-6907. Prior to commencement of brushing and grading, the project archaeologist shall identify the site boundaries for each of these sites and determine an adequate buffer for protection of the site(s). Upon approval of these buffers by the County Archaeologist, the applicant shall direct the installation of the temporary fencing under the guidance of the project archaeologist. The fencing shall remain in-place until all grading operations have been completed.

Artifact Disposition - The landowner(s) shall relinquish ownership of all cultural resources, with the exception of sacred items, burial goods, and Human Remains. 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 and certain procedures shall be followed. All archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), will be curated at the Western Science Center and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, to the Western Center and are to be accompanied by payment of the fees necessary for permanent curation at the Western Center. Evidence of curation 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. This letter shall be included in the appendix of the Phase IV Cultural Resources Monitoring Report.

70.PLANNING 002: PRIOR TO GRADING PERMIT FINAL: A Phase IV Cultural Resources Monitoring Report shall be prepared for all ground disturbing activities associated with this grading permit. This report shall follow the County of Riverside Planning

> Department's Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include documentary evidence of the required pre-grade cultural sensitivity training, documentary evidence of all feature relocations, results of all residue analysis and site/feature testing that may have been performed, and documentary evidence of all materials accessioned to the Western Center. In the event this project is phase-graded, a Phase IV report shall be required prior to grading final for each grading permit for each phase of grading. Each subsequent grading permit Phase IV report shall add onto the previous Phase IV report with the accumulated information for the current grading permit Phase IV information/documentation. Hence, the final-phase-of-grading Phase IV report will represent a comprehensive report containing the collection of data, documentation and analysis of all cultural resources monitoring activities performed for this project development.

Thus, with implementation of mitigation measures **MM Cultural 1** as revised herein, and **MM Cultural 2 through MM Cultural 5** and **MM Cultural 8** as revised by EIR376 Addendum No. 1, Project impacts with regard to cultural resources will be less than significant.

Finding: Implementation of the Project would have the same if not less of an impact than the original SP288. As an implementing project under SP288A2, TR37119 has been redesigned to avoid certain sites. Furthermore, Mitigation Measures **MM Cultural 2 through 5** and **MM Cultural 8** as revised by EIR376 Addendum No. 1 and MM Cultural 1 as revised above, outline avoidance and the requirements if significant archaeological resources cannot be avoided. With implementation of these mitigation measures, impacts to archaeological resources remain less than significant. Therefore, no new impacts or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

c) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: Less than significant. In the event that unknown human remains are uncovered during construction activities, Sections 7052 and 7050.5 of the California Health and Safety Code (CHSC) require that the Riverside County Coroner's Office be contacted within 24 hours and all work shall be halted until a clearance is given by that office and any other involved agencies. If human remains are discovered, the County and Project developer shall comply with the requirements of Public Resources Code (PRC) Section 5097.98, as amended and the following condition of approval:

> **10.PLANNING.26**: If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:
>
> 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. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime. If the Riverside County Coroner determines the remains to be Native American, the Native

American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: "The nondestructive removal and analysis of human remains and items associated with Native American human remains. "Preservation of Native American human remains and associated items in place. "Relinquishment of Native American human remains and associated items to the descendants for treatment. "Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: "Record the site with the commission or the appropriate Information Center. "Utilize an open-space or conservation zoning designation or easement. "Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land

development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. 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 Archaeologist.

Potential impacts with respect to disturbing human remains will be less than significant with adherence to these existing laws and codes and condition of approval 10.PLANNING.26.

Finally, the State of California Governor's Office of Planning and Research developed guidelines in order to provide guidance to cities and counties on the process for consulting with Native American Indian tribes during the adoption or amendment of local general plans or specific plans (defined in Government Code §65450 et seq.). Senate Bill 18 (SB 18) requires local agencies to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process, thereby providing tribes an opportunity to participate in local land use decisions at an early planning stage. Pursuant to the provisions of SB 18, applicable tribes of the proposed Project were contacted in accordance with the requirements of SB 18.

Finding: Through adherence to the regulatory requirements stated above, impacts to human remains are less than significant. No new or substantially increased significant impacts would result from implementation of the Project.

d) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: There are no known or documented religious or sacred uses within the Project site (AEI p. 44).

Finding: The Project's potential impacts are no different than those analyzed in EIR376 as there are no known religious or sacred uses within the potential impact area. Impacts resulting from implementation of the Project are less than significant. Thus, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

PALEONTOLOGICAL RESOURCES Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☐	☒

Sources: AEI; EIR376; RCLIS

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact with Mitigation: The substrate for the entire project area is formed by two geologic units: Intrusive Igneous Rocks of the Southern California Batholith and Alluvium. Most of the site, particularly the low slopes, is covered with a veneer of topsoil up to several feet thick which has developed in situ from the underlying alluvium. (EIR376, p. V-81.) The paleontological study for the project site indicates that the potential for fossils to occur in the intrusive igneous rock or alluvium is very low. As a result, development of the project site will not disturb any important fossils and will not result in significant impacts to paleontological resources. (EIR376, p. V-85.)

EIR376 Mitigation Measures:

Mitigation Measure C.15-4 – For any grading activity that involves excavation below a depth of five feet from natural grade, a paleontological resource monitoring program shall be developed and submitted to the County Department of Building and Safety prior to the issuance of the associated grading permit. The program shall include for monitoring the site, by a qualified professional, for paleontological resources during 50 percent of the time of mass grading activities.

If paleontological resources are discovered during the monitoring activities, and such resources are determined to be potentially significant, resource recovery and/or recordation operations shall occur as directed by a qualified professional. Such operations may include resource salvage, preparation of recovered specimens, identification and curation, and written documentation.

The qualified monitor is empowered to temporary halt or diverts grading equipment to allow removal of abundant or large specimens. (EIR376, pp. V-84–V-85.)

Discussion of the proposed Project: Portions of the Project site are within an area designated as having a high potential/sensitivity for paleontological resources in the GP. The "High Potential" category indicates that paleontological resources have been determined to be present or are likely to be present. Geologic Units assigned to this category have a high potential for significant nonrenewable vertebrate, invertebrate, marine or plant fossils. Sedimentary rock units in this category contain a relatively high density of recorded fossil localities, have produced fossil remains in the vicinity and are very likely to yield additional fossil remains. High Potential Areas are then mapped as either "High A" or "High B". The proposed Project site is mapped as "High B," indicating there is a sensitivity based on the occurrence of fossils at a specified depth below the surface which are likely to be encountered at or below 4 feet of depth and may be impacted during excavation by construction activities (RCLIS).

Riverside County General Plan policy (OS 19.9) requires that when existing information indicates that a site proposed for development may contain paleontological resources, a paleontologist shall monitor site grading activities and be granted certain authority for carrying out appropriate protocol. Therefore, impacts will remain less than significant.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

GEOLOGY AND SOILS

GEOLOGY AND SOILS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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?	☐	☐	☐	☒

Sources: EIR376; GP Figure S-2, "Earthquake Fault Study Zones"; RCLIS; Garrett; Petra 2012; Petra 2017

Findings of Fact:

a- b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. No faults have been identified on the project site. Thus, the site is not located within an Alquist-Priolo Special Studies Zone or a County Fault Hazard Zone (EIR376, p. V-16). Implementation of The Crossroads in Winchester Specific Plan could result in significant hazards caused by seismic conditions. Ground shaking and liquefaction from seismic activity could endanger property and human life. However, with implementation of the required Mitigation Measures, impacts related to seismic hazards will be reduced to less than significant. (EIR376, p. V-18)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure C.1-1 – All buildings shall be designed and constructed in accordance with the County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of the Uniform Building Code shall be followed for building design, unless otherwise specified by the County Department of Building and Safety. (EIR376, p. V-18)

Mitigation Measure C.1-2 — Pursuant to General Plan policy, detailed geotechnical reports shall be prepared for specific development projects within The Crossroads in Winchester Specific Plan Area. The ground shaking potential, groundwater levels, and areas prone to liquefaction shall be evaluated in the detailed geotechnical reports. These reports shall be

prepared when tentative maps and development applications are submitted to the County. (EIR376, p. V-19)

Additional Measures

Mitigation Measure C.1-3 – According to maps contained in the County's Comprehensive General Plan, liquefaction potential exists in Planning Areas 1, 2, and 3. For these areas, and as required by the County geologist, the project developer shall submit detailed remediation reports. Remediation may include removal and recompaction of near surface soils. Soil removal shall be adequate to mitigate the liquefaction and settlement potential to the satisfaction of the County geologist. (EIR376, p. V-19)

Mitigation Measure C.1-4 – All grading plans for Specific Plan development projects shall be reviewed by the County Geologist to ensure that adequate measures are implemented to eliminate liquefaction and ground shaking hazards. (EIR376, p. V-19)

Discussion of the proposed Project: The proposed Project will occupy the same area and utilize the same (if not better) building standards analyzed in EIR376 and Addendum No. 1. The State of California Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface rupture along earthquake faults. The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings used for human occupancy along fault lines. In general, Southern California as a whole is a seismically-active region that contains many earthquake faults. The Project site is not located within an Alquist-Priolo earthquake fault zone or County Fault Hazard Zone (RCLIS). The closest known faults are the Anza segment of the San Jacinto fault (Type A fault) located approximately 9.9 miles to the east of the Project site and the San Jacinto Valley segment of the San Jacinto fault (Type B fault) located approximately 9.3 miles to the east of the Project site (Garrett p. 9). The proposed Project would implement all requirements of the current edition of the California Building Code (CBC), Uniform Building Code (UBC) and recommendations contained in the Geotechnical Response prepared by Petra Geosciences Inc. (Petra), which provides criteria for the seismic design of buildings. Seismic design criteria account for peak ground acceleration, soil, profile, and other site conditions. Furthermore, they establish corresponding design standards intended to primarily protect public safety and secondly to minimize property damage.

A Geotechnical Investigation Report was prepared by the Garret Group, LLC dated December 21, 2001, (Garret) covering the original 222 acre SP288 boundary. On January 17, 2012, in compliance with Mitigation Measure C.1-2, a Geologic Update of the Geotechnical Investigation Report was prepared by Petra, which confirmed the applicability of current site conditions with respect to those previously reported, and amended the geotechnical map to include the entire 243 acre SP288A2 area. On September 5, 2015, as required by Mitgitation Measure C.1-2, Petra prepared a Geotechnical Response to update the two previous Geotechnical Reports for proposed TR37119).

The Geotechnical Investigation Report prepared by the Garret Group, LLC, the supplemental Geologic Update prepared by Petra Geotechnical, Inc., and the Geotechnical Response prepared by Petra Geotechnical, Inc. confirm the findings of EIR376; there are no active or potentially active faults that project through or toward the Project site, and the Project site does not lie within an Alquist-Priolo Earthquake Fault Rupture Hazard Zone.

Mitigation Measures C.1-1, C.1-2, and C.1-4 still apply to the proposed Project regarding seismic activity that could endanger human life. Mitigation Measure C.1-3 was revised as part of EIR376 Addendum No. 1 as follows:

> *Mitigation Measure C.1-3* – According to maps contained in the County's Comprehensive General Plan, liquefaction potential exists in Planning Areas ~~1, 2, and 3~~ 1 through 7, 9, and 12. For these areas, and as required by the County geologist, the Project developer shall submit detailed remediation reports. Remediation may include removal and recompaction of near surface soils. Soil removal shall be adequate to mitigate the liquefaction and settlement potential to the satisfaction of the County geologist. (EIR376 Addendum No. 1, p. 67.)

Finding: With implementation of EIR376 Mitigation Measures C.1-1, C.1-2, C.1-4 and C.1-3 as revised in EIR376 Addendum No. 1, along with requirements of the CBC, UCB, and the Geotechnical Response for TR37119, potential impacts are less than significant. Thus, the Project's potential impacts are no different from those addressed in EIR376. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376.

GEOLOGY AND SOILS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
12. Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

Sources: EIR376; GP Figure S-3, "Generalized Liquefaction"; RCLIS; Garrett; Petra 2012; Petra 2017

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant with Mitigation. Portions of the site are subject to liquefaction hazards. In the absence of specialized construction techniques, any structure built in these areas could collapse due to soil failure during an earthquake. Potential impacts to property and public safety are considered potentially significant. Per County policy, site developers will be required to correct adverse soils conditions and guard against liquefaction hazards in the design of all structures. Current County construction policies and practices, if properly implemented, can reduce potential liquefaction hazards to less than significant levels. (EIR376, p. V-18.)

EIR376 Mitigation Measures:

Mitigation Measures C.1-1 and C.1-2, identified above in response 11.a-b) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-19.)

Discussion of the proposed Project: Liquefaction is a phenomenon where earthquake induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburden pressure. In order for liquefaction to occur, three criteria must be met: underlying loose, coarse-grained (sandy) soils, a groundwater depth of less than about 50 feet, and a nearby large

magnitude earthquake. Shaking causes the soils to lose strength and behave as a liquid. According to the supplemental Geologic Update prepared by Petra Geotechnical, Inc. areas of potentially liquefiable soils have been identified on the site, specifically the low-lying alluvial deposits at the northeastern corner of the SP288A2 project site, in PA 9. PA 9 is a remainder parcel in TR37119, and as such is not a part of the Project evaluated in this Addendum. Although some alluvium is present within the northern on-site portion of the Project site adjacent to PA 9, it was found to be generally dense below 5 feet with in-situ dry density values on the order of 120 to 124 pounds per cubic foot. Additionally, this alluvium is underlain by hard granitic bedrock at depths on the order of 18 to 20 feet below grades. Minor groundwater was encountered in this area perched on the underlying bedrock contact. In view of the uniformly high density of the alluvium, recommended remedial grading and shallow depth to hard bedrock, the potential for manifestation of liquefaction induced features and dynamic settlement is anticipated to be very low. (Petra 2017, p. 2.) Project structures will be constructed in accordance with the provisions of the CBC, UBC, and the recommendations contained in the Geotechnical Reports as revised by the Geotechnical Response to reduce loss due to seismic-related ground failure.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 as the potential for liquefaction has previously been analyzed. With implementation of Mitigation Measures C.1-1, C.1-2, C.1-3 (as revised by EIR76 Addendum No. 1) and C.1-4, the Geotechnical Recommendations (**Appendix C.2**), applicable to TR37119, and the Geotechnical Response **(Appendix C.3),** no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

GEOLOGY AND SOILS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
13. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	☐	☐	☐	☒

Sources: EIR376; GP Figure S-2, "Earthquake Fault Study Zones"; Garrett; Petra 2012; RCLIS; Petra 2017

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. The project site is not within an Alquist-Priolo Special Studies Zone, but is within Ground-shaking Zone III (on a scale of I to V, with V representing the most intense ground shaking). The Seismic Safety component of the County General Plan outlines land use suitability criteria for the various ground shaking zones. Most urban uses can safely be located within Zone III, provide proper seismic engineering techniques are incorporated into building design and construction. (EIR376, p. V-16.)

EIR376 Mitigation Measures: Mitigation Measures C.1-1 and C.1-2, identified above in response 11.a-b) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-19.)

Discussion of the proposed Project: As previously discussed in response 11. a-b), Southern California is a seismically-active region. Due to the Project site's proximity to a known fault, strong ground shaking

resulting from earthquakes may occur during the lifetime of the Project. The Project will be constructed in accordance with the requirements of the CBC, UBC, the recommendations contained in the Geotechnical Investigation Report prepared by the Garret Group, LLC, the supplemental Geologic Update prepared by Petra Geotechnical, the Geotechnical Response prepared by Petra Geotechnical (which were prepared in compliance with Mitigation Measure C.1-2) and Mitigation Measure C.1-1 to ensure impacts remain less than significant.

Finding: With implementation of Mitigation Measures C.1-1 and C.1-2 identified in EIR376, the Project's potential impacts related to ground shaking are no different from those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impact would result from the Project beyond those discussed in EIR376.

GEOLOGY AND SOILS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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?	☐	☐	☐	☒

Sources: EIR376; GP Figure S-5, "Regions Underlain by Steep Slope"; RCLIS; Petra 2017

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Earthquakes cause other hazards in addition to the direct effects of ground shaking. When the earth shakes, landslides and liquefaction can occur where suitable conditions exist. Landslides may result on steep slopes with loose materials. (EIR376, p. V-16.)

Substantial grading will be required to provide a landform that will accommodate the planned development. Hilly areas will be leveled to allow construction of the medium density residential uses, the parks, and the commercial center. Grading will be designed to reflect general drainage patterns and topographic changes in the area. The lower reaches of the site will still occur in the northern portion near Salt Creek, and the slope will slowly rise towards the steeper slopes near the southern boundary. Approximately 23 acres of the steep hill area will be preserved as open space to maintain the natural character, avoid potential slope stability problems, and eliminate potential drainage problems from grading the slopes. (EIR376, p. V-23.)

EIR376 Mitigation Measures: Mitigation Measures C.2-1 through C.2-14 shown below in response 17.a) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-16.)

Discussion of the proposed Project: The supplemental Geologic Update prepared by Petra Geotechnical states that the topography of the site yields a potential for rockfall and debris flow emanating from the

natural granite slopes in the southwest portion of the site which expose rock outcrops. Where the development creates lots adjacent to these ascending natural slopes, alleviation of rockfall and debris flow is anticipated. The geologic map in the Geotechnical Investigation Report prepared by the Garret Group, LLC notes the locations of recommended concrete deflector walls. In addition, other methods are available, such as earthen berms and other forms of engineered rockfall barriers; however the specific approach will be addressed in concert with the grading plan design. The Geologic Response for TR37119 provides detailed foundation design options and recommendations for the proposed Project.

Finding: With implementation of Mitigation Measures C.2-1 through C.2-14, the Geotechnical Recommendations (Appendix C.2), and the Geotechnical Response (Appendix C.3) applicable to the Project, potential impacts with regard to landslide risk are no different from those analyzed in EIR376 and EIR376 Addendum No. 1. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

GEOLOGY AND SOILS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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?	☐	☐	☐	☒

Sources: GP Figure S-7, "Documented Subsidence Areas"; RCLIS; Petra 2017

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact. EIR376 does not identify any geologic units or soils within the project site boundary that are unstable and would result in subsidence. (EIR376, pp. V-20–V-24)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: Subsidence is the compaction of soil and other surface material with little or no horizontal motion. Causes of subsidence include earthquake and changes in groundwater tables. The General Plan indicates that SP288A2 is within an area susceptible to subsidence; however, it is located outside of a Documented Subsidence Area. Subsidence may occur if the groundwater level substantially decreases. The Project site would be constructed in accordance with the requirements of the UBC, CBC, the recommendations contained in the Geotechnical Investigation Report prepared by the Garret Group, LLC, the supplemental Geologic Update prepared by Petra Geotechnical, and the Geotechnical Response prepared by Petra Geotechnical.

Finding: There are no new impacts from the Project than were analyzed in EIR376. The Project will still be required to be in compliance with current UBC and CBC and project specific geotechnical

investigations and recommendations. Therefore, no new or substantially increased significant impact would result from the Project beyond those discussed in EIR376.

GEOLOGY AND SOILS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Sources: EIR376; EIR521, HVWAP Figure 11, "Flood Hazards"; Petra 2017

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact. EIR376 does not identify any other geologic hazards such as seiche, mudflow, or volcanic hazard. (EIR376, pp. V-20–V-24)

EIR376 Mitigation Measures: EIR376 does not identify Mitigation Measures relating to other geologic hazards.

Discussion of the proposed Project: There are no volcanoes in the vicinity of the proposed Project site. With regard to seiche hazards, the nearest body of water in proximity to the Project site with the potential for seiche is Diamond Valley Reservoir. However, this facility has been engineered to reduce seiche risks and includes public lands along its shore, which provides an additional layer of protection from localized flooding. (EIR521, pp. 4.11-4.47.) Thus, impacts with regard to seiche hazards are less than significant.

The northern portion of the Project site is within the dam inundation area of the Diamond Valley Reservoir . (HVWAP, Figure 11.) However, the Diamond Valley dams have been have been deisgned to withstand seismic and flooding episodes. Thus, impacts with regard to flooding from dam inundation are less than significant.

Mudflow may be a hazard in areas that are on or below a steep or unstable slope; within a steep-sided canyon; within an area with flashflooding potential; or, in an area denuded of vegetation by recent wildfire, particularly if any of the other factors also occur. (EIR521, pp. 4.11-4.47.) Given the location of the Project site, impacts from mudflow are less than significant.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

GEOLOGY AND SOILS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
17. Slopes				
a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☒	☐

Sources: EIR376; GP Figure S-4, "Earthquake Induced Slope Instability Map" and Figure S-5, "Regions Underlain By Steep Slopes"; Ord. 457; Garrett, Petra 2012; Petra 2017

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. The topography of the SP288 project site varies from the flat valley floor of Salt Creek in the northern and western portion, to rolling hills with gentle to steep slopes in the southwestern portion. Elevations range from a low of 1,440 feet to above 1,740 feet. The site is largely flat, with a range of hills covering the southern end and a knoll protruding at the northern end. Slope analysis indicates that approximately 64 percent of the site acreage contains zero to eight percent slopes, approximately 14 percent contains nine to 15 percent slopes, while ten percent contains 16 to 25 percent slopes, with the remaining 12 percent of the site consisting of slopes 25 percent or greater. (EIR376, p. V-22.)

Substantial grading will be required to provide a landform that will accommodate the planned development. Hilly areas will be leveled to allow construction of the medium density residential uses, the parks, and the commercial center. In addition to constructing pads for the proposed uses, grading will be necessary to construct proper drainage and avert flooding problems.

Grading will be designed to reflect general drainage patterns and topographic changes in the area. The lower reaches of the site will still occur in the northern portion near Salt Creek, and the slope will slowly rise towards the steeper slopes near the southern boundary. Approximately 23 acres of the steep hill area will be preserved as open space to maintain the natural character, avoid potential slope stability problems, and eliminate potential drainage problems from grading the slopes.

According to the Phase I Preliminary Geotechnical Investigation, no geologic conditions will cause hazards when the project site is graded and developed if appropriate earthwork measures are implemented. A variety of measures must be implemented to ensure slope stability, and minimize erosion and settlement.

EIR376 Mitigation Measures:

Mitigation Measure C.2.-1 – Grading plans will be prepared and submitted for County review for individual development projects. All grading shall comply with the County requirements in effect when site-specific grading plans are submitted (EIR376, p. V-21).

Mitigation Measure C.2-2 – All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan and shall implement all the grading-related recommendations in the Preliminary Geotechnical Investigation (Phase I) in the EIR Technical Appendix, Appendix B (EIR376, p. V-21).

Mitigation Measure C.2-3 – Prior to any development within any planning area of the Specific Plan, an overall conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each such planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area and shall include: (i) techniques employed to prevent erosion and (ii) approximate time frames for grading; (iii) identification of areas which may be graded during higher probability rain months (January through March); and (iv) preliminary pad and roadway elevations (EIR376, p. V-21).

Mitigation Measure C.2.4 – Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control erosion and dust (EIR376, p. V-21 – V-22).

Mitigation Measure C.2-5 – Prior to any on-site grading for each project or group of projects, a detailed grading plan shall be prepared. A grading permit shall be obtained from the County of Riverside, as required by County Ordinance No. 457, prior to grading (EIR376, p. V-22).

Mitigation Measure C.2-6 – Grading work on the entire project site shall be balanced on-site whenever possible (EIR376, p. V-22).

Mitigation Measure C.2-7 – The graded form shall reflect natural terrain in conference with General Plan slope grading practices (EIR376, p. V-22).

Mitigation Measure C.2-8 – Potential brow ditches, terrace drains, or other minor swales shall be lined with natural erosion control materials or concrete and shall comply with NPDES "Best Management Practices." (EIR376, p. V-22)

Mitigation Measure C.2-9 – All dwelling units shall be set back from graded slopes in accordance with Riverside County Ordinance No. 457 and the Uniform Building code (EIR376, p. V-22).

Mitigation Measure C.2-10 – All streets shall have a gradient not to exceed 15 percent (EIR376, p. V-22).

Mitigation Measure C.2-11 – The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding (EIR376, p. V-22).

Mitigation Measure C.2-12 – Where cut and fill slopes are created higher than ten feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees (EIR376, p. V-22).1

Mitigation Measure C.2-13 – The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties (EIR376, p. V-22).

Mitigation Measure C.2-14 – Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained (EIR376, p. V-22).

Discussion of the proposed Project: The conceptual grading plan prepared in connection with TR37719 has been prepared in compliance with Ordinance No. 457 (Ord. 457), the UBC, and the recommendations contained in the Geotechnical Investigation Report prepared by the Garret Group, LLC, the supplemental Geologic Update prepared by Petra Geotechnical, the Geotechnical Response prepared by Petra Geotechnical, and EIR376 Mitigation Measures C.2-1, C.2-3 through C.2-9, C.2-11 through C.2-14, and mitigation measures C.2-2 and C.2-10, which were revised by EIR376 Addendum No. 1 as follows

Mitigation Measure C.2-2 – All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan and shall implement all the grading-related recommendations in the ~~Preliminary Geotechnical Investigation (Phase I) in the EIR Technical Appendix,~~ Geotechnical Investigation Report prepared by the Garret Group, LLC, and the supplemental Geologic Update prepared by Petra Geotechnical. (EIR376 Addendum No. 1, p. 74.)

Mitigation Measure C.2-10 – All streets shall have a gradient not to exceed ~~16~~ *15* percent. (EIR376 Addendum No 1, p. 74.)

Finding: The Project's potential impacts related to topography/slopes/grading are no different from those addressed in EIR376 and EIR376 Addendum No. 1 with EIR376 Mitigation Measures C.2-1, C.2-3 through C.2-9, C.2-11 through C.2-14, and mitigation measures C.2-2 and C.2-10, which were revised by EIR376 Addendum No. 1. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Riverside County General Plan slope policies state that cut and fill slopes should be no steeper than 2:1, with heights generally no higher than ten feet. The height of a slope may only exceed ten feet upon approval of the County Engineer after a stability report prepared by a soils engineer shows that the proposed slopes will be safe. Road grades should generally not be greater than 15 percent but may exceed that if approved by the County Transportation Department. In addition, the General Plan requires that grading be limited to the amount necessary to provide for stable foundations for streets rights-of-way,

parking facilities, and other intended uses. Grading plans will be required prior to the issuance of grading permits. (EIR376, p. V-22.)

The Conceptual Grading Plan has been designed to balance grading cuts and fills, thereby eliminating the need for importing or exporting material. Any excess fill generated during early phases will be stockpiled for use in later phases. The flat and gently sloping area adjacent to Salt Creek will be raised above the existing floodplain elevation and will drain towards Salt Creek. Fill material resulting from the Salt Creek flood improvements will be placed in this area. A transition between the flatter northern portion and the steep hills will be provided by the gently rolling foothills in the central portion of the project site. This transitional area will be graded to be continuous with the planned northern elevation and blended to meet the steeper slopes in the open space area.

The proposed street grades within the project range between the County minimum of 0.5 percent to approximately 12.0 percent. The steeper street grades will be primarily constructed in the southern portion of the project area, while the more gently sloping street grades will occur in the northern portion of the project area near Salt Creek.

A variety of measures must be implemented to ensure slope stability, and minimize erosion and settlement. (EIR376, pp. V-22–V-23.)

EIR376 Mitigation Measures: Mitigation Measures C.2-1 through C.2-14 listed above in response 17.a) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-25.)

Discussion of the proposed Project: The Geotechnical Investigation Report prepared by the Garret Group, LLC, states that cut slopes anticipated throughout the Specific Plan are expected to be grossly stable to the maximum-anticipated height of 30 feet and at the maximum anticipated inclination of 2:1 (Garrett, p. 20). However, in-grading observation of individual cut slopes will be required by the Project engineering geologist to confirm favorable-geologic structure of the exposed bedrock. Fill slopes constructed with onsite soil and/or bedrock materials, will be grossly and surficially stable to height of 30 feet at a maximum inclination of 2:1 (Garrett, p. 21). The Project will be required to comply with the recommendations contained in the Geotechnical Investigation Report.

Finding: The Project's potential impacts related to topography/slopes/grading are no different from those addressed in EIR376 and EIR376 Addendum No. 1 with EIR376 Mitigation Measures C.2-1, C.2-3 through C.2-9, C.2-11 through C.2-14, and mitigation measures C.2-2 and C.2-10, as revised by EIR376 Addendum No. 1 (see response 17.a) above). Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1.

c) *EIR376 Conclusion:* Not analyzed in EIR376

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: There are no known subsurface sewage disposal systems on the Project site. The Project site is currently vacant and will not impact subsurface sewage disposal on the Project site as none is known to exist.

Finding: Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.

GEOLOGY AND SOILS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Sources: EIR376; Garrett, Petra 2012; WEBB (b); Petra 2017

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. A variety of measures must be implemented to ensure slope stability and minimize erosion and settlement. Unless appropriate measures are implemented, significant impacts to property and public safety may occur. (EIR376, p. V-23.)

High velocity winds are also known to occur in the area and may be another source of erosion. Soil erosion by wind is a short-term hazard that may occur during grading and construction on the site. The intensity of this impact will depend on the incidence and velocity of wind, the type of surface soils existing at a given site, and the amount of soil which will be disturbed by grading and other construction activities. Water stabilizers can be used during grading operations to reduce fugitive dust emissions by up to 50 percent. (EIR376, p. V-26.)

Based on the above information, the project will temporarily worsen the wind erosion and blowsand conditions in the vicinity during the construction period. Until SP288 is completely built out, new residents may be exposed to dust from on-going construction activities. (EIR376, p. V-27.)

EIR376 Mitigation Measures: Mitigation Measures C.2-1 through C.2-8, and C.2-13 through C.2-14, listed in response 17.a) were identified to reduce the level of impacts to less than significant. (EIR376, pp. V-25–V-27.) In addition, the following Mitigation Measures were also identified to reduce the level of impacts to less than significant:

> *Mitigation Measure C.6-2* – To reduce construction-related air quality impacts, SCAQMD Rule 403 will be adhered to, ensuring the clean-up of construction-related dirt on approach routes to construction sites. (EIR376, p. V-55.)

Mitigation Measure C.6-6 – To reduce construction-related air quality impacts, grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour. (EIR376, p. V-56.)

Mitigation Measure C.6-7 – To reduce construction-related air quality impacts, during grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods. (EIR376, p. V-55.)

Mitigation Measure C.6-8 – To reduce construction related air quality impacts, all unpaved roads and parking areas will be watered down or chemically treated for dust control purposes. (EIR376, p. V-55.)

Mitigation Measure C.6-9 – To reduce construction-related air quality impacts, trucks leaving construction sites will be washed off. (EIR376, p. V-55.)

Discussion of the proposed Project: Construction of the proposed Project could result in soil erosion and/or the loss of topsoil. However, as required by the Clean Water Act, this proposed Project will adhere to and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit and implement an effective Storm Water Pollution Prevention Plan (SWPPP) during construction. Once construction is complete, the Project site will be landscaped and incorporate drainage features and BMPs as identified in the Conceptual Water Quality Management Plans (WQMPs) prepared for the Project (Appendix D.2) to minimize runoff and erosion.

Finding: The Project's potential impacts related to topography/slopes/grading are no different from those addressed in EIR376 and EIR376 Addendum No. 1 with EIR376 Mitigation Measures C.2-1, C.2-3 through C.2-8, C.2-13, C.2-14, C.6-2, and C.6-7 through C.6-9, and mitigation measures C.2-2 as revised by EIR376 Addendum No. 1 (see response 17.a) above). EIR376 Addendum No. 1 deleted EIR376 Mitigation Measure C.6-6 was deleted and replaced it with revised mitigation C.6-2 as discussed in response 6.a).

Impacts resulting from implementation of the Project are less than significant as the Project would not result in substantial soil erosion or the loss of topsoil. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

b) *EIR376 Conclusion*: Less than Significant Impact. The soils at the project site were tested to determine the potential for expansion, and the results indicate that the potential for expansion is very low. (EIR370, p. V-20.)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project is located within the same area as discussed/analyzed in EIR376.

Finding: The Project's potential impacts related to expansive soil are no different from those addressed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no

new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

c) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: No septic tanks or alternative wastewater disposal systems are proposed to be constructed as a part of this Project.

Finding: Impacts resulting from implementation of the Project are considered less than significant. No new or substantially increased significant impacts would result from the Project.

GEOLOGY AND SOILS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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?	☐	☐	☐	☒

Sources: EIR376; Ord. 754; Petra 2017

Findings of Fact:

a-b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Approximately 95 percent of the site drains north into Salt Creek, while the remaining area drains south into Warm Springs Creek, which eventually flows into Murrieta Creek. Because the project site is not developed, no improved drainage facilities exist on-site to divert runoff. Runoff either percolates the natural surface of the site or flows to the creeks. Because the project site currently contains virtually no development, rainfall onto the property percolates directly into the ground or runs to the off-site creeks. Site development will significantly increase the area of impervious surfaces across the entire property. The hard urban surfaces of roads, rooftops, and parking lots will prevent the absorption of rainfall into the ground. Instead, more storm runoff will be directed toward streets and other created drainage features, where it will collect in volumes substantially greater than current flow rates. (EIR376, p. V-31–V-32) In addition, Grading will be designed to reflect general drainage patterns and topographic changes in the area. The lower reaches of the site will still occur in the northern portion near Salt Creek, and the slope will slowly rise towards the steeper slopes near the southern boundary. Approximately 23 acres of the steep hill area will be preserved as open space to maintain the natural character, avoid potential slope stability problems, and eliminate potential drainage problems from grading the slopes.

EIR376 Mitigation Measures: Mitigation Measures C.2-1 through C.2-14 identified above in response 17.a) to reduce the level of impacts to less than significant (EIR376, pp. V-23–V-24).

Discussion of the proposed Project: The proposed Project incorporates drainage facilities, including water quality detention basins, so that the proposed Project will not directly modify a river, streambed or lake. Erosion from the site, both during construction and from runoff during operation, could be conveyed by the proposed storm drain system. In addition, the implementation of appropriate erosion control BMPs identified in the NPDES during construction and the WQMPs operational requirements as discussed in response 25.a) below, in addition to the adherence to applicable provisions of Ordinance No. 754 (Ord. 754), potential impacts to the modification of the channel of a river, stream, or lake bed are considered less than significant.

Finding: The Project's potential impacts related to erosion are no different from those addressed in EIR376 and EIR376 Addendum No. 1 with EIR376 Mitigation Measures C.2-1, C.2-3 through C.2-8, C.2-10 through C.2-14, and mitigation measures C.2-2 and C.2-10 as revised by EIR376 Addendum No. 1 (see response 17.a) above). Impacts resulting from implementation of the Project are less than significant as it would not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake or increase water erosion either on or off site. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

GEOLOGY AND SOILS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
20. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☐	☒

Sources: GP Figure S-8, "Wind Erosion Susceptibility Map"; Ord. 484; EIR376; Petra 2017

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. The project site is presently used for dry farming. Agricultural areas on-site are covered by crops for most of the year and are only subject to wind erosion during initial planting months. Land not presently used for farming is rocky and mountainous, and is not significantly affected by wind erosion. The County Composite Environmental Hazards Map identifies areas that are subject to blowsand conditions, and indicates that the proposed project is not affected by these conditions. (EIR376, p. V-26.)

However, the project will temporarily worsen the wind erosion and blowsand conditions in the vicinity during the construction period. Until the project is completely built out, new residents may be exposed to dust from on-going construction activities. Therefore, short-term wind erosion impacts could be significant, but will be reduced to a less than significant level by with the incorporation of Mitigation

Measures for construction-related dust. Long-term blowsand or wind erosion conditions will not be created by the project nor affect future residents. Consequently, the long-term impact will not be significant.

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure C.6-2 – To reduce construction-related air quality impacts, SCAQMD Rule 403 will be adhered to, ensuring the clean-up of construction-related dirt on approach routes to construction sites. (EIR376, p. V-55.)

Additional Measures

Mitigation Measure C.6-6 – To reduce construction-related air quality impacts, grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour. (EIR376, p. V-56.)

Mitigation Measure C.6-7 – To reduce construction-related air quality impacts, during grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods. (EIR376, p. V-55.)

Mitigation Measure C.6-8 – To reduce construction related air quality impacts, all unpaved roads and parking areas will be watered down or chemically treated for dust control purposes. (EIR376, p. V-55.)

Mitigation Measure C.6-9 – To reduce construction-related air quality impacts, trucks leaving construction sites will be washed off. (EIR376, p. V-55.)

Discussion of the proposed Project: The General Plan indicates that the Project site is in an area susceptible to moderate wind erosion. Wind generally blows from the northwest to the southeast. During the construction phase, compliance with SCAQMD Rule 403 will be implemented to reduce the potential for wind erosion and the release of airborne particulate matter into the air throughout the site. Rule 403 requires (among other measures) that exposed soils be treated at least twice per day with water or chemical stabilizers, restricting vehicle speeds on un-paved roads, requires vegetative covers on inactive areas of exposed earthwork, as well as the cessation of grading work when wind speeds exceed 25 miles per hour. Compliance with Rule 403 as well as Ordinance No. 484 (Ord. 484), will reduce impacts to below the level of significance during the grading and construction phases of the Project. During the operation of the Project, landscaping and hardscaping are anticipated to reduce the potential impacts associated with blowing sand during wind events to less than significant levels.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures C.6-2 and C.6-6 through C.6-9. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

GREENHOUSE GAS EMISSIONS

GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Sources: EIR376; SP288; Project Description; Ord. 859; WEBB(a); CREED v. City of San Diego (2011); CREED v. City of Chula Vista (2011); CAP 2017

Findings of Fact:

a-b) Some gases in the atmosphere effect the Earth's heat balance by absorbing infrared radiation. This layer of gases in the atmosphere functions much the same as glass in a greenhouse (i.e., both prevent the escape of heat). This is why global warming is also known as the "greenhouse effect." Increased emissions of these gases due to combustion of fossil fuels and other activities increase the greenhouse effect, leading to global warming and other climate changes. (WEBB(a), p. 19.) This is a "global" phenomenon and therefore, greenhouse gas (GHG) impacts by their nature are cumulative.

It is widely accepted that continued increases in GHG will contribute to global climate change, although there is uncertainty concerning the magnitude and timing of future emissions and the resultant warming trend. Human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors contribute to these GHGs. Emissions of carbon dioxide (CO_2) and nitrous oxide (N_2O) are byproducts of fossil fuel combustion. Methane (CH_4), a highly potent GHG, results from off-gassing associated with agricultural practices, landfills, and wastewater treatment. (WEBB(a), p. 19.)

EIR376 Conclusion: Not analyzed in EIR376 due to a lack of regulatory requirements and associated questions on the Environmental Assessment form. However, all the information necessary to evaluate GHG emissions generated by the SP288 was available in EIR376.

Based on recent CEQA case law, the issue of Project-related GHG emissions and the use of varying significance thresholds does not provide substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR376 was certified, even if the original EIR did not specifically address Project-related GHG emissions at all (CREED v. City of San Diego (2011); CREED v. City of Chula Vista (2011)). As noted by the court in CREED v. City of San Diego, the potential effects of GHG emissions on global climate have been documented since at least 1978; as such, the issue of Project-related GHG emissions does not comprise "new information" per CEQA Section 15162(a)(3).

Air quality impacts for SP288 were originally analyzed in EIR376. It was determined that short–term impacts related to construction could be reduced to less than significant levels through implementation of mitigation and compliance with regulations. However, long-term impacts could not be fully mitigated and were considered unavoidable and significant. (EIR376, p. V-56)

EIR376 Mitigation Measures: Although no GHG mitigation as proposed in EIR376, Mitigation Measures C.6-3, C.6-4, C.6-5, C.6-6, C.6-11, C.6-12, C.6-14, and C.13-1, C.13-2, C.13-3, C.13-4, D.1-2, D.1-3, D.1-9, D.2-1, D.2-2, D.2-12, D.2-13, D.8-1, D.8-2, D.8-3, and H.1.C-3 through H.C.1-7, below, are all applicable to reducing GHG and were identified to reduce the level of impacts for all pollutants, but long-term and cumulative air quality impacts remain significant (EIR376, pp. V-55–V-56, V-77–V-78, V-92–V-93, V-99–V-100, V-123, and V-161–V-162).

Mitigation Measure C.6-3 – SCAQMD Rule XV requiring employee carpooling and other trip reduction measures shall be required for all new development projects and businesses subject to Rule XV. (EIR376, p. V-55)

*Mitigation Measure C.*6-4 – Transportation System Management Plans shall be required to be consistent with SCAQMD Regulation XV to reduce tripmaking where feasible. Features of these plans may include, but are not limited to: (EIR376, p. V-55)

- Consideration of transit use incentives by employers to encourage public transit use by employees;
- Consideration of developing staggered work hours; and
- Consideration for providing convenient bus shelters and bus turnouts along the major arterials to encourage ridership and improve traffic flow.

Mitigation Measure C.6-5 – The network of pedestrian and combination biking/pedestrian trails shown in the Specific Plan will be provided to encourage walking and biking for short-destination trips. (EIR376, p. V-55.)

Mitigation Measure C.6-6 – To reduce construction-related air quality impacts, construction equipment shall be properly maintained and serviced to minimize exhaust emissions. (EIR376, p. V-56.)

Mitigation Measure C.6-11 – Major developers will work with the Riverside Transit Agency to establish new bus routes and stops to service new development within the Specific Plan area. (EIR376, p. V-56.)

Mitigation Measure C.6-12 – Bus stops and/or bus shelters will be provided at the commercial center. (EIR376, p. V-56.)

Mitigation Measure C.6-14 – Bicycle racks will be provided at the commercial center and neighborhood parks. (EIR376, p. V-56.)

Mitigation Measure C.13-1 – To reduce electric power demand and consumption, building standards outlined in Title 24 of the California Administrative Code will be implemented in all new residential, commercial, and recreational development. (EIR376, p. V-77.)

Mitigation Measure C.13-2 – All development shall incorporate energy-saving devices where feasible. These devices may include the following: (EIR376, p. V-78.)

- The use of individual meters versus multiple meters;
- The installation of lighting switches and multi-switch provisions for control by occupants and building personnel; and
- The use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property.

Mitigation Measure C.13-3 – Specific measures shall be implemented to reduce natural gas consumption including: (EIR376, p. V-78.)

- Use of an automatic flue gas damper when using a gas heating system;
- Use of electrically-lighted pilot lights for all gas systems; and
- Insulation of all gas-heated hot water tanks.

Mitigation Measure C.13-4 – The project applicant will consult with the Southern California Gas Company during the design phase to ensure that the architectural design maximizes energy efficiency through passive heating and cooling, with the use of building orientation, insulations, construction materials, window glazing and roof over-hangs. (EIR376, p. V-78.)

Mitigation Measure D.1-2 – Provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation, in support of the plan of Bicycle routes of the county's Comprehensive General Plan, with Patton Avenue and Winchester Road (SR-79) proposed for Class I facilities, and Simpson Road and Winchester Road West proposed for Class II bikeway facilities. (EIR376, p. V-92.)

Mitigation Measure D.1-3 – Designate a portion of the commercial parking areas for Park-n-ride use on weekdays between 6:00 a.m. and 6:00 p.m., to encourage ridesharing/transit ridership and reduce commute traffic. (EIR376, p. V-92.)

Mitigation Measure D.1-9 – Anticipate transit stops at the far side of major intersections as recommended in a traffic study, to accommodate future bus service on key roadways. Provide pedestrian access to the bus stops. (EIR376, p. V-93.)

Mitigation Measure D.2-1 – All development shall comply with the State of California Title 20 and title 24 water conservation requirements and County water conservation and reclamation regulations. Water conservation requirements will include the use of ultra-low flush toilets, reducing valves for showers and faucets, and insulated hot water lines. (EIR376, p. V-99.)

Mitigation Measure D.2-2 – Pursuant to County Ordinance No. 348, irrigation systems provided for parking lot landscaping will consist of systems that minimize runoff and evaporation and maximize water availability to plant roots shall be installed. For mitigation monitoring purposes, landscaping plans for the project shall identify the irrigation system, and

shall be submitted for County review prior to issuance of individual project building permits. (EIR376, p. V-99.)

Mitigation Measure D.2-*12* – A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps. (EIR376, p. V-100.)

Mitigation Measure D.2-*13* – Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped areas. Mulch will improve the water storage capacity of the soil by reducing the evaporation and compaction. (EIR376, p. V-100.)

Mitigation Measure D.8-*1* – The certified waste hauler contracted by the developer(s) will implement a curbside recycling program within the proposed project. The contract shall also include provisions for separating lawn trimmings and other green waste for recycling. Once a homeowner's association is established, the responsibility for the waste hauler contract (with curbside recycling and greenwaste requirements) will be transferred from the developer to the association. (EIR376, p. V-123.)

Mitigation Measure D.8-*2* – All commercial use shall be required to use trash compactors for non-recyclable wastes. Enclosures for the collection of recyclable materials shall be provided at the commercial center. (EIR376, p. V-123.)

Mitigation Measure D.8-*3* – Prior to recordation of the first subdivision map on the property, a comprehensive waste recycling program for the project shall be submitted and approved by Riverside County Waste Resources Management District. (EIR376, p. V-123.)

Mitigation Measure H.1.C-3 – Air pollution reduction programs contained in the County's Air Quality Element, and programs and regulations enforced by the SCAQMD, will be applied to all future development project. Applicable programs and regulations will include: (EIR376, pp. V-161–V-162).

- Alternative work schedule programs for new businesses;
- Incorporation of transit stops and park-and-ride facilities in major land use projects;
- Prohibition of on-street parking in congested areas;
- Incorporation of bicycle paths into major land use developments; and
- Site planning which encourages pedestrian activity and reduces reliance upon automobiles for short trips.

Discussion of the Modified Project: A Project-specific Air Quality and Greenhouse Gas Impact Analysis was prepared for SP288A2 by Albert A. Webb Associates in March 2012 (WEBB(a)) to estimate the GHG emissions from the following primary sources: construction activities, the change in CO_2 sequestration from vegetation changes, area sources such as landscaping equipment and hearth usage, energy sources such as natural gas and electricity usage, mobile sources, solid waste disposal,

and the energy used to supply potable water. The Project proposes similar development, but overall fewer dwelling units than the similar area within the SP288A2, which results similar but fewer emissions. The analysis for the SP288A2 quantified the following design features that reduce GHG emissions:

Quantified Design Features

To reduce energy consumption, the Project shall be designed to exceed current 2008 Title 24 standards by 10 percent;

To reduce energy consumption, the Project shall install Energy Star-rated appliances;

To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project;

The Project will reduce vehicle miles traveled by: designing a community that creates a suburban center setting, increasing the diversity in land uses, improving the design elements to enhance walkability and connectivity as well as incorporating bicycle lanes and paths, improving the on-site pedestrian network and connecting off-site, and providing traffic calming measures (improvements) on 50 percent of the Project's streets and intersections;

To reduce water consumption and the associated energy-usage, the Project will be designed to comply with the mandatory 20% reduction in indoor water usage contained in the current CalGreen Code and the 30% reduction in outdoor water usage contained in the County's water efficient landscape ordinance (Ord. 859).

As previously mentioned, a GHG analysis was not performed EIR376 as none was required at that time; however, all the information necessary to estimate GHG emissions generated by the SP288 was available in EIR376, and are utilized in the Air Quality and Greenhouse Gas Impact Analysis (WEBB(a)) to generate a 'Business As Usual' (BAU) GHG emissions level. The BAU analysis presented in that study was performed to determine the GHG emissions in relation to the GHG emissions generated by the land use plan currently entitled for the SP288A2 site.

The table below identifies the comparison in GHG emissions levels generated from the BAU scenario and SP288A2 in 2020 which includes full implementation of the statewide GHG reduction measures in accordance with AB 32.

Table 2 – GHG Emissions and Comparison

Source	Metric Tons of Carbon Dioxide Equivalent per year ($MTCO_2E/yr$)		
	BAU	Proposed Project	Net Change
Amortized Construction[1]	161.39	161.39	0.00
Annualized CO_2 Sequestered[1]	-20.82	-65.20	-44.38
Area	716.84	518.23	-198.61

Source	Metric Tons of Carbon Dioxide Equivalent per year ($MTCO_2E/yr$)		
	BAU	Proposed Project	Net Change
Energy	4,697.27	3,565.22	- 1,132.05
Mobile	18,912.14	13,029.79	-5,882.35
Solid Waste	458.72	394.26	-64.46
Water-Related Energy	784.57	470.21	-314.36
Total	**25,710.11**	**18,073.90**	**-7,636.21**

Source: Table 18 and Table 19, WEBB(a))

[1] Construction emissions and sequestered CO_2 are annualized over a typical project life of 30 years.

The GHG emissions shown in **Table 2,** above for SP288A2 (18,073.90 $MTCO_2E$ /year) are approximately 29.7 percent lower than the GHG emissions estimated from the BAU (25,710.11 $MTCO_2E$/year). Therefore, SP288A2 is consistent with AB 32 reduction target. This reduction is also consistent with the County of Riverside's Climate Action Plan (CAP 2017) which requires development projects pursuant to the General Plan to achieve a GHG emissions reduction of 25% compared to BAU. Since the Project is within SP288A2 and not changing the Specific Plan land uses, the Project is also consistent with the CAP 2017 and AB 32 by meeting the reduction requirements by 2020.

Thus, the Project would not create any more severe or new GHG emission impacts and no mitigation is required.

To ensure that the quantified Project design features are implemented by SP288A2 implementing projects, they were incorporated as Mitigation Measures **MM GHG 1** through **MM GHG 5** in EIR376 Addendum No. 1 and will be implemented by the proposed Project.

> **MM GHG 1**: To reduce energy consumption, the Project shall be designed to exceed current 2008 Title 24 standards by 10 percent. (EIR376 Addendum No. 1, p. 85.)
>
> **MM GHG 2**: To reduce energy consumption, the Project shall install Energy Star-rated appliances. (EIR376 Addendum No. 1, p. 85.)
>
> **MM GHG 3**: To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project. (EIR376 Addendum No. 1, p. 85.)
>
> **MM GHG 4**: The Project will reduce vehicle miles traveled by: designing a community that creates a suburban center setting, increasing the diversity in land uses, improving the design elements to enhance walkability and connectivity as well as incorporating bicycle lanes and paths, improving the on-site pedestrian network and connecting off-site, and providing traffic calming measures (improvements) on 50 percent of the Project's streets and intersections. (EIR376 Addendum No. 1, p. 86.)
>
> **MM GHG 5**: To reduce water consumption and the associated energy-usage, the Project will be designed to comply with the mandatory 20% reduction in indoor water usage contained in

the current CalGreen Code and the 30% reduction in outdoor water usage contained in the County's water efficient landscape ordinance (Ord. 859). (EIR376 Addendum No. 1, p. 86.)

Regarding the Project's consistency with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG, the County has an adopted plan (e.g., Climate Action Plan or GHG reduction plan). As discussed above, SP288A2 is consistent with the County's CAP, which requires development projects pursuant to the General Plan to achieve a GHG emissions reduction of 25% compared to BAU. Since the Project is within SP288A2 and not changing the Specific Plan land uses, the Project is also consistent with the County CAP and AB 32 by meeting the reduction requirements by 2020. As stated the Project is consistent with the reduction target by AB 32 and would be subject to a variety of measures that would further reduce the Project's GHG emissions. These measures include the following regulations:

- 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), and County of Riverside's Climate Action Plan for AB 32 implementation.

Related Ordinances

- Compliance with Ordinance No. 859 (Ord. 859) which requires that landscapes serviced by potable water not exceed a maximum water demand of 50%, and landscapes serviced entirely by recycled water not exceed a maximum water demand of 70% (based on a water allowance defined in the Ordinance). Ord. 859 requires the use of state-of-the-art water-efficient irrigation components, landscaping practices, and plant types designed to better suit the climatic and environmental conditions of the Inland Empire.

Applicable General Plan Policies

- AQ 2.3: Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.
- AQ 4.1: Encourage the use of all feasible building materials/methods which reduce emissions.
- AQ 4.7: To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board.
- AQ 5.4: Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

Thus, implementation of the Project would not conflict with any plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

Findings: The Project's potential impacts are no worse than those resulting from EIR376. Impacts resulting from implementation of the Project are less than significant with no mitigation required. However, implementation of the quantified Project design features incorporated as **MM GHG 1** through **MM GHG 5**, above, provide a mechanism to ensure the design features are implemented.

Therefore, no new or substantially increased significant impacts would result from the Project beyond those evaluated in EIR376.

HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Sources: EIR376; Converse; DTSC; Hillman, Project Description

Findings of Fact:

a-b) *EIR376 Conclusion:* Less than Significant with Mitigation Incorporated. The proposed Specific Plan will allow the development of residential and commercial uses. Small amounts of toxic substances may be transported, used, and stored in association with commercial activities. Potential toxic substances users include gas stations, photo processors, dry cleaners, and automotive supply stores. The commercial uses using toxic substances to be developed at the project site will probably all qualify as "small quantity generators," which are defined as businesses that produce less than 1,000 kilograms of hazardous waste per month.

Toxic substances typically found in residential development include cleaners, pesticides, herbicides, automotive fluids, pool maintenance materials, and paint.

Although the use of toxic substances in the residential and commercial development will not be substantial, the potential for environmental contamination and human injury will exist during the

transport, use, and storage of toxic substances. The use of toxic substances will be regulated by a variety of local, federal and state regulations. Through the regulatory process, the potential hazard to public safety and environmental quality will be reduced to less than significant. (EIR376, pp. V-61-V-62)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure C.8-1 – Users of hazardous materials will comply with applicable federal, state, and local regulations requiring elimination and reduction of waste at the source by prevention of leakage, segregation of hazardous waste, and process or materials change. (EIR376, pp. V-62)

Mitigation Measure C.8-2 – Hazardous materials that may be generated by businesses on-site will require transport by a licensed hauler to a designated facility. Haulers of hazardous materials, as well as disposal facilities, must be licensed by the U.S. Environmental Protection Agency. (EIR376, pp. V-62)

Mitigation Measure C.8-3 – For any business using or storing hazardous materials, a materials storage and management plan shall be required for review and approval by the County Hazardous Waste Management Committee for all commercial uses requiring storage of toxic substances. This plan should include an emergency evacuation plan, as well as appropriate training programs for employees.

Mitigation Measure C.8-4 – The project applicant and all future industrial tenants shall be required to comply with Title 19 and 22 of the California Administrative Code and Title 40 of the Code of Federal Regulations. (EIR376, pp. V-62)

Additional Measures

Mitigation Measure C.8-5 – Riverside County's Hazardous Materials Incident Response Plan will continue to be implemented and updated to ensure the effective prevention of and response to hazardous waste spills and industrial accidents involving hazardous materials. (EIR376, pp. V-62)

Discussion of the proposed Project: The proposed Project is an implementing project of SP288A2 and is located within the footprint analyzed in EIR376 and EIR376 Addendum No. 1 with regard to the proposed residential uses. Additionally, the Project site is not located in proximity to any designated hazardous material transportation routes. Furthermore, federal, state and local laws and regulations strictly control the transport, storage and use of hazardous materials.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Through compliance with existing regulations and applicable mitigation measures identified in EIR376, Project implementation will not create a significant hazard to the public or environment through the routine transport, use or disposal of, or the reasonably foreseeable accidental release of hazardous materials. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

c) *EIR376 Conclusion:* No Impact. The Environmental Assessment prepared for EIR376 did not identify any potential impacts relating to inference with an emergency response plan or an emergency evacuation plan. (EA, p. 7)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: In the event construction of road improvement associated with the proposed Project required a traffic lane closure, a traffic control plan shall be prepared and approved by the County Transportation Department prior to any such closure. Therefore, implementation of the proposed Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan because emergency vehicle access will be maintained at all times.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

d) *EIR376 Conclusion:* Not analyzed in EIR376

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project will not be constructed within one-quarter-mile of an existing or proposed school. The nearest school to the Project site is the Winchester Elementary School, located at 28751 Winchester Road approximately 0.5 miles from the Project site.

Finding: As the proposed Project is located more than within one-quarter-mile of an existing or proposed school, implementation of the Project is less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.

e) *EIR376 Conclusion:* Less than Significant Impact. There are no known toxic substances currently used or stored on-site. The project site is predominantly comprised of land used for dryland farming, and existing contamination due to pesticide and fertilizer application is limited. (EIR376, p. V-61)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: In October 2014, Hillman Consulting (Hillman) completed a Phase I Environmental Site Assessment (Phase I ESA) of the Project site.. The results of the Phase I ESA indicate that portions of the Project site were used as agricultural land from at least the 1930s. Prior to the agricultural activities the Project site was undeveloped vacant land. Regarding the past agricultural use of the Project Site, the Phase I ESA did not identify any recognized environmental conditions (RECs), controlled recognized environmental conditions (CREC), or historical recognized environmental conditions (HRECs) regarding the Project site. Specifically, the *Phase I ESA* concluded that the historical agricultural use of the Project site does not constitute a REC. (Hillman, pp. 2–4)

The Project site is located within an area mapped within a Composite Fields per the Riverside County Department of Environmental Health (RCDEH) Sludge Application Sites in Riverside County, Winchester, March 2002 map. A *Limited Phase II Environmental Site Assessment* was prepared for this

portion of the Project site by Converse Consultants on July 11, 2012 to evaluate the potential contamination from possible, but unverified, application of sewage sludge as fertilizer on the Project site. The *Limited Phase II ESA* concluded that the composite and discrete background soil samples taken from the Project site are non-hazardous and do not contain constituents that are consistent with areas that have incurred prior sludge application. As a result, the Phase II ESA recommended "no further action" with respect to the Project site and no additional assessment/sampling or any remedial (clean-up) activities. (Converse p. 7)

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those addressed in EIR376.

HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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?	☐	☐	☐	☒

Sources: EIR376; Project Description; HVWAP

Findings of Fact:

a) *EIR376 Conclusion:* No Impact. The Environmental Assessment prepared for EIR376 concluded that the project would not result in an inconsistency with an Airport Master Plan. (EA, p. 5)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project site is not located within an airport master plan. The nearest airport is the Hemet Ryan Airport, located approximately 5.6 miles to the east of the Project site.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant as it is not located within two miles of any airport. Therefore, no new or substantially increased significant impacts would result from the Project beyond those addressed in EIR376.

b-d) *EIR376 Conclusion:* No Impact. The Environmental Assessment prepared for EIR376 concluded that the project would not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission. (EA, p. 5)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project site is not located within an airport master plan or within two miles of any public airport, public use airport, private airstrip, or heliport and therefore would not be required to go to the Airport Land Use Commission. Due to the Project site's distance from a public airport, public use airport, private airstrip, or heliport Project implementation would not result in a safety hazard to people living or working on the Project site or in the Project area.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant as it is not located within two miles of any airport. Therefore, no new or substantially increased significant impacts would result from the Project beyond those addressed in EIR376.

HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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?	☐	☐	☐	☒

Sources: EIR376; HVWAP Figure 12, "Wildfire Susceptibility"

Findings of Fact:

a) *EIR376 Conclusion:* *N*o Impact. The Environmental Assessment prepared for EIR376 concluded that the project site is not located within a hazardous fire area. (EA, p. 5)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: Figure 12, Wildfire Susceptibility of the HVWAP indicates that the Project site is not located within a wildfire susceptibility area.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant as it is not located within a

wildfire susceptibility area. Therefore, no new or substantially increased significant impacts would result from the Project beyond those addressed in EIR376.

HYDROLOGY AND WATER QUALITY

HYDROLOGY AND WATER QUALITY Would the project**:**	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site?	☐	☐	☐	☒
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
d) Create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒

HYDROLOGY AND WATER QUALITY Would the project**:**	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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 and odors)?	☐	☐	☒	☐

Sources: EIR376; RCLIS; SP288A2; Project Description; WEBB(b); WEBB(c); WEBB(d); WSA

Findings of Fact:

a&d) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Approximately 95 percent of the site drains north into Salt Creek, while the remaining area drains south into Warm Springs Creek, which eventually flows into Murrieta Creek. Because the project site is not developed, no improved drainage facilities exist on-site to divert runoff. Runoff either percolates the natural surface of the site or flows to the creeks. Because the project site currently contains virtually no development, rainfall onto the property percolates directly into the ground or runs to the off-site creeks. Site development will significantly increase the area of impervious surfaces across the entire property. The hard urban surfaces of roads, rooftops, and parking lots will prevent the absorption of rainfall into the ground. Instead, more storm runoff will be directed toward streets and other created drainage features, where it will collect in volumes substantially greater than current flow rates. (EIR376, pp. V-31–V-32.)

Grading and construction will be required to implement the land uses and infrastructure identified in the proposed Specific Plan. During rain, runoff from the site may carry elevated levels of sediment from bare land and petroleum products from machinery. The runoff could contribute to existing surface water quality problems and is therefore considered a significant impact. However, this impact will be reduced to less than significant through compliance with NPDES regulations. All construction activities will be subject to the provisions under NPDES, which is implemented by RWQCB. A Notice of Intent and General Construction Stormwater Permit must be filed prior to the start of construction, and the project developers will be required to comply with the construction runoff permitting regulations.

The proposed urban uses will replace the existing dry farming operation. While the water pollutants related to the farming operation will diminish, other pollutants will be introduced. The proposed residential, commercial, and recreational development may create new impacts on both surface waters and groundwater through an increase in non-point source pollution.

Residential uses have the potential to discharge pollutants into the storm drains and sewers. Typical pollutants may include fertilizers and pesticides used on landscaping; detergents from car washing,

window cleaning and similar activities; household and industrial solvents and cleaners; and oils and other automotive products contained in parking lot runoff.

The level of non-point source pollutants generated by this project will be similar to other residential/commercial urban development. Non-point source water pollution has been identified as a significant water quality issue. The project will contribute to the degradation of water quality, and the impact is therefore considered significant. The significant impact can be reduced through compliance with the National Pollutant Discharge Elimination System requirements. Compliance will include obtaining General Construction Stormwater Permits and implementation of site-specific Pollution Prevention Plans for individual development projects (EIR376, p. V-59).

EIR376 Mitigation Measures:

Mitigation Measure C.7-1 – All discharges to surface waters and groundwater will comply with the goals of the most current applicable Water Quality Control Plan for the Santa Ana River Region. (EIR376, p. V-54.)

Mitigation Measure C.7-2 – Pursuant to the National Pollution Discharge Elimination System requirements, General Construction Stormwater Permits shall be obtained from the State Water Resources Control Board for all development projects resulting in the disturbance of five acres or more, or activity which is part of a larger common plan of development of five acres or more. Pollution Prevention Plans shall be prepared as part of the permit process, and implemented during construction and the life of the project. Permit requirements will include implementing best management practices (BMPs) during project construction and operation such as erosion control devises, desilting basins, landscape irrigation management, and controls on substances applied to landscaped and other outdoor areas. (EIR376, p. V-54.)

Mitigation Measure C.7-3 – All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. These requirements may include, but not be limited to, on-site storm water retention, covered storage of all outside facilities, vegetated swales, and monitoring programs. (EIR376, p. V-54.)

Discussion of the proposed Project. The Project site drains naturally into two separate watersheds the Santa Ana Watershed and the Santa Margarita Watershed. Approximately 100 acres of the northern portion of the Project site is within the Santa Ana River Watershed and is tributary to Salt Creek Channel. The expansion of Salt Creek Channel since the approval of Specific Plan No. 288 has significantly reduced the floodplain over the Project area. A bio-retention water quality basin is proposed in SP288A2 PA 8 (TR37119, lot 8) at the southwest corner of Seta Road and Domenigoni Parkway. (Refer to **Figure 3– Tentative Tract Map 37119**.) No mitigation is required for the increased runoff from developments that drain to Salt Creek Channel, other than the Hydrologic Conditions of Concern (HCOC) mitigation identified in the *Preliminary Project Specific Water Quality Management Plan, Conestoga – Crossroads South*. (WEBB(d), Section 1.)

The southerly portion of the Project site is within the Santa Margarita Watershed and is tributary to Murrieta Creek/Warm Springs Valley. The drainage for the southerly portion of the TR37119 proposes a slight variation from what was presented in SP288A2. SP288A2 anticipated capturing and bypassing

off-site runoff and mitigating on-site increases to match pre-SP288A2 flows via the use of on-site detention basins. SP288A1 proposed connecting to a double 3-foot high by 6-foot wide reinforced concrete box (RCB) that was constructed with the widening of Highway 79. Subsequent to the widening of Highway 79, the property owner downstream of this double culvert filed a claim for damages against the County that contended the upsized street crossing did not provide the low level runoff protection that the undersized culvert provided prior to the widening of Highway 79. To settle the dispute the County of Riverside constructed a detention basin on the northwest corner of Highway 79 and Old Newport Road. This basin restored flows to match the conditions prior to the widening of Highway 79. The County worked closely with Rancon (the applicant for SP288A2) to ensure that the basin could be expanded when TR37119 was developed. There was additional coordination between the County, Rancon and Valley-Wide Recreation and Parks District to ensure that the upsized basin meet Valley-Wide's park requirements and an agreement was ultimately reached by the County, Valley-Wide, and Rancon to allow the proposed Project to progress with a joint use basin. The southerly portion of the Project site includes a water quality/mitigation basin at the northwest corner of the intersection of Old Newport Road and Highway 79/Winchester Road. Project-generated runoff from the southerly portion of the site will be directed to the basin (located on TR3719, lot 379) which will treat flows for water quality purposes in addition to reducing flows with 2-, 5-, 10-, and 100-year frequencies down to existing conditions. (WEBB(d), Section 1; WEBB(b), p. 7).

For the reasons discussed above, the proposed Project will not directly modify a river, streambed or lake. Erosion from the site, both during construction and from runoff during operation, would be conveyed by the proposed drainage system. In addition, through implementation of appropriate erosion control BMPs identified in the NPDES during construction, and the BMPs identified in the Project Specific WQMPs[8] prepared for TR37119 (included as Appendices D.2 and D.3), and compliance with the applicable provisions of Ordinance No. 754 (Ord. 754), potential impacts with regard to the modification of the channel of a river, stream, or lake bed would be reduced to less than significant.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures C.7-1 through C.7-3. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. The proposed urban uses will replace the existing dry farming operation. While the water pollutants related to the farming operation will diminish, other pollutants will be introduced. The proposed residential, commercial, and recreational development may create new impacts on both surface waters and groundwater through an increase in non-point source pollution.

Residential and commercial uses have the potential to discharge pollutants into the storm drains and sewers. Typical pollutants may include fertilizers and pesticides used on landscaping; detergents from

[8] Because the Project site is located within two different watersheds (Santa Ana River and Santa Margarita) a WQMP was required for each watershed. Thus, there are two WQMPs that encompass the Project site.

car washing, window cleaning and similar activities; household and industrial solvents and cleaners; and oils and other automotive products contained in parking lot runoff.

The level of non-point source pollutants generated by this project will be similar to other residential/commercial urban development. Non-point source water pollution has been identified as a significant water quality issue. The project will contribute to the degradation of water quality, and the impact is therefore considered significant. The significant impact can be reduced through compliance with the National Pollutant Discharge Elimination System requirements. Compliance will include obtaining General Construction Stormwater Permits and implementation of site-specific Pollution Prevention Plans for individual development projects.

The proposed development and population will substantially increase the volume of wastewater generated by the project site. The Eastern Municipal Water District will be responsible for collecting and treating the wastewater. As described above, wastewater generated by the project site will eventually be reclaimed at the new EMWD facility within the Winchester Hills Specific Plan area and will be used for irrigation. The quality of the reclaimed water will be strictly regulated by the Regional Water Quality Control Board to ensure that surface and groundwater quality is not adversely affected. (EIR376, pp. V- 59 to V-60)

EIR376 Mitigation Measures: Mitigation Measures C.7-1 through C.7-3 (shown in response 25.a&d) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-60.)

Discussion of the proposed Project: Construction of the proposed Project has the potential to result in discharges from soil disturbance. However, the Project will be required to comply with the NPDES requirements as discussed in response 25.a&d), including the preparation of a SWPPP, which implements BMPs to prevent storm water pollution. Through compliance with the regulatory requirements of the NPDES Statewide General Construction Permit and incorporation of BMPs per the SWPPP, the Project is not expected to violate any water quality standards or waste discharge requirements during construction.

After construction, stormwater from the Project site may convey pollutants from urban runoff downstream to the Project's storm drain system. However, as discussed in response 25.a&d) TR37119 includes two water quality basins in lots 379 and 380 (**Figure 3 – Tentative Tract Map 37119**) to treat the stormwater from pollutants of concern (POC) and to slow down runoff prior to discharging into the storm drain system. (WEBB(b), p. 7; WEBB (c); WEBB(d), Section 1.)

Expected pollutants from the Project's proposed residential development include bacterial indicators, nutrients, pesticides, sediments, trash and debris, and oil and grease. (WEBB(b), p. 28; WEBB(c), p. 18.) As discussed in response 25.a&d), the Project site is located in two separate watersheds. The northerly portion of the Project site is tributary to the San Jacinto River Watershed, a sub-watershed of the Santa Ana Watershed, while the southerly portion of the Project site is located in the Santa Margarita Watershed.

With regard to the portion of the Project site in the Santa Ana Watershed, runoff from the portion of the Project site will be routed to a bioremediation basin (located on TR37119 lot 380) where it will be detained and treated before being discharged through existing culvert pipes. (WEBB(c), p. 8.) With

regard to the portion of the Project site in the Santa Margarita Watershed, runoff from the portion of the Project site will drain to an existing detention basin on the northwest corner of northwest corner of Highway 79 and Old Newport Road. This basin current acts as a sediment barrier. Additionally, the Project will implement structural and operational source control BMPs identified in the Project Specific WQMP for the Santa Margarita Watershed. (WEBB(b), pp. 25, 32–35.) Through use of water quality basins and implementation of BMPs identified in the WQMP for the Santa Margarita Watershed, impacts with regard to violating water quality standards or waste discharge permits would be less than significant.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures C.7-1 through C.7-3. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increase significant impacts would result from the Project beyond those discussed in EIR376.

c) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Chemical contamination of a groundwater aquifer and wells can result from spills, leaking underground storage tanks, and improper disposal of chemical wastes such as dumping on the ground, in landfills, lagooning, or similar methods. Groundwater contamination can also result from various agricultural activities ranging from the use of fertilizers to animal husbandry. The degree of contamination from agriculture depends on the amount of materials used, animal wastes, soil permeability, water infiltration rate, groundwater depth, and the persistence of chemicals.

Some groundwater contamination is expected to have occurred from the present dry farming activities on the project site due to the use of pesticides, fertilizers, and the relatively shallow depth of groundwater. The level of contamination is probably not substantial because the fields are not irrigated, rain is generally sparse, few crops are grown each year due to the lack of water, and significant numbers of animals are not raised on-site. However, the high concentration of farms and livestock throughout the Winchester area has resulted in excessive nitrate levels in the groundwater basin.

The Eastern Municipal Water District (EMWD), which encompasses the project site, monitors water quality throughout its service area. Overall water quality is usually measured by total dissolved solids (TDS), the dissolved mineral content of the waters in the area. Data on the current levels of TDS in the Crossroads in Winchester area are unavailable. However, EMWD has set an objective for the project area that TDS should not exceed 1,200 milligrams per liter (mg/l).

EMWD has recently constructed a new wastewater treatment facility within the Winchester Hills Specific Plan Area. Tertiary treatment is provided by the facility, and the facility produces reclaimed water that can be used for non-potable purposes, primarily for landscape irrigation. Because the reclaimed water will eventually percolate to the groundwater table, the TDS content of the treated water must be 1,200 mg/1 or better, which is the target for the subject sub-basin. (EIR376, pp. V-57–V-58.)

Both project construction and grading, and the long-term operation of the proposed uses, will contribute to the degradation of groundwater and surface water quality. Both the short-term impacts

and long-term impacts will be significant unless appropriate mitigation is implemented. (EIR376, p. V-60.)

EIR376 Mitigation Measures: Mitigation Measures C.7-1 through C.7-3 (shown in response 25.a&d) above) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-60.)

Discussion of the proposed Project: EMWD is willing to provide water service to the proposed Project. Overall, approximately 25 percent of EMWD's potable water demand is supplied by EMWD groundwater wells and approximately 75 percent is supplied by imported water from Metropolitan through its Colorado River Aqueduct and its connections to the State Water Project. According to the Water Supply Assessment prepared for SP288, groundwater is EMWD's only source of locally produced potable water. Protecting and developing local resources to reduce dependency on imported water is an important objective in EMWD's Strategic Plan. However, as stated in the WSA prepared for SP288, groundwater is not being proposed to serve the Project. New development, including the proposed Project, shall be supplied with imported water through Metropolitan. Thus, implementation of the Project will not deplete EMWD's supply of groundwater resources.

Furthermore, the impervious materials proposed as part of the Project site would reduce infiltration. However, this reduction is not considered significant as the Project will implement Project Specific WQMPs and incorporated site design measures to reduce impacts to groundwater recharge.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures C.7-1 through C.7-3. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

e-f) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. According to maps prepared by the Federal Emergency Management Agency (FEMA), the northern part of the project is subject to flooding from Salt Creek. This creek flows east to west just north of the northern project site boundary. Approximately 63 acres of the site lie within the boundaries of the 100-year flood zone and are designated Zone "A" on the federal insurance maps. (EIR376, p. V-28.)

Throughout the region, various development proposals and projects have been constrained by the Salt Creek floodplain. Flood channel improvements have been planned and implemented to reduce the extent of the floodplain and reduce flood hazards. West of the project site, in the Menifee/Sun City area, the Flood Control District has improved the Salt Creek channel to alleviate flooding problems by excavating the channel up to nine feet below pre-development levels. In recent years, the District has investigated the need to similarly improve Salt Creek through Winchester and east toward Hemet.

In 1994, a Memorandum of Understanding (MOU) was signed by the County of Riverside, the Metropolitan Water District of Southern California (Metropolitan), City of Hemet, the Riverside County Flood Control and Water Conservation District, and the Riverside County Transportation Commission for the construction of Salt Creek channel and a series of transportation-oriented improvements. Per the MOU, a fully-improved flood control channel facility will be constructed between Rice Road east to Cawston Avenue. The portion of Salt Creek affecting the project site will be improved under this

program. MWD will manage the construction of the improvements, and the Flood Control District will accept responsibility for long-term maintenance of the facility.

Once the creek channel is improved to Rice Road and farther downstream to Lindenberger Road, the 100-year flood boundaries will be contained within the channel. As a result, the extent of the project site affected by the 100-year floodplain will be substantially reduced. If improvements west of Rice Road are not installed prior to the first development, a limited backwater effect could occur during periods of rapid rainfall and runoff. This effect can readily be addressed at the development stage.

Additionally, the grading plan for the proposed project includes raising the elevation of the northern portion of the project site above the Salt Creek floodplain elevation. The planned Salt Creek improvements, together with increasing the elevation of the northern site area, will eliminate the Zone "A" floodplain designation and development of the planned uses could proceed without flooding hazards. (EIR376, p. V-31)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure C.4-1 – Pursuant to County flood control policy, no development shall occur within the on-site floodplain until the Salt Creek channel improvements have been completed as identified in the Memorandum of Understanding between the County, Metropolitan Water District, City of Hemet, Flood Control District, and Riverside County Transportation Commission. (EIR376, pp. V-27–V-28.)

Measures Required by the Specific Plan

Mitigation Measure C.4-2 – The grading plan included in the Specific Plan shall be implemented through all project development. The elevation of the northern portion of the site shall be increased to exceed the elevation of the floodplain. (EIR376, p. V-28.)

Mitigation Measure C.4-3 – All drainage improvements in Figure IV-6 of the Specific Plan will be installed, or as otherwise specified by the Riverside County Water Conservation and Flood Control District. The improvements must be designed to provide protection from a 100-year storm. The phasing of improvements will occur as required by the Flood Control District. (EIR376, p. V-28.)

Mitigation Measure C.4-4 – All drainage and storm facilities will be maintained by one of the following: the Riverside County Flood Control District, a community service financing mechanism such as a County Service Area (CSA) or County Service District (CSD), or a master homeowners association. (EIR376, p. V-28.)

Mitigation Measure C.4-5 – A retention basin will be constructed at the south end of the site to retard flows onto adjacent properties (within the Warm Springs Creek drainage area). (EIR376, p. V-28.).

Additional Measures

Mitigation Measure C.4-6 – The developer(s) shall pay any and all fees established for the planned Salt Creek Area Drainage Plan. (EIR376, p. V-28.)

Mitigation Measure C.4-7 – Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground. (EIR376, p. V-28.)

Mitigation Measure C.4-8 – Off-site drainage improvements, if any, will be provided at the subdivision phase of the project as required by the Flood Control District. (EIR376, p. V-28.)

Discussion of the proposed Project: The expansion of Salt Creek Channel since approval of SP288 has significantly reduced the floodplain over the SP288A2 plan area. Approximately six acres of SP288A2 adjacent to Salt Creek are designated as a Zone "A" floodplain by the Federal Insurance Administration. Zone "A" floodplains are areas subject to 100-year floods. However, a Conditional Letter of Map Revision removing the six acres from the Zone "A" floodplain was approved by Federal Emergency Management Agency (FEMA) on December 21, 2005, Case No. 05-09-A083R. A Letter of Map Revision (LOMR) would be required prior to the issuance of any building permits within this area (SP288A2, p. IV.A-21). Therefore, there are no portions of SP288A2 (which includes the proposed Project site) that would still be within a Zone "A" floodplain.

Because the Salt Creek Channel has been expanded to reduce and remove the floodplain over the SP288A2 plan area (which includes the Project site), Mitigation Measure C.4-1 is no longer applicable to SP288A2, which in turn means Mitigation Measure C.4-1 is not applicable to the proposed Project.

With respect to EIR376 Mitigation Measures C.4-2 through C.4-5, these Mitigation Measures are no longer applicable to the proposed Project because they were replaced by revised Development Standards and drainage plans approved as part of SP288A2 (see **Figure 7 – Proposed Drainage Plan**).

Finding: The Project's potential impacts are the same as those analyzed in EIR376. EIR376 Mitigation Measures C.4-1 through C.4-5 are not applicable to the proposed Project because they were replaced by revised Development Standards approved as part of SP288A2. Impacts resulting from implementation of the Project are less than significant with incorporation of EIR376 Mitigation Measures C.4-6 through C.4-8. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

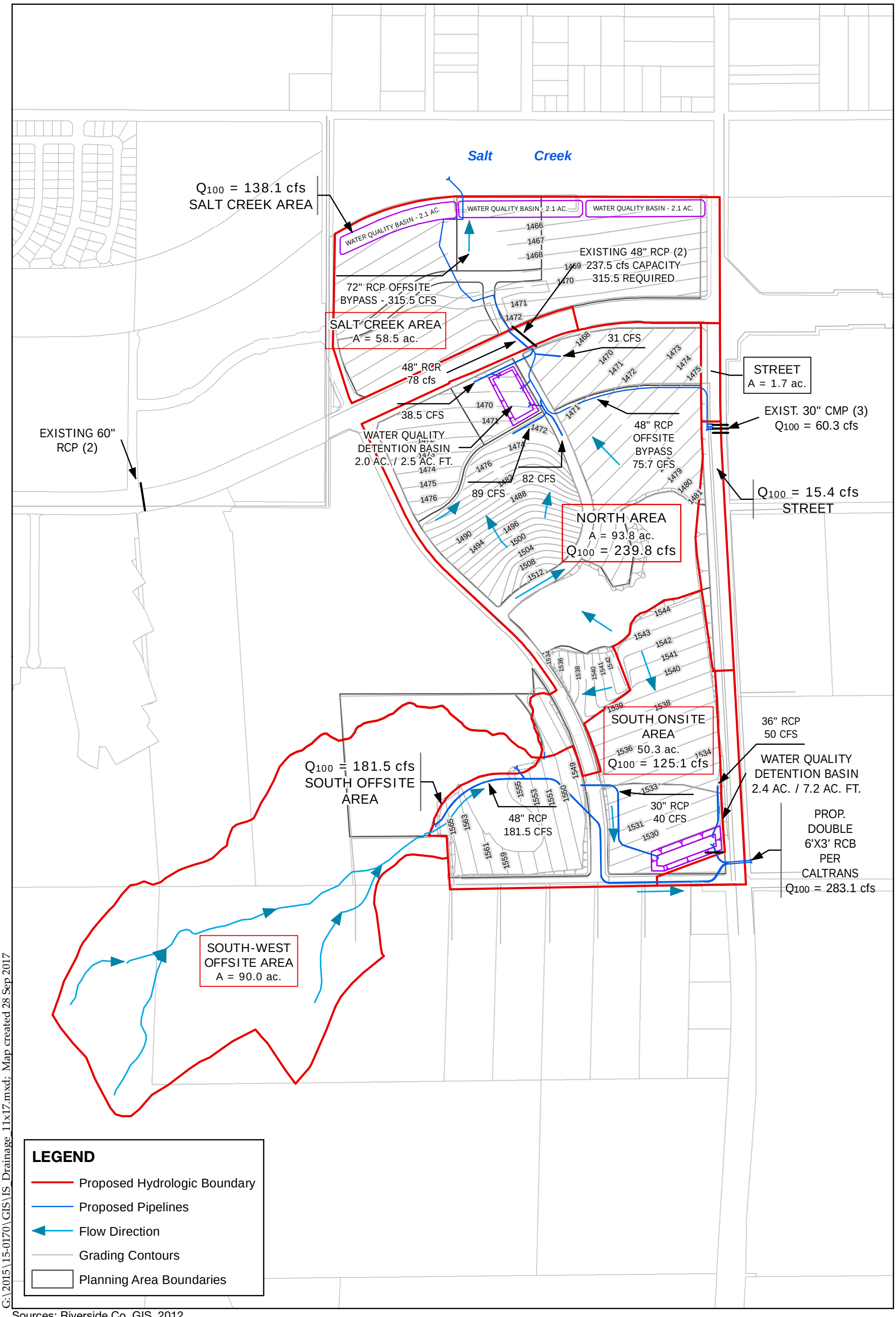
g) See response 25.a&d) and 25.b), above. Impacts were fully analyzed in EIR376 and no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

h) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: As previously discussed in response 25.a&d), runoff from the proposed Project will drain into two water quality basins (one based each in the Santa Ana Watershed and Santa Margarita Watershed, which will treat and detain runoff. These basins will be designed in such a way so as to not create an environment in which vectors and/or odors are an issue.

Finding: Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.



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Sources: Riverside Co. GIS, 2012

Figure 7 - Proposed Drainage Plan

Initial Study/Addendum No. 2 to EIR376

ALBERT A. WEBB ASSOCIATES

HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
26. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐				
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?	☐	☐	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☐	☒
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☒	☐
d) Changes in the amount of surface water in any water body?	☐	☐	☒	☐

Sources: EIR376; SP288A2; HVWAP, Project Description; WEBB(b); WEBB(c); WEBB(d)

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact. Approximately 95 percent of the original Specific Plan area drains north into Salt Creek, while the remaining area drains south into Warm Springs Creek, which eventually flows into Murrieta Creek. Because the project site is not developed, no improved drainage facilities exist on-site to divert runoff. Runoff either percolates the natural surface of the site or flows to the creeks. Because the project site currently contains virtually no development, rainfall onto the property percolates directly into the ground or runs to the off-site creeks. Site development will significantly increase the area of impervious surfaces across the entire property. The hard urban surfaces of roads, rooftops, and parking lots will prevent the absorption of rainfall into the ground. Instead, more storm runoff will be directed toward streets and other created drainage features, where it will collect in volumes substantially greater than current flow rates. The increased runoff volume from project development could be significant.

As part of the project, the developer(s) will be required to provide extensive drainage improvements. A 48--inch pipe will collect storm flows from the northern two-thirds of the site and drain it toward Salt Creek. Runoff from the southern portion of the site will be diverted to Warm Springs Creek via a planned 36-inch pipe. A retention basin will be constructed on the site to maintain current flow volumes onto adjacent properties. The drainage facilities will be constructed to accommodate runoff

from a 100-year storm. Increased runoff volumes from the proposed project could result in significant flooding impacts, but the drainage facilities identified in the Specific Plan will reduce the impact to less than significant levels. (EIR376, p. V-31 to 32)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: As discussed in response 25.a&d), the Project site is within the Santa Ana Watershed and the Santa Margarita River Watershed. The northern portion of the Project site is tributary to the Salt Creek Channel, and the southeast portion of the Project site is tributary to the Murrieta Creek/Warm Springs Valley drainage area. Because the Project's proposed drainage system is designed to perpetuate the existing drainage patterns and conditions, Project implementation will not substantially alter existing drainage patterns or result in substantial flooding on-or off site. The Project does not propose the alteration of the course of a river or stream. Refer to response 25.a&d) for a discussion of the Project's proposed water quality and drainage features.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

b) *EIR376 Conclusion:* Less than Significant Impact. Because the project site is not developed, no improved drainage facilities exist on-site to divert runoff. Runoff either percolates the natural surface of the site or flows to the creeks. Because the project site currently contains virtually no development, rainfall onto the property percolates directly into the ground or runs to the off-site creeks. Site development will significantly increase the area of impervious surfaces across the entire property. The hard urban surfaces of roads, rooftops, and parking lots will prevent the absorption of rainfall into the ground. Instead, more storm runoff will be directed toward streets and other created drainage features, where it will collect in volumes substantially greater than current flow rates. The increased runoff volume from project development could be significant.

As part of the project, the developer(s) will be required to provide extensive drainage improvements. A 48-inch pipe will collect storm flows from the northern two-thirds of the site and drain it toward Salt Creek. Runoff from the southern portion of the site will be diverted to Warm Springs Creek via a planned 36-inch pipe. A retention basin will be constructed on the site to maintain current flow volumes onto adjacent properties. The drainage facilities will be constructed to accommodate runoff from a 100-year storm. Increased runoff volumes from the proposed project could result in significant flooding impacts, but the drainage facilities identified in the Specific Plan will reduce the impact to less than significant levels. (EIR376, p. V-31–32)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: Refer to responses 25.a&d) and 26.a), above.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are considered less than significant. Therefore, no new or

substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

c) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The dam elevation of the nearby Diamond Valley Reservoir is at an elevation of approximately 1,600 feet. According to the Riverside County Flood Control, Western Riverside County Dam Inundation Risks Map, a majority of the Project site is subject to dam inundation should dam failure occur at Diamond Valley Reservoir.

Diamond Valley Lake is an 800,000-acre-foot (260 billion gallon) lake that provides critical water storage for much of southern California. The Diamond Valley Lake was created by a set of three dams and was approved for water storage in 2000. Most of the water for this facility is delivered through the Colorado River Aqueduct and the California State Water Project. (HVWAP).

According to the HVWAP, the failure of the Diamond Valley Lake dams could pose a significant flood hazard to residents if the 800,000-acre facility were to fail. According to FEMA, failure of the dam could result in flooding as far away as the Antelope/French Valleys (HVWAP).

As discussed above, the Riverside County Flood Control has prepared maps of areas that are subject to inundation from dam failure from the Diamond Valley Lake Dams, and portions of the SP288A2 site are located within a dam inundation area. However, the dam inundation maps prepared by the Riverside County Flood Control will allow County decision makers to determine if development plans would be appropriate within potential dam inundation areas, protecting the public and property within the County's planning area, and providing protection if a geologic catastrophe were to damage the above mentioned dams. Furthermore, the HVWAP identifies many techniques that may be used to address the danger of flooding, such as avoiding development in floodplains, altering the water channels, applying specialized building techniques, elevating structures that are in floodplains, and enforcing setbacks.

The Specific Plan addresses setbacks from the Salt Creek Chanel and also removes future development areas from the FEMA Floodplain. A Conditional Letter of Map Revision removing the six acres of the SP288A2 site from the Zone "A" floodplain was approved by Federal Emergency Management Agency (FEMA) on December 21, 2005, Case No. 05-09-A083R. A Letter of Map Revision (LOMR) would be required prior to the issuance of any building permits within this area (SP288A2, p. IV.A-21). Therefore, implementation of polices related to dam inundation hazards found in the County General Plan would reduce potentially significant adverse impacts from dam inundation hazards to less than significant.

Finding: Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

d) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The closest body of water to the Project is the Diamond Valley Reservoir. The Project does not involve the alteration of any surface body of water. Run-off from the site will not exceed historic rates and additional amounts will not significantly change the amount of water in the river. See also responses 25.a&e) and 25.c).

Finding: Impacts resulting from implementation of the Project are less than significant as it will not have a significant effect on the amount of surface water within the Diamond Valley Reservoir. Therefore, no new or substantially increased significant impacts would result from the Project.

LAND USE/PLANNING

LAND USE/PLANNING Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
27. Planning				
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☐	☒
b) Effect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☒	☐

Sources: EIR376; Project Description; RCLIS, SP288A2

Findings of Fact:

a-b) *EIR376 Conclusion:* Less than Significant Impact. SP288 was found to be consistent with the General Plan and the Perris Valley Land Use Planning Area. The proposed Project is considered a Category I/II Urban Land Use. According the General Plan, Category I and II uses consist of urban uses within city spheres of influence. Urban level development is identified in the Specific Plan and a full range of public facilities will be required. While the Project site is located away from an existing urban center and outside of a sphere of influence, several specific plans allowing urban-level development have been proposed and approved near the Crossroads in Winchester Specific Plan site. (EIR376, p. V-13)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project is a subdivision map, Change of Zone Text, and Specific Plan Substantial Conformance to implement SP288A2, and as such will not substantially alter the present or planned land use of this area.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 and EIR376 Addendum No. 1. Implementation of the Project would not result in a substantial alteration of the present or planned land use of an area and impacts would be less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

LAND USE/PLANNING Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒
b) Be compatible with existing surrounding zoning?	☐	☐	☐	☒
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☐	☒
d) Be consistent with the land use designations and policies of the Riverside County General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☒	☐

Sources: EIR376; Ord. 348; RCLIS; Project Description; SP293

Findings of Fact:

a-d) *EIR376 Conclusion:* Less than Significant Impact. SP288 was found to be consistent with the General Plan and the Perris Valley Land Use Planning Area. The proposed Project is considered a Category I/II Urban Land Use. According the General Plan, Category I and II uses consist of urban uses within city spheres of influence. Urban level development is identified in the Specific Plan and a full range of public facilities will be required. While the Project site is located away from an existing urban center and outside of a sphere of influence, several specific plans allowing urban-level development have been proposed and approved near the Crossroads in Winchester Specific Plan site. (EIR376, p. V-13)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project is implementing SP288A2 and as such is consistent with the Land Use designations and Development Standards in SP288A2 and policies of the General Plan. The Project includes a Change of Zone Text and Specific Plan Substantial Conformance for land uses permitted in PA 16 of SP288A2. With approval of the proposed Change of Zone text and Substantial Conformance, the Project will be consistent with SP288A2, and in turn will be consistent with the General Plan.

As shown in **Figure 3 – Tentative Tract Map 37119**, the proposed Project creates individual residential lots in SP288A2 residential PAs 10, 14, and 16; open space lots in PA 12 and 15, park sites and water quality basins in PAs 9 and 17, and lots for future high density residential (HDR) uses in PAs 7 and 11. In 2015 when the current General Plan was adopted, both SP288A2 and the neighboring Specific Plans were already approved.

The Project is within the State Highway 79 Policy Area and will remain consistent with the provisions of this policy.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant as it will be consistent with the proposed Change of Zone Text and land use. Additionally, the Project would be consistent with the General Plan. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

e) *EIR376 Conclusion*: Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: There is not an established community in proximity to the Project site. The Project site and the surrounding land uses are vacant. The Project site is located adjacent to the easterly boundary of the Winchester Hills Specific Plan 293 and is surrounded by Domenigoni Parkway to the north, Winchester Road/State Route 79 to the east, and Old Newport Road to the south.

Finding: Implementation of the Project would not divide an established community so there will be no impacts in this regard. Therefore, no new or substantially increased significant impacts would result from the Project.

MINERAL RESOURCES

MINERAL RESOURCES Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
29. Mineral Resources				
a) 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?	☐	☐	☒	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐
c) Be an incompatible land use located adjacent to a state-classified or designated area or existing surface mine?	☐	☐	☒	☐
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☒	☐

Sources: EIR376; GP, Figure OS-5 "Mineral Resources"

Findings of Fact:

a-d) *EIR376 Conclusion:* Less than significant. The proposed project consists of the development of residential, commercial, and recreational uses on the project site, and will not involve the extraction of mineral resources. Significant mineral resources do not occur on or adjacent to the project site, and

implementation of the proposed project will not conflict with any state or regional management plans for mineral resources.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.

MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.

MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.

MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is located within the MRZ-3 area "where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined." The proposed Project site is not located in or near an Open Space-Mineral Resources (OS-MIN) zone as none have been identified in the HVWAP. Therefore, the potential for the Project to impact any mineral resources of value to the region or to residents is less than significant.

Finding: Because the proposed Project will not involve the extraction of mineral resources and significant mineral resources do not occur on or adjacent to the Project site, impacts are considered less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.

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NOISE

NOISE Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked. NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable C - Generally Unacceptable D - Land Use Discouraged				
30. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? NA☐ A☒ B☐ C☐ D☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Sources: EIR376; GP Figure 4.13.31, "Hemet-Ryan Airport Future CNEL Contours", WEBB(f)

Findings of Fact:

a-b) *EIR376 Conclusion:* Less than Significant Impact. According to the Air Installation Compatible Use Zone (AICUZ) noise map prepared by March Air Force Base, the project site is located outside of the airport noise contour of 65 Ldn. (EIR376, p. V-34.)

EIR376 Mitigation Measures: N/A.

Discussion of the proposed Project: The Project is located near the Hemet-Ryan Airport (approximately 5 miles northeast of the Specific Plan area). However, the proposed Project site lies outside of the 60 and 65 community noise equivalent level (CNEL) contours for this airport. Although aircraft noise from the air traffic may still be audible, the sound levels emitted from the overhead aircraft are not expected to greater than 60 dBA in the Project area, which is below the normally acceptable threshold of 60 dBA, and 65 dBA, for single-and multiple-family residential land uses, respectively (WEBB(f), p. 3-1.)

Finding: The proposed Project's potential impacts are no different than those analyzed in EIR376. As the Project is not located within two miles of a public use airport or private airstrip and lies outside of CNEL contours for surrounding airports, impacts resulting from implementation of the Project are less

than significant. Therefore, no new or substantially increased significant impacts would result from the proposed Project beyond those analyzed in EIR376.

NOISE Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact

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

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Sources: EIR376; GP Figure C-1, "Circulation Plan", WEBB(f)

Findings of Fact:

EIR376 *Conclusion:* Less than Significant Impact. The only current sources of noise in the Project area are the major surrounding roadways. (EIR376, p. V-37)

EIR376 *Mitigation Measures*: N/A

Discussion of the proposed Project: The Project does not propose the construction of new or a modification of existing rail lines and is not located within the vicinity of a rail line (WEBB(f), p. 3-1).

Finding: The Project's potential impacts are no different than those analyzed in EIR376. As the Project is not located near a railroad, noise impacts are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

NOISE Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact

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

32. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Sources: EIR376; GP Figure C-1 "Circulation Plan", WEBB(f)

Findings of Fact:

EIR376 *Conclusion:* Less than Significant Impact with Mitigation Incorporated. Traffic from both on-site and other local roadways could affect residents of the Project in the long-term. The proposed community parks may generate noise that adversely affects the adjacent residential uses identified in the SP288. These long-term impacts can also be reduced to less than significant by establishing appropriate buffers and barriers to attenuate noise. (EIR376, pp. V-42.)

EIR376 *Mitigation Measures*:[9]

Mitigation Measure C.5-5 – All residential lots and dwellings shall be protected from excessive noise, including existing and projected noise. Attenuation shall be provided to ensure that noise levels do not exceed an exterior standard of 65 dB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms. Specifically, special consideration shall be given to lots abutting Winchester Road (Highway 79), and Newport Road, as well as lots abutting the commercial area and parks, where noise levels above 65 dB Ldn may be experienced. (EIR376, p. V-37.)

Mitigation Measure C.5-6 – All individual land use proposals will be reviewed on a project-by-project basis to determine what types of noise-attenuating features that need to be incorporated into project design. Concurrent with the processing of applications for tentative maps, the County will require project-specific noise assessments where appropriate. Such assessments shall provide recommendations to attenuate noise where the existing or project noise level exceeds the County standards, and the recommendations shall be incorporated into the development plans. In general, the following principles should be followed:

- Loading areas will be located away from any adjacent residential uses and will be screened as necessary to reduce noise impacts.
- Block walls will be required as necessary to separate loud commercial and park activities from adjacent residential uses.
- Outdoor mechanical equipment will be screened with noise-attenuating barriers.
- The commercial and community park parking lots should be located away from residential and other noise sensitive uses.
- Additional rear yard setbacks, where appropriate, for residential uses which back up to the commercial or parks.
- Within the community parks, facilities for active recreational uses – such as basketball courts and playgrounds – should be located away from residential lots to the extent feasible. (EIR376, p. V-38.)

Discussion of the proposed Project: The proposed Project site is generally bounded by four General Plan Circulation Element designated roadways: Domenigoni Parkway to the north, Rice Road to the

[9] EIR376 Mitigation Measures C.5.1 through C.5.4 are applicable to construction related noise and are discussed in response 26.b), below.

east, Winchester Road/SR-79 to the west and Newport Road to the south. Vehicular-sourced noise impacts to the SP288A2 site and surrounding area were evaluated as part of EIR376 Addendum No. 2 using the Federal Highway Administration (FHWA), Traffic Noise Model (TNM 2.5). Noise impacts to the SP288A2 land uses from these roadways were analyzed in detail in the *Preliminary Acoustical Impact Analysis, Crossroads in Winchester (SPA288A2), Riverside County, CA* prepared by Albert A. Webb Associates in December 2011 (hereinafter referred to the AIA). Because the proposed Project is an impelementing project under SP288A and proposes fewer dwelling units than the similar locations evaluated in the AIA for SP288A2, the analysis in the AIA is applicable to the proposed Project. Existing surrounding land uses include six single-family residences to the south, Salt Creek Channel to the north, and vacant property to the east and west (**Figure 8 – Noise Receivers**). Existing noise levels for neighboring residences in the Project area are currently below the residential threshold of 65 dBA (WEBB(f), p. 2-19) as indicated in **Table 3 – Predicted Existing Exterior Noise Levels**.

Table 3 – Predicted Existing Exterior Noise Levels

Receiver Location	Designation on Figure 12	Calculated CNEL[4]
Old Newport Resident 1	EX1	39
Old Newport Resident 2	EX2	39
Old Newport Resident 3	EX3	41
Old Newport Resident 4	EX4	42
Old Newport Resident 5	EX5	46
Old Newport Resident 6	EX6	57

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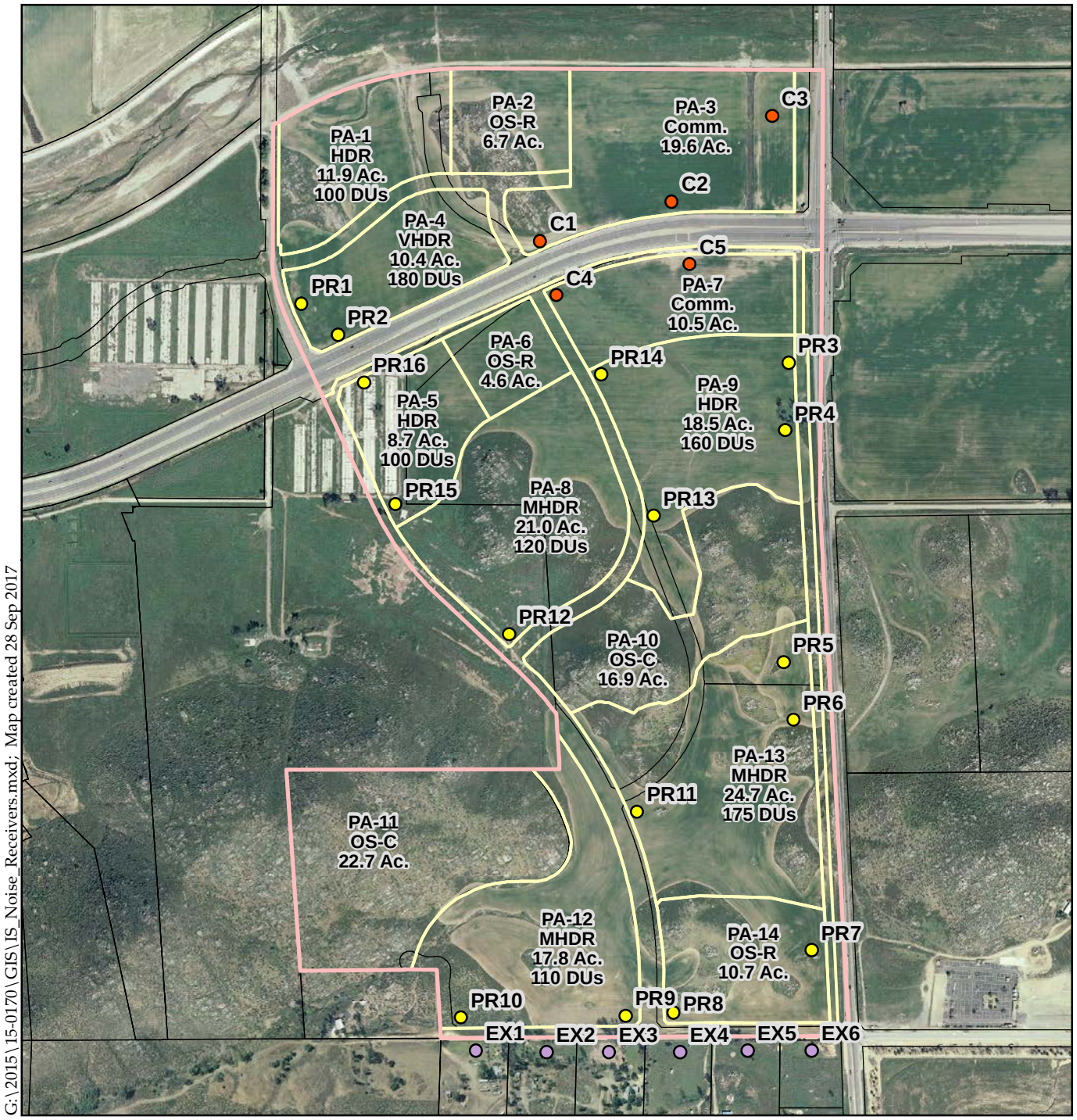

Figure 8 - Noise Receivers

Initial Study/Addendum No. 2 to EIR376

Legend

Noise Receivers

- Commercial Receiver
- Existing Residential
- Project Residential

- Project Boundary
- Land Use Plan
- Parcels

0 500 1,000 1,500 Feet

ALBERT A. WEBB ASSOCIATES

To determine the extent of vehicular-sourced noise from SP288A2 at full buildout, noise receptors were modeled at various positions throughout the site and at the six existing residences south of Old Newport Road (see **Figure 8**). As shown in **Table 4 – Predicted Unmitigated Noise Levels for the Existing Plus Project Conditions**, below, the combination of existing plus Project vehicular noise is predicted to exceed the residential threshold of 65 dBA for proposed receivers PR3 and PR16.

Table 4– Predicted Unmitigated Noise Levels for the Existing Plus Project Conditions

Receiver Location[1]	Designation on Figure 12	Calculated CNEL[2]
Old Newport Resident 1	EX1	47
Old Newport Resident 2	EX2	47
Old Newport Resident 3	EX3	47
Old Newport Resident 4	EX4	46
Old Newport Resident 5	EX5	48
Old Newport Resident 6	EX6	58
Project Residential 3	PR3	65
Project Residential 4	PR4	64
Project Residential 5	PR5	63
Project Residential 6	PR6	64
Project Residential 7	PR7	64
Project Residential 8	PR8	48
Project Residential 9	PR9	46
Project Residential 10	PR10	46
Project Residential 11	PR11	42
Project Residential 12	PR12	48
Project Residential 13	PR13	47
Project Residential 14	PR14	47
Project Residential 15	PR15	50
Project Residential 16	PR16	66

[1]Reciever Locations Project Residential 1, Project Residential 2, and Commercial 1 through 5 are not shown in this table because they are not a part of the TR37719.

[2]CNEL=$L_{eq}(h)_{pk}$+10log$_{10}$4.17/P+10log$_{10}$(d+4.77$_e$+10N); where $L_{eq}(h)_{pk}$ = peak hour L_{eq}, P= peak hour volume % of ADT, D= daytime fraction of ADT, N= nighttime fraction of ADT, D+N=1

However, with mitigation, the Project will be consistent with the County's current noise standards (WEBB(f), p. 3-2). As previously discussed, EIR376 also concluded that long-term noise would be reduced to less than significant by establishing appropriate buffers and barriers to attenuate noise. (EIR376, pp. V-42.) Two of the noise Mitigation Measures identified in EIR376 require noise attenuation (Mitigation Measure C.5-6) and subsequent noise analysis concurrent with the processing of tentative map applications to make sure that County noise standards will be met for future Project

development (EIR376, pp. V-42). The discussion in this Addendum constitutes the subsequent noise analysis required by Mitigation Measure C.5-6.)

As previously stated, existing and future noise impacts related to vehicular traffic were modeled using the FHWA TNM 2.5, which considers site-specific information such as roadway configuration, roadway traffic volumes, source-to-receiver distances, travel speed, noise source and receiver heights, and the percentages of automobiles, medium trucks, and heavy trucks, which the peak-hour traffic is composed of throughout the day. (WEBB(f), p. 2-15.) In addition to consideration of site-specific conditions, TNM 2.5 allows users to identify specific receivers for modeling noise impacts. TR37119 is represented by a total of 22 receivers to forecast an accurate representation of the noise levels within the tract and at sensitive receptors adjacent to the site as shown on **Figure 8**. Included among the modeled receptors are 13 receptors that have been placed to represent future residential development in the proposed residential planning areas in TR37119 adjacent to the main roads in and around the Project site (receptors PR3 through PR16 on **Figure 8** and in **Tables 3 and 4**). The TNM 2.5 also allows different types of attenuation to be modeled for any given project. For the proposed Project, the results of the TNM 2.5 modeling indicated that a six-foot perimeter wall along Domenigoni Parkway would provide sufficient noise attenuation. Therefore, EIR376 Mitigation Measure C.5 5 was revised in EIR376 Addendum No. 1 to clarify the type of attenuation to be provided as follows:

> *Mitigation Measure C.5-5* – ~~All residential lots and dwellings shall be protected from excessive noise, including existing and projected noise. Attenuation shall be provided to ensure that noise levels do not exceed an exterior standard of 65 dB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms. Specifically, special consideration shall be given to lots abutting Winchester Road (Highway 79), and Newport Road, as well as lots abutting the commercial area and parks, where noise levels above 65 dB Ldn may be experienced.~~ To reduce impacts of roadway noise to future on-site residential uses, noise attenuation shall be required. Placement of a six-foot perimeter wall along Domenigoni Parkway shall effectively minimize noise impacts to future residential land uses adjacent to that roadway.[10]

Mitigation Measure C.5-5 as revised by EIR376 Addendum No. 1 merely clarifies the type of attenuation to be provided and thus achieves the same goal as set forth by Mitigation Measure C.5-5 in EIR376.

Mitigation Measure C.5-6 as revised by EIR376 Addendum No. 1 (shown below) achieves the same goal as Mitigation Measure C.5-6 in EIR376 by requiring final acoustical impact analyses be prepared for each planning area to identify and incorporate appropriate noise attenuation prior to the issuance of building permits. The language of revised Mitigation Measure C.5-6, merely clarifies that the final acoustical analysis is prepared at the time final grading and architectural plans are available, because it is necessary to know the relative elevations of noise receptors and noise generators and the building materials in order to accurately determine noise impacts. As revised by EIR376 Addendum No. 1, Mitigation Measure C.5-6 clarifies that noise analysis for proposed loading docks, which is implied by in

[10] Corresponds to MM Noise 1 in the *Preliminary Acoustical Impact Analysis, Crossroads in Winchester (SPA288A2), Riverside County, CA*

Mitigation Measure C.5-6 as set forth in EIR376, is required. The provisions in Revised Mitigation Measure C.5-6 with regard to loading areas and commercial uses are not applicable to the proposed Project, because the Project does not propose any commercial uses or create commercial lots.

> *Mitigation Measure C.5*-6 – ~~All individual land use proposals will be reviewed on a project-by-project basis to determine what types of noise-attenuating features that need to be incorporated into project design. Concurrent with the processing of applications for tentative maps, the County will require project-specific noise assessments where appropriate. Such assessments shall provide recommendations to attenuate noise where the existing or project noise level exceeds the County standards, and the recommendations shall be incorporated into the development plans.~~ Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for each planning area within the Crossroads in Winchester SPA No. 2. The final acoustical impact analysis shall be utilized to confirm this preliminary acoustical impact analysis' findings and to determine building- and/or unit-specific interior noise levels and potential Mitigation Measures necessary for the Project to ensure interior noise levels will be consistent with County standards.[11]
>
> In general, the following principles should be followed:
>
> - Loading areas will be located away from any adjacent residential uses and will be screened as necessary to reduce noise impacts.
> - Block walls will be required as necessary to separate loud commercial and park activities from adjacent residential uses.
> - Outdoor mechanical equipment will be screened with noise-attenuating barriers.
> - The commercial and community park parking lots should be located away from residential and other noise sensitive uses.
> - Additional rear yard setbacks, where appropriate, for residential uses which back up to the commercial or parks.
> - Within the community parks, facilities for active recreational uses—such as basketball courts and playgrounds—should be located away from residential lots to the extent feasible.
>
> As part of the development plan review process for any portion of the proposed Project that proposes loading docks, an analysis shall be done to determine the potential noise impacts to adjacent properties and the loading docks shall be sited or designed such that the applicable noise standards of the adjacent properties are not exceeded.[12]

By clarifying the timing of the final acoustical analysis and the requirement for noise analysis for proposed loading docks, Mitigation Measure C.5-6 as revised by EIR376 Addendum No. 1 achieves the same goal set forth by Mitigation Measure C.5-6 in EIR376.

[11] Corresponds to MM Noise 2 in the *Preliminary Acoustical Impact Analysis, Crossroads in Winchester (SPA288A2), Riverside County, CA*

[12] Corresponds to MM Noise 9 in the *Preliminary Acoustical Impact Analysis, Crossroads in Winchester (SPA288A2), Riverside County, CA*

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project related to highway noise are less than significant with incorporation of Mitigation Measures C.5-5 and C.5-6 as revised by EIR376 Addendum No. 1, which clarifies the intent and achieves the same goals as Mitigation Measures C.5-5 and C.5-6 as set forth in EIR376. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376 and impacts remain less than significant with mitigation incorporated.

NOISE Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact

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

33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Sources: EIR376; Project description; WEBB(f)

Findings of Fact:

EIR376 *Conclusion:* Less than Significant Impact. The only current sources of noise in the SP288A2 area are the major surrounding roadways. (EIR376, p. V-37.)

EIR376 *Mitigation Measures*: N/A

Discussion of the proposed Project: There are no other sources of noise within the Project vicinity that would impact the Project area. (WEBB(f), p. 3-3.)

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

NOISE Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Sources: EIR376; GP, Table N-1, "Land Use Compatibility for Community Noise Exposure;" Project description; WEBB(f)

Findings of Fact:

a) EIR376 *Conclusion*: Less than Significant Impact with Mitigation Incorporated. Construction of the development proposed in SP288 could significantly impact residential uses. Traffic along both on-site and other local roadways could affect residents of the project site in the long-term. The proposed commercial center and community parks may generate noise that adversely affects the adjacent residential uses identified in the Specific Plan. However, Mitigation Measures would reduce impacts to less than significant. (EIR376, pp. V-42.)

EIR376 *Mitigation Measures*: Mitigation Measures C.5-5 and C.5-6 (discussed above in response 32) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-42.)

Discussion of the proposed Project: The proposed Project would not substantially alter the present or planned land use of the area and noise impacts from operations from those land uses will be similar to those previously examined in EIR376 and EIR376 Addendum No. 1.

According to the guidelines presented in the *Riverside County General Plan Noise Element* Land Use Compatibility for Community Noise Exposure, exterior noise impacts upon commercial land uses are normally acceptable up to 70 dBA Ldn/CNEL; and conditionally acceptable up to 80 dBA Ldn/CNEL. Exterior noise impacts upon low density single family residential land uses are normally acceptable up to 60 dBA Ldn/CNEL and conditionally acceptable up to 70 dBA Ldn/CNEL. Exterior noise impacts upon multiple family residential land uses are normally acceptable up to 65 dBA Ldn/CNEL and conditionally acceptable up to 70 dBA Ldn/CNEL. (WEBB(f), p. 2-10.)

Most people only notice a change in the noise environment when the difference in noise levels is greater than 3 dBA. However, it is widely accepted that the average healthy ear can barely perceive changes of 3 dBA and that a change of 5 dBA is readily perceptible. Therefore, impacts attributable to Project-specific traffic increases would be considered significant if there is an increase of 5 dBA or greater. (WEBB(f), pp. 3-4–3.5.)

Off-site noise levels were calculated for sensitive receivers based on traffic[13] from roadway segments in the Project vicinity for the following scenarios:

- Existing Conditions;
- Existing plus Project;
- Existing plus ambient growth plus cumulative projects plus Project conditions; and
- Year 2035 buildout without and with Project. (WEBB(f), p. 3-6)

Existing modeled noise levels at the analyzed sensitive receptors under existing traffic conditions are summarized above in **Table 3**, above, and included in **Tables 5** and 6, below, for reference and comparison to each modeled scenario**.**

Table 5 – Noise Levels from Existing Plus Project Traffic compares existing noise levels (without the Project) with predicted noise levels resulting from Project-specific traffic. As indicated in **Table 5**, four of the existing sensitive receptors along old Newport road (EX1 thru EX4) will experience an increase in CNEL that is greater than 5.0 dBA, which will be perceptible; however, because the noise levels will remain well below the 65 dBA threshold for residential development, this is not considered a substantial increase in noise. (WEBB(f), p. 3-7.)

With regard to the future on-site receivers, noise levels at receivers PR2 and PR16 are expected to exceed 65 dBA with the inclusion of Project-specific traffic. However, with implementation of revised Mitigation Measure C.5-5, which requires a six-foot wall, to be located along the north and south side of Domenigoni Parkway, noise levels are anticipated to be brought to acceptable levels and impacts remain less than significant with mitigation. (WEBB(f), p. 3-7.)

Table 5– Noise Levels from Existing Plus Project Traffic

Receptor Location[1]	Designation on Figure 12	Existing Predicted Exterior L_{eq}/CNEL[1]	Existing + Project L_{eq}/CNEL[2]	Existing + Project with 6-FT Wall (dBA)[3]
Old Newport Resident 1	EX1	39	47	47

[13] It is important to note that this analysis has been prepared based upon the *Traffic Impact Analysis Report, Crossroads in Winchester (SP288A2)*, which was included as Appendix G EIR376 Addendum No. 1. The traffic impact analysis was based upon a land use plan which consisted of 12 planning areas, including 1,020 residential units of varying densities and product types with supportive commercial uses, parks and open space, and infrastructure. Subsequent to preparation of the traffic impact analysis, the land use plan was modified so that it presents less of an impact with regard to traffic trip generation (i.e., the proposed Project will generate fewer trips than reported in the traffic impact analysis). Consequently, the Project-related traffic noise impacts reported herein are based on a greater number of trips than anticipated and the actual noise levels will be lower. (WEBB(f), p. 1-1)

Receptor Location[1]	Designation on Figure 12	Existing Predicted Exterior L_{eq}/CNEL[1]	Existing + Project L_{eq}/CNEL[2]	Existing + Project with 6-FT Wall (dBA)[3]
Old Newport Resident 2	EX2	39	47	47
Old Newport Resident 3	EX3	41	47	47
Old Newport Resident 4	EX4	42	46	46
Old Newport Resident 5	EX5	46	48	45
Old Newport Resident 6	EX6	57	58	58
Project Residential 1	PR1	N/A	55	50
Project Residential 2	PR2	N/A	69	38
Project Residential 3	PR3	N/A	65	58
Project Residential 4	PR4	N/A	64	57
Project Residential 5	PR5	N/A	63	51
Project Residential 6	PR6	N/A	64	52
Project Residential 7	PR7	N/A	64	53
Project Residential 8	PR8	N/A	48	47
Project Residential 9	PR9	N/A	46	45
Project Residential 10	PR10	N/A	46	46
Project Residential 11	PR11	N/A	42	40
Project Residential 12	PR12	N/A	48	47
Project Residential 13	PR13	N/A	47	47
Project Residential 14	PR14	N/A	47	47
Project Residential 15	PR15	N/A	50	50
Project Residential 16	PR16	N/A	66	62
Commercial 1	C1	N/A	64	64
Commercial 2	C2	N/A	65	65
Commercial 3	C3	N/A	52	52
Commercial 4	C4	N/A	67	67
Commercial 5	C5	N/A	69	69

[1] Calculated CNEL per Table 6 –Predicted Existing Exterior Noise Levels
[2] Converted CNEL
[3] Six-foot wall per revised Mitigation Measure 5.6

Table 6 – Noise Levels from Existing Plus Ambient Growth Plus Cumulative Growth Plus Project Buildout Traffic compares predicted existing noise levels with Project-specific traffic for the existing plus ambient growth plus Project-related traffic plus traffic from cumulative projects at Project buildout condition. As shown in **Table 6**, below, noise levels at receivers PR2, PR3, PR6, and PR16 are expected to exceed the 65 dBA threshold set for residential land use. However, with implementation of revised Mitigation Measure C.5-5, which requires a six-foot wall to be located along the north and

south side of Domenigoni Parkway, as well as along the western side of Winchester Road (SH-79), noise levels are anticipated to be brought to acceptable levels and impacts remain less than significant with mitigation. (WEBB(f), p. 3-8)

Table 6 – Noise Levels from Existing Plus Ambient Growth Plus Cumulative Growth Plus Project Buildout Traffic

Receptor Location	Designation on Figure 8	Existing Predicted Exterior L_{eq}/CNEL[1]	Existing + Amb. + Cumulative + Project Buildout L_{eq}/CNEL[2]	Existing + Amb. + Cumulative + Project Buildout with 6-FT Wall L_{eq}/CNEL[3]
Old Newport Resident 1	EX 1	39	48	47
Old Newport Resident 2	EX 2	39	48	47
Old Newport Resident 3	EX 3	41	48	47
Old Newport Resident 4	EX 4	42	46	45
Old Newport Resident 5	EX 5	46	49	45
Old Newport Resident 6	EX 6	57	59	59
Project Residential 1	PR1	N/A	56	50
Project Residential 2	PR2	N/A	70	38
Project Residential 3	PR3	N/A	66	59
Project Residential 4	PR4	N/A	65	59
Project Residential 5	PR5	N/A	64	52
Project Residential 6	PR6	N/A	66	53
Project Residential 7	PR7	N/A	65	54
Project Residential 8	PR8	N/A	48	47
Project Residential 9	PR9	N/A	47	46
Project Residential 10	PR10	N/A	47	47
Project Residential 11	PR11	N/A	43	41
Project Residential 12	PR12	N/A	48	48
Project Residential 13	PR13	N/A	48	48
Project Residential 14	PR14	N/A	49	48
Project Residential 15	PR15	N/A	51	51
Project Residential 16	PR16	N/A	68	64
Commercial 1	C1	N/A	66	66
Commercial 2	C2	N/A	66	66

Receptor Location	Designation on Figure 8	Existing Predicted Exterior L_{eq}/CNEL[1]	Existing + Amb. + Cumulative + Project Buildout L_{eq}/CNEL[2]	Existing + Amb. + Cumulative + Project Buildout with 6-FT Wall L_{eq}/CNEL[3]
Commercial 3	C3	N/A	54	54
Commercial 4	C4	N/A	69	69
Commercial 5	C5	N/A	70	70

[1] Calculated CNEL per **Table 5 – Existing Predicted Exterior Noise Levels**
[2] Converted CNEL
[3] Six-foot wall per Mitigation Measure C.5.6 as revised by EIR376 Addendum No. 1.

Table 7 – Noise Levels from Predicted Year 2035 compares predicted existing noise levels with that of the predicted noise levels as the year 2035. Year 2035 without Project and year 2035 with Project traffic conditions were derived from the regional travel demand model currently being used for long-range planning in the County of Riverside. This model is commonly referred to as the Riverside County Transportation Analysis Model (RivTAM).

As shown in **Table 7**, below, noise levels for Project-sensitive receptors PR2 and PR16 are expected to exceed the 65 dBA threshold for residential land use. However, as indicated by **Table 6**, above, acceptable levels are achievable with implementation of Mitigation Measure C.5-5 as revised by EIR376 Addendum No. 1, which clarifies and achieves the same purpose as Mitigation Measure C.5-5 in EIR376.

Table 7 – Noise Levels from Predicted Year 2035

Receptor Location	Designation on Figure 12	Existing Predicted Exterior L_{eq}/CNEL[1]	Year 2035 Without Project L_{eq}/CNEL[2]	Year 2035 With Project (dBA)
Old Newport Resident 1	EX 1	39	55	55
Old Newport Resident 2	EX 2	39	55	56
Old Newport Resident 3	EX 3	41	55	55
Old Newport Resident 4	EX 4	42	54	55
Old Newport Resident 5	EX 5	46	54	55
Old Newport Resident 6	EX 6	57	56	56
Project Residential 1	PR1	N/A	N/A	55
Project Residential 2	PR2	N/A	N/A	69
Project Residential 3	PR3	N/A	N/A	60
Project Residential 4	PR4	N/A	N/A	59
Project Residential 5	PR5	N/A	N/A	58
Project Residential 6	PR6	N/A	N/A	59
Project Residential 7	PR7	N/A	N/A	59

Receptor Location	Designation on Figure 12	Existing Predicted Exterior L_{eq}/CNEL[1]	Year 2035 Without Project L_{eq}/CNEL[2]	Year 2035 With Project (dBA)
Project Residential 8	PR8	N/A	N/A	57
Project Residential 9	PR9	N/A	N/A	53
Project Residential 10	PR10	N/A	N/A	55
Project Residential 11	PR11	N/A	N/A	40
Project Residential 12	PR12	N/A	N/A	47
Project Residential 13	PR13	N/A	N/A	46
Project Residential 14	PR14	N/A	N/A	45
Project Residential 15	PR15	N/A	N/A	50
Project Residential 16	PR16	N/A	N/A	66
Commercial 1	C1	N/A	N/A	64
Commercial 2	C2	N/A	N/A	64
Commercial 3	C3	N/A	N/A	51
Commercial 4	C4	N/A	N/A	67
Commercial 5	C5	N/A	N/A	68

[1] Calculated CNEL per **Table 6 – Existing Predicted Exterior Noise Levels**.

[2] RivTAM model data made available through the *Traffic Impact Analysis Report, Crossroads in Winchester (SP288A2),* which is included as Appendix G to EIR376 Addendum No. 1.

As detailed in **Tables 5** through **7**, above, noise will increase as a result of Project-related traffic and this increase is predicted to exceed the residential threshold of 65 dBA for certain residential planning receivers within SP288A2. However, with implementation of Mitigation Measure C.5-5 as revised by EIR376 Addendum No. 2, which requires a six-foot wall to be located along the north and south side of Domenigoni Parkway, as well as along the western side of Winchester Road/SR-79, noise levels are able to be brought to acceptable levels throughout the Project and impacts will remain less than significant with mitigation.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 and with the implementation of Mitigation Measures C.5-5 and C.5-6 as revised by EIR376 Addendum No. 1. As discussed in response 30 above, the proposed Project will not result in a substantial permanent increase in ambient noise; thus, impacts will be less than significant with mitigation incorporated. Mitigation Measures C.5-5 and C.5-6 as revised by EIR376 Addendum No. 1 merely clarify and amplify Mitigation Measures C.5-5 and C.5-6 as set forth in EIR376 and achieve the same goals. Therefore, no new or substantially increased significant impacts result from the Project beyond those discussed in EIR376.

b) EIR376 *Conclusion*: Less than Significant Impact with Mitigation Incorporated. Construction-related noise impact, which may include blasting (EIR376, Appendix B, p. 18), will be short-term and can be reduced to less than significant with a variety of measures. (EIR376, p. V-42.)

EIR376 *Mitigation Measures*:[14]

Standard Regulatory Requirements

Mitigation Measure C.5-1 – To reduce construction-related noise, site preparation, grading and construction activities shall occur only during daylight hours, or as otherwise permitted by County regulations and practices. (EIR376, p. V-37.)

Additional Measures

Mitigation Measure C.5-2 – To reduce construction related noise and to protect the health of persons employed at construction sites, hearing protection equipment shall be worn in compliance with regulations established by the California Occupational Safety and Health Administration. (EIR376, p. V-37.)

Mitigation Measure C.5-3 – To reduce construction related noise, all construction-related equipment, either fixed or mobile, shall be equipped with properly operating and maintained muffler exhaust systems. Stationary equipment shall be situated in a manner that will direct emitted noise away from noise sensitive receptors. (EIR376, p. V-37.)

Mitigation Measure C.5-4 – To reduce construction-related noise, construction operations which produce the highest levels of noise shall be arranged to occur together in the construction program in order to avoid continuing periods of greater annoyance. (EIR376, p. V-37).

Discussion of the proposed Project: Temporary noise impacts will result during Project construction. Construction noise levels will vary significantly based upon the size and topographical features of the active construction zone, duration of the work day, and types of equipment utilized. Project construction will involve multiple phases (site preparation, grading, building construction, paving, architectural coating) employing differing types and quantities of mechanical equipment. Each piece of equipment will produce varying levels of noise at varying distances from within the active maintenance/construction area. (WEBB(f), p. 3-4.)

A typical construction day with eight-hour duration can potentially generate 84 dBA CNEL at a distance of 50 feet from the noise source, on average. Using soft site parameters (a loss of 6 dBA per doubling of distance from the source), the 65 dBA CNEL contour (applicable to exterior areas of Residential uses) is calculated to occur at a distance of approximately 500 feet. Therefore, to minimize impacts upon neighboring residential properties from noise generated by typical construction methods anticipated to be used by the Project, stationary noise-generating construction equipment shall be placed a minimum of 500 feet from the property line of the closest existing residence (to the south of the Project area). (WEBB(f), pp. 3-4–3.5.)

Noise impacts are considered significant if they cause a violation of any adopted standards, however, there are no performance standards in the County's noise ordinance applicable to construction. Construction-related noise impacts are minimized by time restrictions placed on grading permits and

[14] EIR376 Mitigation Measures 5.5 and 5.6 are applicable to Project operations and traffic increases and were previously discussed in items 24 and 26a, above.

by providing advanced notice of any blasting to existing residences in proximity to the construction site. Time constraints on construction involving heavy equipment use are established by the County and will apply to this Project. Compliance with these limits will limit the number of receivers exposed to temporary noise impacts during Project construction. Riverside County Ordinance No. 457, Section 1G states the following:

> Whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. (WEBB(f), p. 3-5.)

There is only one area with existing sensitive receptors that could be affected by Project-related construction activity. This area includes six residences located south of Old Newport Road immediately south of the Project's southern boundary, shown as EX1 through EX6 on **Figure 8**. Therefore, to minimize impacts upon neighboring residential properties from noise generated by typical construction methods anticipated to be used by the Project, stationary noise-generating construction equipment shall be placed a minimum of 500 feet from the property line of the closest existing residence (to the south of the Project site). (WEBB(f), p. 3-5.)

Although construction-related noise will be temporary, it may exceed the conditionally acceptable exterior residential standard of 70 dBA at the northern property lines of the existing residential units south of Old Newport Road (WEBB(f), p. 3-10). Based on the Project-specific acoustical analysis, Mitigation Measure 5.2 remains as set forth in EIR376 and Mitigation Measures C.5-1, C.5-3, and C.5-4 were revised by EIR376 Addendum No. 1 to clarify and amplify the language and intent of the mitigation in EIR376 as follows:

> *Mitigation Measure C.5-1* – To reduce construction-related noise, site preparation, grading and construction activities shall ~~occur only during daylight hours, or as otherwise permitted by County regulations and practices.~~ adhere to Riverside County Ordinance No. 457, which states, "whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official."[15]

Mitigation Measure C.5-1 as revised by EIR376 Addendum No. 1 clarifies and amplifies where construction hours are to be restricted and explicitly identifies the restrictions. Thus, revised Mitigation Measures C.5-1 achieves the same goal as Mitigation Measure C.5-1 in EIR376.

> *Mitigation Measure C.5*-2 – To reduce construction related noise and to protect the health of persons employed at construction sites, hearing protection equipment shall be worn in

[15] Corresponds to MM Noise 1 in the *Preliminary Acoustical Impact Analysis, Crossroads in Winchester (SPA288A2), Riverside County, CA*

compliance with regulations established by the California Occupational Safety and Health Administration.

Mitigation Measure C.5-3 as revised by EIR376 Addendum No. 1 (shown below) clarifies the type of construction noise being reduced and clarifies the standard to which construction equipment shall be maintained and identifies how compliance with the mitigation shall be monitored. Revised Mitigation Measure C.5-3 also clarifies the location of stationary equipment relative to sensitive receptors as intended by Mitigation Measure C.5-3 in EIR376. Thus, Mitigation Measures C.5-3 as revised by EIR376 Addendum No. 1 achieves the same goal as Mitigation Measure C.5-3 in EIR376.

Mitigation Measure C.5-3 – To reduce construction related noise resulting from poorly tuned or improperly modified vehicles and construction equipment, the contractor shall ensure that ~~all construction-related equipment, either fixed or mobile, shall be equipped with properly operating and maintained muffler exhaust systems.~~ all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the County of Riverside Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County of Riverside Building Department. The contractor shall place s~~S~~tationary equipment ~~shall be situated in a manner that will direct emitted noise away from noise sensitive receptors~~ at a minimum of 500 feet from the property line of existing sensitive receptors (residences to the south), when and where feasible. To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either low-emission propane powered or electric (i.e. forklifts), where practical and feasible.[16]

Mitigation Measure C.5-4 as revised by EIR376 Addendum No. 1 (shown below) clarifies that the noisiest construction operations occur together where practical and feasible. This does not change the intent of Mitigation Measures C.5-4 as set forth in EIR376 and thus, achieves the same goal as Mitigation Measure C.5-4 in EIR376.

Mitigation Measure C.5-4 – To reduce construction-related noise, construction operations which produce the highest levels of noise shall be arranged to occur together in the construction program, where practical and feasible, in order to avoid continuing periods of greater annoyance.

EIR376 indicates that Project construction may require blasting (EIR376, Appendix B, p. 18). In the event blasting is necessary within one-quarter of a mile of any residences, EIR376 Addendum No. 1 included Mitigation Measure C.5-7, which requires notification to be provided to the owners and occupants of the within one-quarter of a mile of areas requiring blasting.

Mitigation Measure C.5-7 – The developer shall notify residences within 1/4 mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities

[16] Corresponds to MM Noise 5, MM Noise 6, and MM Noise 8 in the *Preliminary Acoustical Impact Analysis, Crossroads in Winchester (SPA288A2), Riverside County, CA*

> associated with the Project site. Notification shall take place a minimum of five working days prior to anticipated blasting activities.[17]

Mitigation Measure C.5-7 has the same intent and achieves the same goals as revised Mitigation Measure C.5-1 because providing advance notification of potential blasting will give residents in proximity to such activity the opportunity to keep windows closed or leave the area during construction and thus reduces the potential number of receptors in the area during Project construction.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with implementation of EIR376 Mitigation Measure C.5-2, revised Mitigation Measures C.5-1, C.5-3 through C.5-6 and new Mitigation Measure C.5-7. The revised and new Mitigation Measures, which merely clarify and amplify the original Mitigation Measures in EIR376, achieve the same goals. Therefore, no new or substantially increase significant impacts would result from the Project beyond those discussed in EIR376 and impacts remain less than significant with mitigation.

c) EIR376 *Conclusion*: Less than Significant Impact with Mitigation Incorporated. Proposed land uses within SP288 which may be impacted by excessive noise levels include those lots abutting Winchester Road (Highway 79), and Newport Road, as well as lots abutting the commercial area and parks, where noise levels above 65 dB Ldn may be experienced. No other sources of noise such as railroads or airports were identified. However, specific measures including block walls, and building placement shall be used in these noise impacted areas to attenuate excessive exterior noise levels to no more than 65 dBA CNEL for residential areas. Therefore, with mitigation incorporated, impacts will be less than significant. (EIR p. V-41)

EIR376 *Mitigation Measures*: Mitigation Measures C.5-1 through C.5-6 (discussed above in 30 and 34.b) were identified to reduce the level of impacts to less than significant. (EIR376, p. V-42.)

Discussion of the proposed Project:

The Project's potential impacts are no different than those analyzed in EIR376 with the implementation of EIR376 Mitigation Measure (see item "a", above).

The document entitled, *Requirements for Determining and Mitigating Non-Transportation Noise Source Impacts to Residential Properties*, dated November 23, 2009, published by the Riverside County Department of Public Health, provides the following guidelines:

> Facility-related noise, as projected to any portion of any surrounding property containing a 'habitable dwelling, hospital, school, library or nursing home,' must not exceed the following worst-case noise levels:
>
> A) 45 dB(A) – 10-minute noise equivalent level ("Leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

[17] Corresponds to MM Noise 7 in the *Preliminary Acoustical Impact Analysis, Crossroads in Winchester (SPA288A2), Riverside County, CA*

B) 65 dB(A) – 10-minute Leq, between 7:00 a.m. and 10:00 p.m. (daytime standard). (DPH 2009a, p. 1) (WEBB(f), p. 2-15))

As previously discussed in the responses 30 through 34.d), above, impacts resulting from Project construction and operation are not predicted to exceed standards established in the *Riverside County General Plan*, Riverside County Noise Ordinance, or other applicable standards, with implementation of EIR376 Mitigation Measure C.5-2, revised Mitigation Measures C.5-1, C.5-3 through C.5-6, and new Mitigation Measure C.5-7. The revised and new Mitigation Measures, which merely clarify and amplify the original Mitigation Measures in EIR376, achieve the same goals.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with implementation of EIR376 Mitigation Measure C.5-2, revised Mitigation Measures C.5-1, C.5-3 through C.5-6 and new Mitigation Measure C.5-7. The revised and new Mitigation Measures, which merely clarify and amplify the original Mitigation Measures in EIR376, achieve the same goals. Therefore, no new or substantially increased significant impacts result from the Project beyond those discussed in EIR376 and impacts remain less than significant with mitigation.

d) EIR376 *Conclusion:* Less than Significant Impact. No permanent sources of ground borne vibration exist in the area such as railroad tracks. Therefore, the only vibration impacts expected might occur from construction equipment. (EIR376, p. V-25), which may require blasting (EIR376, Appendix B, p. 18). Since the time of operation will be limited when adjacent to a residential area, there should be no significant noise impact from construction activities. (EIR376, p. V-25)

EIR376 *Mitigation Measures*: Mitigation Measures C.5-1 through C.5-4 (discussed above in response 30 and 34.b) were identified to reduce the level of impacts to less than significant (EIR376, p. V-42).

Discussion of the proposed Project: The Project does not propose uses that would result in the generation of ground-borne vibration or noise. In the event Project construction entails blasting, (EIR376, Appendix B, p. 18), potential exposure to this noise source will be reduced by notifying residential uses within ¼-mile of the area in which blasting will occur will be informed prior to any blasting as required by of Mitigation Measure C.5-7.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant as the Project is not anticipated to expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The revised and new Mitigation Measures, which merely clarify and amplify the original Mitigation Measures in EIR376, achieve the same goals. Therefore, no new or substantially increase significant environmental impacts would result from the Project beyond those discussed in EIR376.

POPULATION AND HOUSING

POPULATION AND HOUSING Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☒	☐
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

Sources: EIR376; GP FPEIR; Project Description; SP288A2

Findings of Fact:

a&c) *EIR376 Conclusion:* Less than Significant Impact. The project site is presently used for agricultural purposes, and no housing has been developed to date. As a result, project implementation will not require removal of any existing units. (EIR376, p. V-141)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed site is undeveloped and implementation of the Project will not require the removal or demolition of housing. As such, the nature of this Project will not necessitate the construction of replacement housing. Further, TR7119 creates residential lots for the construction of future housing.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant as it will not require the removal or demolition of any housing units. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

b) *EIR376 Conclusion*: No Impact. The Environmental Assessment prepared for EIR376 did not identify any potential impacts regarding creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's medium income. (EA, p. 5)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: TR37119 creates individual residential lots in SP288A2 PAs 10, 14, and 16 and lots for future high density residential (HDR) uses in PAs 7 and 11. These lots would provide a number of different types of housing opportunities with different price ranges. Furthermore, SP288A2 contains development standards that require the implementing developer to satisfy County requirements related to affordable housing. Implementation of the Project will therefore not create an additional demand for affordable housing.

Finding: The Project's potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant as it will not create a demand for additional housing. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

d) *EIR376 Conclusion:* No Impact. The Environmental Assessment prepared for EIR376 stated that the project was not located within a County Redevelopment Project Area. (EA, p. 5.)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The proposed Project is not located within a County Redevelopment Project Area. Further, as of February 1, 2012, the state has officially dissolved all Redevelopment Agencies. Therefore, the Project will have no effect upon a County Redevelopment Project Area.

Finding: As the Project would not conflict with a County Redevelopment Project area, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially significant impacts would result from the Project.

e-f) *EIR376 Conclusion:* Less than Significant Impact. Riverside County has been the fastest growing county within the SCAG region since the 1970s. Between 1970 and 1990, population in Riverside County increased by over 150 percent. According to SCAG's Regional Growth Management Plan, the Central Riverside sub-region is housing-rich. The jobs-to-housing ratio for this part of the County was 0.45 jobs per one housing unit in 1984. This trend is expected to continue. The goal of the Regional Growth Management Plan is to improve the jobs/housing ratio to 0.70 by the year 2010 in the Central Riverside region.

Buildout of SP288 as originally approved will add 802 residential units to the Central Riverside subregion. The project includes approximately 105,000 square feet of supporting commercial development within the project area, thereby providing employment opportunities for local residents. The jobs provided by the commercial development will primarily be neighborhood service and retail. As a result, the project will not contribute towards improving the regional jobs/housing balance. A major development in the vicinity of the proposed project is the Winchester Hills Specific Plan Area

which encompasses nearly 3,000 acres adjoining the project site to the east, and proposes a mix of residential, commercial, industrial, and open space uses. This Specific Plan could add 6,400 residential units and over 17,000 persons to the Winchester area of Riverside County. The additional residents will demand additional employment opportunities, and public services and utilities. Utility infrastructure extended to this area may accelerate urban development of nearby land. (EIR376, p. V-257)

EIR376 Mitigation Measures: EIR376 does not identify Mitigation Measures relating to population projections and growth.

Discussion of the proposed Project: The Project is an implementing project of SP288A2 and as such will not induce population beyond what was evaluated in EIR376 Addendum No. 1.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 and EIR376 Addendum No. 1. Therefore, no new or substantially increased significant impacts result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1.

PUBLIC SERVICES

36. Fire 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?	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
	☐	☐	☐	☒

Sources: EIR376; GP FPEIR; GP Figure S-13 "Inventory of Emergency Response Facilities"; Ord. 659

Findings of Fact:

EIR376 Conclusion: Less than Significant Impact with Mitigation Incorporated. Implementation of the original SP288 will place a greater demand on existing fire protection and paramedic resources. At buildout SP288 will have 802 residential units and 105,000 square feet of commercial development. The increase in residential development may strain the ability of existing fire stations to respond to the expected increase in service calls in a timely manner. Project impacts will be incrementally adverse and potentially significant unless properly mitigated.

According to national fire standards, a new fire station and/or engine company should be required for 2,000 dwelling units, or an area including approximately 3,750,000 square feet of non-residential buildings. The National Fire Protection Association recommends a maximum three-mile or five-minute response from a fire station to developed suburban areas. Based upon the level of development proposed, no new fire station(s)/engine companies will be required to meet the service demands of the project. The County Fire Protection Plan requires a fire station within three miles (six-minute response time) for Category II uses, such as the proposed project. An additional station, staff, and/or equipment may be required to meet these standards.

The Riverside County Fire Department assesses a fire mitigation development fee for all new construction. The fee is assessed at $400 per dwelling unit and $0.25 per square foot of commercial and industrial development. Mobile homes are assessed at $100 per unit. This project will be assessed for Fire Department fees in effect at the time of development permit approval.

As project development proceeds, roads and water systems will be in place to facilitate efficient fire suppression. Fire flow requirements for the proposed project will be 1,000 gallons per minute (gpm) for a two-hour duration at 20 pounds per square inch (psi) single-family residential areas. Flows for multi- family residential development are 2,500 gpm for two hours and are 5,000 gpm for three hours for commercial uses. In addition, all structures will be constructed in compliance with the Uniform Building Code. (EIR376, p. V-102)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure D.3-1 – The proposed project will comply with the requirements of the Riverside County Fire Protection Ordinance No. 546. (EIR376, p. V-103.)

Mitigation Measure D.3-2 – Since the proposed project lies within a State response area, it will be subject to Public Resource Code 42.90 regulations. (EIR376, p. V-103.)

Mitigation Measure D.3-3 – The County Department of Building and Safety and the County Fire Department shall enforce fire standards in the review of building plans and during building inspection. (EIR376, p. V-103)

Mitigation Measure D.3-4 – The project applicant will contribute appropriate fees in accordance with fire unit impact fee, as well as plan check fees and all other impact fees in accordance with current County of Riverside regulations. (EIR376, p. V-103.)

Additional Measures

Mitigation Measure D.3-5 – All project street widths, grades, and turning/curve radii will be designed to allow access by fire suppression vehicles and will be subject to the approval of the Riverside County Fire Department. (EIR376, p. V-103.)

Mitigation Measure D.3-6 – Fire hydrants shall be installed at locations as required by the Fire Department. (EIR376, p. V-103.)

Mitigation Measure D.3-7 – Fire flow requirements shall be incorporated into overall project design. A fire flow of 1,000 gpm at 20 psi residual pressure for a two-hour duration shall be required for single-family residential uses. Fire flows for commercial uses shall be 5,000 gpm for three hours. (EIR376, p. V-103.)

Mitigation Measure D.3-8 – The Master Homeowner's Association or appropriate community service district will be responsible for the maintenance of the open space areas. Prior to the approval of any development plan for lands for lands adjacent to open space areas, a fire protection/vegetation management plan shall be submitted to the Fire Department for approval. (EIR376, p. V-103.)

Discussion of the proposed Project: The proposed Project is an implementing development of SP288A2. Currently, the Riverside County Fire Department and the California Department of Forestry and Fire Protection (Cal Fire) cooperatively provide fire protection services to the Project site through Station No. 34 located at 32655 Haddock Street, Winchester, CA 92596.[18] Given that the station is located approximately 0.5 miles from the Project site, an average response time capability of 5–7 minutes is anticipated which is within the acceptable range identified in GP FPEIR. Nonetheless, the Project's developer(s) will pay the County Development Impact Fees (DIF), a portion of which is designated for fire facilities which will assure that impacts remain less than significant.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures D.3-1 through D.3-8. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

37. Sheriff 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?	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
	☐	☐	☐	☒

Sources: EIR376; GP FPEIR; Ord. 659; Project Description

Findings of Fact:

EIR376 Conclusion: Less than Significant Impact with Mitigation Incorporated. The Riverside County Sheriff's Department is responsible for providing general law enforcement services to the Winchester area. Two stations respond to calls for services within the unincorporated community of Winchester: the Hemet station at 910 N. State Street, Hemet and the Southwest County station located at 30755-A Auld Road, French Valley. While the proposed project site falls within the service area of two stations, 90 percent of the project site is served by the Hemet station. Only a small portion of the project site falls within the service area of the Southwest station.

The Hemet station currently services approximately 723 square miles, with 41 sworn officers assigned to the station. The newly established Southwest County station has 23 sworn officers and services 303 square miles. All traffic control and enforcement services in the County area are provided by the California Highway Patrol. Logistical support for these personnel is also provided out of the Hemet station. (EIR376, p. V-104)

Implementation of the proposed project will be phased over five to ten years to allow for market absorption and the gradual installation of regional facilities and infrastructure. Demand for law enforcement services due to the increase in development will be incremental. Upon project buildout,

[18] Fire Station 34 has been constructed since the previous EIR was completed.

the proposed project will generate between approximately 3,141 residents in the Winchester community.

Using the sheriffs desired staffing levels of 1.5 deputies per 1,000 population, one civilian personnel per seven sworn officers, and one patrol car per three sworn officers, approximately three additional sworn deputies, 0.5 civilian personnel, and one patrol car would be required to adequately serve the proposed project. Given that 90 percent of this proposed project falls within the Hemet Station service area, the burden of response services will fall upon the Hemet Station.

The proposed project will require expansion of services. Expansion of Sheriff's Department facilities and services occurs as the need arises and is not linked to specific development projects. However, each project will be reviewed to ensure that appropriate security features are applied for a maximum level of safety. In the absence of mitigation, impacts on law enforcement services may be considered adverse and significant. However, mitigation will reduce the impact to a less than significant level. (EIR376 p. V-105)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure D.4-1 – The project develop(s) shall pay developer fees in accordance with the provisions of Riverside County Ordinance No. 659. Fees collected may be used for stations to be added incrementally during the lifetime of the project. (EIR376 p. V-106)

Additional Measures

Mitigation Measure D.4-2 – For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:

- Circulation for pedestrian, vehicles, and police patrols.
- Lighting of streets and walkways.
- Prioritize the effort to provide visibility of doors and windows from the street and between buildings, where practical.
- Privacy fencing meeting minimum height and material standards.

The Sheriffs' Department will continue to be involved in the review of development projects to ensure the Department's concerns are addressed in project design. (EIR376 p. V-106)

Discussion of the proposed Project: The Riverside County Sheriff's Department provides general law enforcement services to the Project area. The level of service for sheriff services is expressed in terms of service ratios, rather than through the use of response times. Buildout of SP288A2 may result in the need for law enforcement services. Implementation of the proposed Project will not introduce any more people than what was analyzed in EIR376 Addendum No. 1. The proposed Project will be conditioned to pay development impacts fees pursuant to Ordinance No. 659 (Ord. 659), designated for the provision of public services. The DIF fees will reduce potential impacts from Project implementation to less than significant.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures D.4-1 through D.4-2 and EIR376 Addendum No. 1. Impacts resulting from implementation of

the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
38. Schools: 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?	☐	☐	☐	☒

Sources: EIR376; Project Description

Findings of Fact:

EIR376 Conclusion: Less than Significant Impact with Mitigation Incorporated. The proposed project lies within the service boundaries of the Hemet Unified School District (HUSD) for grades K through 12. Current levels of enrollment exceed the capacity of schools within the HUSD. The HUSD system is overcrowded and the District is unable to provide school facilities for students expected to move into new projects. Further growth resulting from new construction will severely impact the District's ability to provide adequate school services, not only for current residents, but also for those moving into new developments. (EIR376, p. V-107.)

The HUSD has jurisdiction over the entire project site. Presently, three schools serve the project site: Winchester Elementary School, Acacia Middle School and West Valley High School. Prior to the construction of Dartmouth Middle School, Acacia Middle School was operating at 90 percent over capacity. The new construction has resulted in a decreased enrollment for Acacia Middle School. However, the other two schools in the HUSD are operating over capacity. Winchester Elementary School is operating at 19 percent over capacity, and West Valley High School is operating at six percent over capacity. The current West Valley High School is a temporary facility, and a new West Valley High School is under construction with a completion date of Fall 1996. The capacity will be approximately 2,000 students and will alleviate overcrowded conditions at West Valley High School and at Hemet High School. The District official has indicated that all of these schools are experiencing increases in enrollment.

Implementation of the proposed project will result in the construction of up to 802 residential units. The proposed project, at build out, will generate approximately 585 new students within the HUSD, including 260 elementary students, 108 middle school students and 159 high school students. Several of the HUSD schools serving the project area are already significantly overcrowded, with Hemet High School exceeding its capacity by more than 50 percent. The District has plans to expand its existing facilities and staffing; however, lack of funding resources has suspended expansion plans.

Implementation of the Crossroads in Winchester Specific Plan will result in -new students requiring educational services and facility space. Enrollment at many HUSD schools exceeds capacity, and the

new students from the proposed project will exacerbate overcrowded conditions. The impact to schools will be significant, but mitigation will reduce the impact to a less than significant level. (EIR376, pp. V-107–108.)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure D.5-1 – The project applicant will contribute to new construction of schools in accordance with State law. (EIR376, p. V-109.)

Additional Measures

Mitigation Measure D.5-2 – Prior to Specific Plan approval, in accordance with Resolution No. 94-138, the developer(s) will provide proof to the County that satisfactory agreements have been reached with the school districts for payment of fees to effectively mitigate school impacts, as appropriate. (EIR376, p. V-109.)

Discussion of the proposed Project: The proposed Project is implementing SP288A2 and will not increase the total number of dwelling units beyond what was approved in SP288A2. Therefore, implementation of the Project will increase the number of dwelling units more than what was previously analyzed in EIR376 Addendum No. 1.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures D.5-1 through D.5-2. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
39. Libraries: 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?	☐	☐	☐	☒

Sources: EIR376; Project Description

Findings of Fact:

EIR376 Conclusion: Less than Significant Impact with Mitigation Incorporated. The Riverside City and County Public Library (RCCPL) system coordinates and administers library services throughout the County. The Winchester area is currently served by the Sun City Library and the Nuview Library. The Sun City Library moved into a newly remodeled bank building located at 26982 Cherry Hills Boulevard. The new facility provides 6,700 square feet of library space for the community. The Nuview Library is located at 29540 Nuevo Road in Nuevo. With a collection size of 16,000 and facility size of 800 square feet, the Nuview Library is smaller than the Sun City Library. A modular unit will be added to the

Nuview facility in the spring of 1995 to increase the facility size to 2,160, which will accommodate a possible collection size of 20,000 volumes.

The RCCPL indicates that the current level of library service is substantially inadequate. The system has not kept up with the rapid population growth that has occurred since the past decade, thereby resulting in a declining level of service. The County's established standard for library facilities is 1.2 volumes per person and 0.5 square feet of library space per person. According to the RCCPL, volumes per capita are approximately 1.17 and square footage per capita was 0.16.

The RCCPL uses a standard of 2.69 persons per dwelling unit to estimate development impacts on library services. The project proposes 802 new residential units in the area. Therefore, approximately 2,157 new residents of the project will demand library services, straining existing facilities and resources. As stated above, current levels of service in the area are inadequate. Unless Mitigation Measures are incorporated into the proposed project, an adverse and significant impact on library services will result. (EIR376, pp. V-124–V-125)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure D.9-1 – The developer(s) will pay development mitigation fees required by County Ordinance No. 659 which may be used to offset the impacts on libraries. (EIR376, p. V-125)

Additional Measures

Mitigation Measure D.9-2 – If library-specific impact fees are established in the future, the developer(s) will pay any such fees in effect at the building permit stage. (EIR376, p. V-126)

Discussion of the proposed Project: The nearest library from the Project site is the Sun City Library, located at 26982 Cherry Hills, Menifee CA, approximately 8.0 miles from the Project site. Implementation of implementation of the proposed Project, will not increase the number of library users beyond that evaluated in EIR376 Addendum No. 1. However, to offset impacts to library facilities/services, the Project developer will be required to pay the County Development Impact Fees (DIF) in accordance with Ordinance No. 659.7, (Ord. 659), a portion of which is designated for library books and services. Therefore, impacts with regard to library service will remain less than significant.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures D.9-1 through D.9-2 and EIR376 Addendum No. 1. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
40. Health 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?	☐	☐	☐	☒

Sources: EIR376; Project Description; RCLIS

Findings of Fact:

EIR376 Conclusion: Less than Significant Impact. Located within a ten-mile radius of the SP288 site are four medical facilities which could serve the proposed project. These include the Menifee Valley Medical Center (in Sun City), Inland Valley Regional Medical Center (in Wildomar), Christian Hospital Medical Center (in Perris), and Hemet Valley Medical Center (in Hemet), located approximately four miles west, eight miles southwest, eight miles northwest, and ten miles northeast of the SP288 site, respectively. Both the Menifee Valley Medical Center and Hemet Valley Medical Center operate under the administration of the Valley Health System.

The closest medical facility to SP288 is Menifee Valley Medical Center, which offers 24-hour emergency care, acute care, and intensive care. This facility has 84 licensed beds. A representative from the Valley Health System indicated that the Menifee Valley Medical Center is currently operating at approximately 70 percent capacity. Ambulatory services are provided by a number companies located in the area.

Inland Valley Regional Medical Center is an 80-bed facility and is currently operating at approximately 70 percent capacity. The medical center provides 24- hour emergency care, an X-ray laboratory, and respiratory facilities. The hospital is currently proposing an expansion to include a radiology department. Ambulatory services to the hospital are provided by Goodhew Ambulance.

Christian Hospital Medical Center houses 38 beds, eight of which are Intensive Care Units (ICU) and Coronary Care Units (CCU). The facility operates at approximately 75 percent capacity and provides 24-hour emergency service. Facilities include a laboratory, as well as X-ray and Catscan equipment. Ambulatory service is provided by Goodhew Ambulance. Current expansion plans exist to add a six-bed obstetrical department and a cardiac rehabilitation center.

The Hemet Valley Medical Center is licensed for 344 beds: 328 general acute care and 16 intensive care beds. Full services are provided, including 24-hour emergency care, acute care, maternity, intensive care, and a cancer rehabilitation program. This facility currently operates at 55 percent capacity, representing a significant drop in occupancy level since the completion of the 95-bed Moreno Valley Medical Center. Ambulatory services are currently provided by Goodhew Ambulance Service.

In addition to the above four medical facilities, an ambulatory (outpatient) surgery unit operated by the Hemet Health Care Surgery Center also serves the project area.

Based upon a level of service ratio of four beds per 1,000 population, about eight beds will be required to serve the estimated 2,077 residents expected at the Specific Plan's buildout. All four facilities which could serve the proposed project are currently operating below capacity and could accommodate the medical needs of the project population. No significant impact to health services is anticipated. The demand for services created by the project will not exceed the capacity of regional medical facilities. (EIR376, pp. V-127–V-128.)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: The nearest medical facility to the proposed Project is the Menifee Valley Medical Center located approximately 6 miles to the west Paramedic services are provided by the Riverside County Fire Department. However, to offset impacts to paramedic and County-provided health services, the implementing Project developer will be required to pay the DIF, a portion of which goes for Public Facilities and Fire Facilities

Finding: Projects potential impacts are no different than those analyzed in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

RECREATION

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
41. Parks and Recreation:	☐	☐	☐	☒
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

Sources: EIR376; Ord. 460; Ord. 659; Project Description

Findings of Fact:

a-b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Implementation of the Specific Plan will result in the construction of up to 802 dwelling units, including the units constructed

from the current Project. At SP288 buildout, the residential population could reach about 2,077 people (based on the Valley-Wide Recreation and Park District's assumption of 2.59 persons per household). Recreational opportunities will be sought by both the new adult and youth population, causing the number of people using local and regional parks to increase. Potential impacts to local and regional parks are discussed below.

Local Parks

The Valley-Wide Recreation and Park District has established a standard of three acres of active park land per 1,000 population. For the estimated SP288 population of 2,077 residents, about 6.2 acres of park will be required to meet the new demand. The proposed Project identifies the development of two neighborhood parks with a combined area of 7.12 acres. As mapped in TR37119, a 2.7-acre park will be located in the northern portion of the Plan area, and a 4.42-acre park will be located north of Newport Road. The two community parks will be augmented by 47.07 acres of dedicated open space, plus 3.53 acres for a recreation center. A 32.7-acre community sports park is proposed with the adjacent Winchester Hills Specific Plan area. The sports park will provide facilities for open area sports such as baseball, football, soccer and running, as well as for court games such as basketball, handball and tennis. Facilities such as picnic grounds, restrooms and on-site parking will also be available. The sports park will serve residents of the greater Winchester area, including residents of the Crossroads in Winchester. (EIR376, pp. V-110–V-111.)

Regional Parks

The proposed project may incrementally increase use of major recreation facilities at Skinner Lake and the future Double Butte Park. Skinner Lake currently does not experience over-use, and Double Butte Park is planned to meet the regional park needs of the Winchester Valley area. Project impacts on regional parks are not expected to be significant since the County Parks Department plans to provide adequate regional facilities at Double Butte. The project developer will be required to pay any assessments established for regional facilities. Moreover, the planned regional park at Domenigoni Valley Reservoir will provide additional recreational opportunities for area residents, and will help to reduce the impact of the proposed project to regional recreational facilities.

The County has established a standard of 25 acres of natural park land per 1,000 residents. Up to 2,077 new residents could be generated by SP288, which would require 47 acres of natural park land to meet the County standard. The 40.07 acres of open space in the Project area alone almost meets the requirement for the entire Specific Plan, and is almost double the amount of open space (23.0 acres) identified in SP288A2. In addition, there is an abundance of existing and planned regional parks with natural park land in the vicinity of the project site. In particular, the Domenigoni Valley Reservoir project and Dr. Roy E. Shipley Reserve will together provide 11,500 acres of preserved natural lands for wilderness experiences. The planned paseos could eventually link project residents to the Domenigoni Valley trails if trail connection is provided along Salt Creek.

The capacity of planned and regional recreational facilities is adequate to accommodate the population from the proposed project. Parks are being developed as part of the proposed project to avoid significant impacts to local parks. (EIR376, pp. V-111–V-113.)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure D.6-1 – Mitigation fees for regional parks and trails will be collected of Riverside in accordance with the provisions of Riverside County Ordinance No. 659. (EIR376, p. V-113.)

Measures Required by Specific Plan

Mitigation Measure D.6-2 – The project applicant will be required to dedicate and improve a minimum of 10 acres of useable, developed active parkland as identified in the Crossroads in Winchester Specific Plan. (EIR376, p. V-113.)

Mitigation Measure D.6-3- If a funding mechanism is created for the development of the Community Sports Park identified in the proposed Winchester Hills Specific Plan (SP 293), appropriate fees shall be paid for all residential development within this project as fair share contribution for the construction of the Community Sports Park. (EIR376, p. V-113.)

Additional Measures

Mitigation Measure D.6-4 – A homeowners' association, Mello-Roos, or similar assessment district will be formed to provide for parkland maintenance. Alternatively, the parklands will be dedicated to the Valley-Wide Recreation and Parks District. (EIR376, p. V-113.)

Mitigation Measure D.6-5 – Parks shall be phased in conjunction with residential development so that three acres of active parkland are provided for each 1,000 new residents associated with the development. (EIR376, p. V-113.)

Mitigation Measure D.6-6 – The developer(s) will work with Valley-Wide Recreation and Park District to determine the types of facilities to be installed in the on-site parks. No building permits shall be issued for any project until the developer assures, to the satisfaction of the County Planning Department, that agreement between the developer and Valley-Wide has been reached. (EIR376, p. V-113.)

Discussion of the proposed Project: The Project provides a variety of recreational opportunities for all residents of The Crossroads in Winchester community to enjoy. The Project proposes areas for active and passive recreational opportunities, including 40.07 acres of open space and 7.12 acres of parks. In all, over 50 acres of the community have been set aside for open space, recreation, and park uses.

SP288A2 meets the State Quimby Act requirements of 3 acres per 1,000 residents, as well as the County Parks Department standard of 5 acres per 1,000 persons population (using a population factor of 3.2 persons per household SP288A2 would generate 3,024 residents) approximately 15.12 acres of parks are required, and 15.5 acres of active park are provided by SP288A2; the Project provides 7.12 acres of that required amount. In addition to these required areas, the Project also provides another 40.07 acres of land devoted to open space, which would provide passive recreational opportunities, and 3.53 acres towards a recreation center.

Two active parks totaling 7.12 acres are planned for Planning Areas 8, and 17 (4.42 acres in Planning Area 17; and 2.7 acres in Planning Area 8). In addition, approximately 40.07 acres of open space opportunities are planned for in Planning Areas 12, 13, and 15. The parks will offer a variety of active

and passive recreational opportunities. A variety of park types and uses are planned so as to accommodate Project residents. The two parks are each envisioned as neighborhood parks.

Additionally, the Salt Creek Channel is a gently sloping, natural earthen bank open waterway, which adjoins the Specific Plan, and will provide recreational opportunities to the residents as well as regional users.

Additionally, at the time the residential units are constructed, the implementing Project developer would be required to pay the County Development Impact Fees (DIF) pursuant to Ordinance No. 659.7 (Ord. 659), a portion of which is designated for Regional Parks, Community Centers/Parks, and Regional Multipurpose Trails, which will assist in reducing impacts. Mitigation Measures D.6-1 through D.6-6 would still apply to the proposed Project, however, Mitigation Measure D.6-2 was revised by EIR376 Adendum No. 1 and Mitigation Measure D.6-3 was deleted by EIR Addendum No. 1 as shown below:

> *Mitigation Measure D.6-2* – The project applicant will be required to dedicate and improve a minimum of ~~10~~ 15.5 acres of useable, developed active parkland as identified in the Crossroads in Winchester Specific Plan.
>
> ~~*Mitigation Measure D.6-3* If a funding mechanism is created for the development of the Community Sports Park identified in the proposed Winchester Hills Specific Plan (SP 293), appropriate fees shall be paid for all residential development within this project as fair share contribution for the construction of the Community Sports Park.~~

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures D.6-1, D.6-4 through D.6-6, and Mitigation Measure D.6-2 as revised by EIR376 Addendum No. 1. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

c) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Two park agencies are responsible for providing and maintaining park and recreation facilities in the Winchester area of the County. These agencies are the Valley-Wide Recreation and Park District and the Riverside County Parks Department. Valley-Wide's jurisdiction is limited to providing local and sub- regional facilities. The County Parks Department administers large-scale regional parks. The Valley-Wide Recreation and Park District requires three acres of developed active parkland per 1,000 population under the provisions of the Quimby Act. (EIR376, p. V-111.)

EIR376 *Mitigation Measures:* Mitigation Measures D.6-1 through D.6-6 were identified to reduce the level of impacts to less than significant. (EIR376, p. V-113.)

Discussion of the proposed Project: TR37119 is an implementing project of SP288A2. SP288A2 meets the County Parks Department standard, as well as the State Quimby Act requirements, of 3 acres per 1,000 persons population (approximately 6.2 acres are required and 15.5 acres of active park are provided, 7.12 acres which are provided by the proposed Project). In addition to these required areas, the Project also provides another 40.07 acres of land devoted to open space, which would provide passive recreational opportunities.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures D.6-1 through D.6-6. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
42. Recreational Trails: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered recreational trails, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	☐	☐	☐	☒

Sources: GP Figure C-7, "Riverside County Trails and Bikeway System"; GP Figure C-8, "Multipurpose Recreational Trails Details"; HVWAP Figure 9, "Trails and Bikeway System"; Ord. 659; EIR376; Project Description

Findings of Fact:

EIR376 Conclusion: Less than Significant Impact with Mitigation Incorporated. County recreation trails are generally located within, radiating from, and connecting parks, parkways, and principal or special recreational areas. The County is considering recreation improvements within the Salt Creek Flood Control Channel for a variety of passive and active recreational activities. Equestrian trails along Salt Creek could eventually connect to the planned trails system at Domenigoni Valley Reservoir, providing access from the project site to the reservoir recreation facilities. (EIR376, p. V-111) The project developer will be required to pay any assessments established for regional facilities.

EIR376 *Mitigation Measures*: Mitigation Measure D.6-1 identified above will reduce impacts to less than significant. (EIR376. p. V-113)

Discussion of the proposed Project: SP288A2 is comprised of a non vehicular network of local pedestrian sidewalks, regional trails, and bike trails that link the residents of individual neighborhoods to the commercial uses and parks, and provides a continuous path for jogging or bicycling within the community. The SP288A2 trail network is described below:

Regional Trail – A 12-foot-wide regional trail, located within the Domenigoni Parkway right-of-way is the continuation of a regional trail planned to the west within the Winchester community. This regional trail encourages pedestrians, bicyclists and hikers to travel from urban to planned urban areas and natural areas in the overall Winchester area.

Combination Trail (Regional/Class I Bike Path) – Located within the Salt Creek Channel, just north of The Crossroads northern boundary is planned a 15-foot-wide Combination Trail (Regional/Class 1 Bike Path) within the Winchester Ranch community. Salt Creek Channel is comprised of a 520-foot-wide fee interest owned by the Riverside County Flood Control and Water Conservation District (Flood Control). The channel runs parallel with the northerly edge of SP288A2. The proposed Project is an implementing project under SP288A2 and will be conditioned to construct the appropriate facilities.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measure 6.1. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

TRANSPORTATION/TRAFFIC

TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
43. Circulation				
a) Conflict with an applicable plan, ordinance or policy establishing measures 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 road or highways?	☐	☒	☐	☐
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?	☐	☐	☐	☒
d) Alter waterborne, rail or air traffic?	☐	☐	☒	☐
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
f) Cause an effect upon or a need for new or altered maintenance of roads?	☐	☐	☐	☒
g) Cause an effect upon circulation during the project's construction?	☐	☐	☐	☒
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒

TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
i) Conflict with adopted policies plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Sources: GP; EIR376; EIR376 Addendum No. 1; Project Description; WEBB(e)

Findings of Fact:

a-b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. A traffic report was prepared in November 1994 to evaluate the traffic impact and to define the circulation system required to serve projected future traffic volumes of the proposed project. (EIR376, p. V-87)

For the post-2015 traffic conditions with the project, and with traffic signals at the study area intersections, and with typical roadway improvements, five intersections in the vicinity of the project site are projected to operate at LOS C or better during the peak hours. Two intersections, Winchester Road West at Patton Avenue and· Winchester Road at Winchester Road West, are projected to operate at LOS D and F, respectively. These intersections will be impacted by cumulative development in the Winchester area and will operate at LOS D during the a.m. peak hour and LOS E during the p.m. peak hour even without the proposed project. Mitigation Measures are available to improve the level of service at these two intersections to LOS C. Therefore, impacts are anticipated to be less than significant with mitigation incorporated. Planned regional roadway improvements will allow LOS C or better operating conditions along all roadways of concern. Impacts will be less than significant. (EIR376, pp. V-87 to V-91.)

EIR376 Mitigation Measures: Mitigation Measures D.1-1 through D.1-19 were identified in EIR376 to reduce the level of impacts to less than significant. (EIR376, pp. V-92 to V-94.)

Mitigation Measure D.1-1: Orient access to roadways to appropriate locations as recommended in a traffic study. Precise access locations will be and the phasing of roadway improvements will be determined at the plot plan or tentative tract map level,·subject to approval by the Riverside County Transportation Department. (EIR376, p. V-91.)

Mitigation Measure D.1-2: Provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation, in support of the plan of Bicycle Routes of the County's Comprehensive General Plan, with Patton Avenue and Winchester Road (SR-79) proposed for Class I facilities, and Simpson Road and Winchester Road West proposed for Class II bikeway facilities. (EIR376, p. V-92.)

Mitigation Measure D.1-3: Designate a portion of the commercial parking areas for Park-n-Ride use on weekdays between 6:00 a.m. and 6:00 p.m., to encourage ridesharing/transit ridership and reduce commute traffic. (EIR376, p. V-92.)

Mitigation Measure D.1-4: Align and size project roadways as recommended in a traffic study. Patton Avenue, from the west project boundary to Winchester Road West, should be constructed to Urban Arterial (134-foot right-of-way) cross-section within the project boundaries and along the proposed alignment as shown in a traffic study to establish a continuous east-west corridor in conjunction with development. (EIR376, p. V-92.)

Mitigation Measure D.1-5: Construct Winchester West Road adjacent to the site at its ultimate half- section width as a Secondary highway (88-foot right-of-way) in conjunction with development. (EIR376, p. V-92.)

Mitigation Measure D.1-5: Construct Rice Road adjacent to the project site at its ultimate half-section width as a Secondary high way (88-foot right-of-way) in conjunction with development. (EIR376, p. V-92.)

Mitigation Measure D.1-5: Participate in an area-wide funding program to provide phased implementation of the post-2015 approach lane geometries at study area intersections as recommended in a traffic study. (EIR376, p. V-92.)

Mitigation Measure D.1-5: Contribute to the installation of traffic signals at the following locations when warranted through payment of traffic signal mitigation fees: (EIR376, p V-92–V-93.)

Winchester Road West at:

- Simpson Road
- Olive Avenue
- Patton Avenue

Winchester Road at:

- Winchester Road West
- Holland Road

Rice Road at:

- Simpson Road
- Patton Avenue

Leon Road at:

- Patton Avenue

Mitigation Measure D.1-9: Anticipate transit stops at the far side of major intersections as recommended in a traffic study, to accommodate future bus service on key roadways. Provide pedestrian access to the bus stops. (EIR376, p. V-93.)

Mitigation Measures D.1-10 through D.1-19 identifies recommended changes for the Riverside County General Plan Circulation Element. Because the General Plan Circulation Element has been amended since EIR376 was certified and the recommendations are beyond the scope of the proposed Project. These Mitigation Measures are not shown in this document.

Discussion of the proposed Project: Development of TR37119 will result additional vehicular trips that will use area roadways. The following discussion is based on the *Traffic Impact Analysis Report, Tentative Tract Map 37119, County of Riverside, CA*, dated October 2016 (hereinafter referred to as the TIA). The TIA is included as Appendix G to this Addendum.

The TIA evaluated impacts resulting from Project-generated traffic under the following conditions: Existing plus Project (2016) (E+P), Existing plus Ambient Growth plus Project (2023) (E+A+P), and Existing plus Ambient Growth plus Cumulative plus Project (2023) (E+A+C+P) for the following intersections:

1. Haun Road (NS) / Newport Road (EW)
2. I-215 Southbound Ramps (NS) / Newport Road (EW)
3. I-215 Northbound Ramps (NS) / Newport Road (EW)
4. Antelope Road (NS) / Newport Road (EW)
5. Menifee Road (NS) / Newport Road (EW)
6. Lindenberger Road (NS) / Domenigoni Parkway (EW)
7. Leon Road (NS) / Domenigoni Parkway (EW)
8. Rice Road (NS) / Domenigoni Parkway (EW)
9. Seta Street (NS) / Domenigoni Parkway (EW)
10. Winchester Road (SR-79) (NS) / Domenigoni Parkway (EW)
11. Winchester Road (SR-79) (NS) / Patton Avenue (EW)
12. Winchester Road (SR-79) (NS) / Old Newport Road (EW)
13. Winchester Road (SR-79) (NS) / Scott Road – Washington Street (EW)
14. Sanderson Avenue (NS) / Domenigoni Parkway (EW)
15. Rice Road (NS) / “A” Street (EW)
16. Rice Road (NS) / Seta Street (EW)
17. Rice Road (NS) / “I” Street (EW)
18. Rice Road (NS) / “S” Street (EW)
19. Rice Road (NS) / “J” Street (EW)
20. Rice Road (NS) / Old Newport Road (EW)

The TIA was prepared pursuant to the standards and requirements of the Riverside County Transportation Department, which requires that the Transportation Research Board Highway Capacity Manual 2000 (HCM2000), or the most recent release of the HCM, be used to analyze Level of Service (LOS). The HCM2000/2010 evaluates the LOS of intersections based upon the control delay per vehicle. The methodology used to evaluate the intersection level of service differs on whether the intersection is signalized or unsignalized.

The LOS for signalized intersections is based upon the weighted average control delay, in seconds per vehicle, of all vehicles passing through the intersection. **Table 8 – LOS for Signalized Intersections** shows the criteria used to determine the LOS. (WEBB(e), p. 3-6.)

Table 8– LOS for Signalized Intersections

Level of Service	Control Delay Per Vehicle(Sec/Veh)	Description
A	≤ 10	Minimal delay and primarily free-flow operation. Most vehicles do not stop because they arrive during the green indication or only stop for a brief amount of time as the signal changes.
B	> 10 and ≤ 20	Short delay and reasonably unimpeded operation. Many vehicles do not stop because they arrive during the green indication or only stop for a short amount of time as the signal changes. More vehicles stop than with LOS A.
C	> 20 and ≤ 35	Moderate delay and stable operation. Individual cycle failures (i.e. when queued vehicles do not clear the signal during the next green indication) may begin to appear. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.
D	> 35 and ≤ 55	Less stable operation in which small increases in vehicles may cause substantial increases in delay. Many vehicles stop and individual cycle failures are noticeable.
E	> 55 and ≤ 80	Significant delay and unstable operation. Most vehicles stop and individual cycle failures are frequent.
F	> 80	Considerable delay and extensive queuing. Almost all vehicles stop and most cycles fail to clear the queue.

According to GP Policy C 2.1, the following Countywide target LOS must be maintained:

> *LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well those areas located within the following Area Plans: REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.*

LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

LOS E may be allowed by the Board of Supervisors within designated areas where transit oriented development and walkable communities are proposed.

Notwithstanding the forgoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations.

Trip generation represents the amount of traffic traveling to and from the proposed Project and are based on the weighted average rates provided in the *Trip Generation Manual (9th Edition)* by the Institute of Transportation Engineers (ITE). The inbound and outbound peak hour trip generation rates are calculated by multiplying the total peak hour generation rates by the direction distribution provided in the *Trip Generation Manual.* The proposed Project is anticipated to generate approximately 4,669 total daily trip-ends, with 361 trip-ends during the AM peak hour and 457 trip-ends during the PM peak hour. (WEBB(e), p. 4-2.)

As shown under the "Without Project" columns in **Table 9 – Intersection Levels of Service – Existing Plus Project (2016) Conditions** (on the following page)**,** all intersections adjacent to the Project site currently operate at an acceptable LOS, except for the intersection of Rice Road (NS) / Domenigoni Parkway (EW), which currently operates at LOS F. (WEBB(e) p. 3-9).

As also shown in **Table 9** under the "With Project" columns, all study area intersections are expected to operate at levels of service that vary from LOS A to C. Note that the analysis assumes traffic signals will be installed at Rice Road / Domenigoni Parkway and Seta Street / Domenigoni Parkway intersections prior to Project completion. (WEBB(e) pp. 5-1–5-2)

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Table 9 – Intersection Levels of Service – Existing Plus Project (2016) Conditions

Intersection	Jurisdiction	LOS Standard	Peak Hour	Without Project			With Project		
				Traffic Control	Delay (sec)	LOS	Traffic Control	Delay (sec)	LOS
1. Haun Road (NS) / Newport Road (EW)	City of Menifee	E	AM PM	Signal	32.1 29.2	C C	Signal	33.2 31.8	C C
2. I-215 Southbound Ramps (NS) / Newport Road (EW)	Caltrans	D	AM PM	Signal	31.0 30.2	C C	Signal	31.5 31.2	C C
3. I-215 Northbound Ramps (NS) / Newport Road (EW)	Caltrans	D	AM PM	Signal	28.4 27.3	C C	Signal	29.0 32.4	C C
4. Antelope Road (NS) / Newport Road (EW)	City of Menifee	E	AM PM	Signal	22.3 20.5	C C	Signal	23.0 21.1	C C
5. Menifee Road (NS) / Newport Road (EW)	City of Menifee	D	AM PM	Signal	19.6 19.3	B B	Signal	31.8 31.6	C C
6. Lindenberger Road (NS) / Domenigoni Parkway (EW)	City of Menifee	D	AM PM	Signal	19.4 15.2	B B	Signal	18.5 14.5	B B
7. Leon Road (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	Signal	11.5 11.5	B B	Signal	11.8 11.8	B B
8. Rice Road (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	TWSC	***60.8*** ***58.0***	***F*** ***F***	Signal	20.9 18.9	C B
9. Seta Street (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	*Does Not Exist*			Signal	6.4 6.4	A A
10. Winchester Road (SR-79) (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	Signal	22.8 43.3	C D	Signal	25.3 45.5	C D
11. Winchester Road (SR-79) (NS) / Patton Avenue (EW)	County of Riverside	D	AM PM	RIRO	11.6 15.6	B C	RIRO	11.6 15.7	B C
12. Winchester Road (SR-79) (NS) / Old Newport Road (EW)	County of Riverside	D	AM PM	Signal	7.7 7.6	A A	Signal	9.1 9.4	A A
13. Winchester Road (SR-79) (NS) / Scott Road-Washington Street (EW)	County of Riverside	D	AM PM	Signal	17.7 17.5	B B	Signal	17.9 17.9	B B
14. Sanderson Avenue (NS) / Domenigoni Parkway (EW)	City of Hemet	D	AM PM	Signal	17.8 11.9	B B	Signal	18.3 12.4	B B
15. Rice Road (NS) "A" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.8 10.7	A B
16. Rice Road (NS) Seta Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.4 9.7	A A
17. Rice Road (NS) "I" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.4 10.0	A B
18. Rice Road (NS) "S" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.0 9.2	A A
19. Rice Road (NS) "J" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.0 9.3	A A
20. Rice Road (NS) Old Newport Road (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.0 8.9	A A

OWSC = One Way Stop Controlled; TWSC = Two Way Stop Controlled; AWSC = All Way Stop Controlled; RIRO = Only Right In, Right Out movements allowed.
xxx = Exceeds LOS Standard

The Existing Plus Ambient Growth Plus Project (2023) Condition (E+A+P), includes existing traffic, an ambient growth rate of two percent/year for seven years to 2023 (14 percent total ambient growth) and Project Traffic. As shown in **Table 10 – Intersection Levels of Service – Existing Plus Ambient Growth Plus Project (2023) Conditions (**on the following page), all study area intersections will operate at an acceptable LOS except intersection 10. Winchester Road (SR-79) (NS) / Domenigoni Parkway (EW). This intersection would operate at LOS E. Note this analysis assumes that: (i) traffic signals will be installed at Rice Road / Domenigoni Parkway and Seta Street / Domenigoni Parkway intersections prior to Project completion and (ii) the Interstate 215 loop ramp construction will be complete. (WEBB(e) pp. 5-5–5-6.)

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Table 10 – Intersection Levels of Service – Existing Plus Ambient Growth Plus Project (2023) Conditions

Intersection	Jurisdiction	LOS Standard	Peak Hour	Without Project			With Project		
				Traffic Control	Delay (sec)	LOS	Traffic Control	Delay (sec)	LOS
1. Haun Road (NS) / Newport Road (EW)	City of Menifee	E	AM PM	Signal	39.4 40.5	D D	Signal	40.6 41.9	D D
2. I-215 Southbound Ramps (NS) / Newport Road (EW)	Caltrans	D	AM PM	Signal	12.0 14.4	B B	Signal	11.8 15.4	B B
3. I-215 Northbound Ramps (NS) / Newport Road (EW)	Caltrans	D	AM PM	Signal	16.0 18.3	B B	Signal	15.6 18.2	B B
4. Antelope Road (NS) / Newport Road (EW)	City of Menifee	E	AM PM	Signal	27.7 23.7	C C	Signal	28.5 24.9	C C
5. Menifee Road (NS) / Newport Road (EW)	City of Menifee	D	AM PM	Signal	21.8 21.2	C C	Signal	34.0 32.9	C C
6. Lindenberger Road (NS) / Domenigoni Parkway (EW)	City of Menifee	D	AM PM	Signal	20.0 15.6	B B	Signal	19.1 14.9	B B
7. Leon Road (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	Signal	11.9 11.9	B B	Signal	12.2 12.2	B B
8. Rice Road (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	TWSC	*87.9* *83.1*	*F* *F*	Signal	20.3 18.5	C B
9. Seta Street (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	*Does Not Exist*			Signal	6.4 6.2	A A
10. Winchester Road (SR-79) (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	Signal	34.3 *67.5*	C *E*	Signal	35.6 *69.0*	D *E*
11. Winchester Road (SR-79) (NS) / Patton Avenue (EW)	County of Riverside	D	AM PM	RIRO	12.3 17.5	B C	RIRO	12.3 17.6	B C
12. Winchester Road (SR-79) (NS) / Old Newport Road (EW)	County of Riverside	D	AM PM	Signal	9.2 8.4	A A	Signal	9.5 9.7	A A
13. Winchester Road (SR-79) (NS) / Scott Road-Washington Street (EW)	County of Riverside	D	AM PM	Signal	19.9 20.3	B C	Signal	20.3 21.0	C C
14. Sanderson Avenue (NS) / Domenigoni Parkway (EW)	City of Hemet	D	AM PM	Signal	23.2 14.6	C B	Signal	24.1 15.4	C B
15. Rice Road (NS) "A" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.8 10.7	A B
16. Rice Road (NS) Seta Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.4 9.7	A A
17. Rice Road (NS) "I" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.4 10.0	A B
18. Rice Road (NS) "S" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.0 9.2	A A
19. Rice Road (NS) "J" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.0 9.3	A A
20. Rice Road (NS) Old Newport Road (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.1 8.9	A A

OWSC = One Way Sto p Co ntro lled; TWSC = Two Way Sto p Co ntro lled; A WSC = A ll Way Sto p Co ntro lled; RIRO = Only Right In, Right Out mo vements allo wed.

X X X = Exceeds LOS Standard

Additionally, the Project is anticipated to result in cumulative traffic impacts resulting from development of the Project (TR37119 and Change of Zone Case Text No. 7947) along with other anticipated projects in the vicinity (the E+A+C condition). A cumulative project list for the region was identified by Riverside County Transportation Department staff and was included in the TIA.

Potentially significant traffic impacts may occur at buildout year of the Project, which is anticipated in 2023, when combined with the traffic generated from other projects in the vicinity, as reflected in the existing plus ambient growth plus cumulative plus Project conditions in the TIA for the Project (collectively considered cumulative traffic). Note that the analysis assumes that traffic signals will be installed at Rice Road / Domenigoni Parkway and Seta Street / Domenigoni Parkway prior to project completion. Also note that this scenario assumes that the I-215 loop ramp construction will be complete. Cumulative traffic from development within the region is expected to have an impact on levels of service. As shown under the column "Without Project" in **Table 11 – Intersection Levels of Service – Existing Plus Ambient Growth Plus Project (2023) Conditions** (on the following page), the following study area intersections will operate at LOS F without the addition of Project traffic:

4. Antelope Road (NS)/Newport Road (EW)
5. Menifee Road (NS)/Newport Road (EW)
7. Leon Road (NS) / Domenigoni Parkway (EW)
10. Winchester Road (SR-79) (NS) / Domenigoni Parkway (EW

As shown in **Table 11** under the column "With Project" these same intersections will operate at LOS F.

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Table 11 – Intersection Levels of Service – Existing Plus Ambient Growth Plus Cumulative Plus Project (2023) Conditions

Intersection	Jurisdiction	LOS Standard	Peak Hour	Without Project			With Project		
				Traffic Control	Delay (sec)	LOS	Traffic Control	Delay (sec)	LOS
1. Haun Road (NS) / Newport Road (EW)	City of Menifee	E	AM PM	Signal	39.9 47.1	D D	Signal	41.3 49.3	D D
2. I-215 Southbound Ramps (NS) / Newport Road (EW)	Caltrans	D	AM PM	Signal	14.6 38.2	B D	Signal	14.9 45.4	B D
3. I-215 Northbound Ramps (NS) / Newport Road (EW)	Caltrans	D	AM PM	Signal	16.8 49.7	B D	Signal	16.7 53.6	B D
4. Antelope Road (NS) / Newport Road (EW)	City of Menifee	E	AM PM	Signal	70.2 *144.5*	E *F*	Signal	73.7 *157.0*	E *F*
5. Menifee Road (NS) / Newport Road (EW)	City of Menifee	D	AM PM	Signal	*115.4* *163.8*	*F* *F*	Signal	*125.7* *167.0*	*F* *F*
6. Lindenberger Road (NS) / Domenigoni Parkway (EW)	City of Menifee	D	AM PM	Signal	33.8 30.1	C C	Signal	40.6 38.8	D D
7. Leon Road (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	Signal	*90.6* *142.0*	*F* *F*	Signal	*96.7* *151.9*	*F* *F*
8. Rice Road (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	TWSC	*OFL* *OFL*	*F* *F*	Signal	29.1 29.3	C C
9. Seta Street (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	*Does Not Exist*			Signal	25.8 35.9	C D
10. Winchester Road (SR-79) (NS) / Domenigoni Parkway (EW)	County of Riverside	D	AM PM	Signal	*82.8* *118.9*	*F* *F*	Signal	*87.1* *127.4*	*F* *F*
11. Winchester Road (SR-79) (NS) / Patton Avenue (EW)	County of Riverside	D	AM PM	RIRO	13.8 28.6	B D	RIRO	13.9 28.9	B D
12. Winchester Road (SR-79) (NS) / Old Newport Road (EW)	County of Riverside	D	AM PM	Signal	12.4 10.9	B B	Signal	13.3 11.9	B B
13. Winchester Road (SR-79) (NS) / Scott Road-Washington Street (EW)	County of Riverside	D	AM PM	Signal	25.0 42.8	C D	Signal	25.1 51.4	C D
14. Sanderson Avenue (NS) / Domenigoni Parkway (EW)	City of Hemet	D	AM PM	Signal	32.2 44.1	C D	Signal	34.0 49.1	C D
15. Rice Road (NS) "A" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.8 10.7	A B
16. Rice Road (NS) Seta Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.4 9.7	A A
17. Rice Road (NS) "I" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.4 10.0	A B
18. Rice Road (NS) "S" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.0 9.2	A A
19. Rice Road (NS) "J" Street (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.0 9.3	A A
20. Rice Road (NS) Old Newport Road (EW)	County of Riverside	D	AM PM	*Does Not Exist*			TWSC	9.0 8.9	A A

OWSC = One Way Sto p Co ntro lled; TWSC = Two Way Sto p Co ntro lled; A WSC = A ll Way Sto p Co ntro lled; RIRO = Only Right In, Right Out mo vements allo wed. OFL = Overflo w co nditio ns; Delay > 200 sec

X X X = Exceeds LOS Standard

Under the E+A+C+P condition with implementation of the recommended improvements identified in mitigation measure **MM Trans 1**, cumulative traffic impacts will be less than significant. The improvements outlined in mitigation measure **MM Trans 1** below are the improvements identified in the TIA prepared for TR37119. Mitigation measure **MM Trans 1** simply outlines the improvements necessary to meet current County standards based on current methodology for analysis. EIR376 was based on a 1994 traffic study that outlined the improvements necessary to meet the County's standards and requirements at that time. Thus, **MM Trans 1** merely updates and modifies the improvements identified in EIR376 Mitigation Measures D.1-1 through D.1-19 and EIR376 Addendum No. 1 to meet the current County standards and requirements specific to the Project. The TIA demonstrates that with implementation of the following improvements traffic impacts from development per TR37119 will be consistent with the County's LOS standards.

MM Trans 1: To reduce Project-related impacts to roadways and intersections the following mitigation measures shall be implemented prior to 80 percent completion of each phase as shown on TR37119.

Phase 1 Roadway Improvements

- Construct full width improvements on all internal roadways within Phase 1.
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to the Project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to the Project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to the Project boundary line.

Phase 1 Intersection Improvements

- Install a traffic signal at the intersection of Rice Road and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. One shared through and right turn lane.
  Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.
  Westbound: One left turn lane. Three through lanes. One right turn lane.
- Install a traffic signal at the intersection of Seta Street and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. One right turn lane.
  Southbound: Not applicable.
  Eastbound: Three through lanes. One right turn lane.
  Westbound: One left turn lane. Three through lanes.

- Construct the intersection of Winchester Road (SR-79) and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. Two through lanes. One right turn lane.
  Southbound: One left turn lane. Two through lanes. One right turn lane.
  Eastbound: Two left turn lanes. Three through lanes. One right turn lane.
  Westbound: Two left turn lanes. Three through lanes. One right turn lane.
- Construct the intersection of Rice Road and "A" Street to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. Two through lanes.
  Eastbound: Not applicable.
  Westbound: One shared left and right turn lane. Stop controlled.
- Construct the intersection of Rice Road and Seta Street to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. Two through lanes.
  Eastbound: Not applicable.
  Westbound: One shared left and right turn lane. Stop controlled.

Phase 2 Roadway Improvements

- Construct full width improvements on all internal roadways within Phase 2.
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to the Project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to the Project boundary line.
- Construct partial width improvements on the northerly side of Old Newport Road at its ultimate cross-section as a major highway adjacent to the Project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to the Project boundary line.

Phase 2 Intersection Improvements

- Install a traffic signal at the intersection of Rice Road and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. One shared through and right turn lane.
  Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.
  Westbound: One left turn lane. Three through lanes. One right turn lane.

- Install a traffic signal at the intersection of Seta Street and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. One right turn lane.
  Southbound: Not applicable.
  Eastbound: Three through lanes. One right turn lane.
  Westbound: One left turn lane. Three through lanes.

- Construct the intersection of Winchester Road (SR-79) and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. Two through lanes. One right turn lane.
  Southbound: One left turn lane. Two through lanes. One right turn lane.
  Eastbound: Two left turn lanes. Three through lanes. One right turn lane.
  Westbound: Two left turn lanes. Three through lanes. One right turn lane.

- Construct the intersection of Rice Road and "A" Street to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. Two through lanes.
  Eastbound: Not applicable.
  Westbound: One shared left and right turn lane. Stop controlled.

- Construct the intersection of Rice Road and Seta Street to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. Two through lanes.
  Eastbound: Not applicable.
  Westbound: One shared left and right turn lane. Stop controlled.

- Construct the intersection of Rice Road and "I" Street to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. Two through lanes.
  Eastbound: Not applicable.
  Westbound: One shared left and right turn lane. Stop controlled.

- Construct the intersection of Rice Road and "J" Street to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. Two through lanes.
  Eastbound: Not applicable.
  Westbound: One shared left and right turn lane. Stop controlled.

- Construct the intersection of Rice Road and Old Newport Road to include the following geometrics:
  Northbound: Not applicable.
  Southbound: Two left turn lane. One right turn lane.
  Eastbound: One shared left turn and through lane.
  Westbound: One through lane. One right turn lane.

Phase 3 Roadway Improvements

- Construct full width improvements on all internal roadways within Phase 3.
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to the Project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to the Project boundary line.
- Construct partial width improvements on the northerly side of Old Newport Road at its ultimate cross-section as a major highway adjacent to the Project boundary line.
- Construct partial width improvements on the easterly westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to the Project boundary line.

Phase 3 Intersection Improvements

- Install a traffic signal at the intersection of Rice Road and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. One shared through and right turn lane.
  Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.
  Westbound: One left turn lane. Three through lanes. One right turn lane.
- Install a traffic signal at the intersection of Seta Street and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. One right turn lane.
  Southbound: Not applicable.
  Eastbound: Three through lanes. One right turn lane.
  Westbound: One left turn lane. Three through lanes.
- Construct the intersection of Winchester Road (SR-79) and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. Two through lanes. One right turn lane.
  Southbound: One left turn lane. Two through lanes. One right turn lane.
  Eastbound: Two left turn lanes. Three through lanes. One right turn lane.
  Westbound: Two left turn lanes. Three through lanes. One right turn lane.
- Construct the intersection of Rice Road and “A” Street to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. Two through lanes.
  Eastbound: Not applicable.
  Westbound: One shared left and right turn lane. Stop controlled.
- Construct the intersection of Rice Road and “S” Street to include the following geometrics:
  Northbound: One left turn lane. Two through lanes.

Southbound: One through lane. One shared through and right turn lane.
Eastbound: One shared left and right turn lane. Stop controlled.
Westbound: Not applicable.

- Construct the intersection of Rice Road and Old Newport Road to include the following geometrics:
  Northbound: Not applicable.
  Southbound: Two left turn lane. One right turn lane.
  Eastbound: One shared left turn and through lane.
  Westbound: One through lane. One right turn lane.

Phase 4 Roadway Improvements

- Construct full width improvements on all internal roadways within Phase 4.
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to the Project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to the Project boundary line.

Phase 4 Intersection Improvements

- Install a traffic signal at the intersection of Rice Road and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. One shared through and right turn lane.
  Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.
  Westbound: One left turn lane. Three through lanes. One right turn lane.
- Install a traffic signal at the intersection of Seta Street and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. One right turn lane.
  Southbound: Not applicable.
  Eastbound: Three through lanes. One right turn lane.
  Westbound: One left turn lane. Three through lanes.
- Construct the intersection of Winchester Road (SR-79) and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. Two through lanes. One right turn lane.
  Southbound: One left turn lane. Two through lanes. One right turn lane.
  Eastbound: Two left turn lanes. Three through lanes. One right turn lane.
  Westbound: Two left turn lanes. Three through lanes. One right turn lane.

- Construct the intersection of Rice Road and "A" Street to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. Two through lanes.
  Eastbound: Not applicable.
  Westbound: One shared left and right turn lane. Stop controlled.

Phase 5 Roadway Improvements

- Construct full width improvements on all internal roadways within Phase 5.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as a major highway adjacent to the Project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to the Project boundary line

Phase 5 Intersection Improvements

- Install a traffic signal at the intersection of Rice Road and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. One shared through and right turn lane.
  Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.
  Westbound: One left turn lane. Three through lanes. One right turn lane.
- Install a traffic signal at the intersection of Seta Road and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. One right turn lane.
  Southbound: Not applicable.
  Eastbound: Three through lanes. One right turn lane.
  Westbound: One left turn lane. Three through lanes.
- Construct the intersection of Winchester Road (SR-79) and Domenigoni Parkway to include the following geometrics:
  Northbound: One left turn lane. Two through lanes. One right turn lane.
  Southbound: One left turn lane. Two through lanes. One right turn lane.
  Eastbound: Two left turn lanes. Three through lanes. One right turn lane.
  Westbound: Two left turn lanes. Three through lanes. One right turn lane.
- Construct the intersection of Rice Road and Seta Street to include the following geometrics:
  Northbound: One through lane. One shared through and right turn lane.
  Southbound: One left turn lane. Two through lanes.
  Eastbound: Not applicable.
  Westbound: One shared left and right turn lane. Stop controlled.

Safety and Operational Improvements

- Sight distance at the project entrance roadway will be reviewed with respect to standard Couth of Riverside sight distance standards at the time of preparation of final grading, landscape, site development, and street improvement plans.
- Participate in the phased construction of off-site traffic signals through payment of project's fair share of traffic signal mitigation fees.
- Signing/striping should be implemented in conjunction with detailed construction plans for the project site.

Finding: The Project's potential impacts are less than significant with implementation of Mitigation Measure **MM Trans 1.** The Traffic Impact Analysis prepared for the project was prepared in accordance with the County's current methodology and standards. Mitigation Measure **MM Trans 1** simply outlines the improvements necessary to meet current County standards and is based on current methodology for analysis. EIR376 was based on a 1994 traffic study that outlined the improvements necessary to meet the County's standards and requirements at that time. Thus, **MM Trans 1** merely updates and modifies the improvements outlined in EIR376 Mitigation Measures D.1-1 through D.1-19 to meet the current County standards and requirements. As EIR376 found potential impacts to intersections and roadways segments were less than significant with implementation of Mitigation Measures and the impacts from SP288A2 can be kept at less than significant levels with implementation of Mitigation Measures no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376.

c) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: EIR376 does not identify Mitigation Measures relating to a change in air traffic patterns.

Discussion of the proposed Project: As discussed in responses 23.b-d) the Project site is not located within 2 miles of any airport. Further, implementation of the proposed Project does not include any component that could result in a change in air traffic patterns. The proposed Project is not anticipated to result in any hazards to air travel and does not include water or other features that would attract large concentrations of birds or otherwise effect air traffic.

Finding: The Impacts resulting from implementation of the Project are less than significant as the Project is not located near within an airport land use plan and would not 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. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376 Addendum No. 1.

d) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: EIR376 does not identify Mitigation Measures relating to an alteration in waterborne, rail, or air traffic.

Discussion of the proposed Project: There are no navigable bodies of water or waterways that support waterborne traffic in proximity to the Project site and there are no rail facilities in the vicinity of the Project site. Further, there are no Project components that would result in an alteration of waterborne, rail, or air traffic.

Finding: Impacts resulting from implementation of the Project are less than significant. No new or substantially increased significant environmental impacts would result from Project implementation.

e–i) *EIR376 Conclusion:* Not analyzed..

EIR376 Mitigation Measures: EIR376 does not identify Mitigation Measures relating to increased hazard due to design feature, the need for new or altered maintenance of roads, circulation delay during construction, inadequate emergency access, or conflicts with adopted policies, plans or programs regarding public transit.

Discussion of the proposed Project: All road improvements designed and constructed as a part of the Project will conform to County adopted standards; thus, there will be no impacts with regard to increased hazards due to design features. With regard to road maintenance, refer to response 49.f). With regard to construction-related road closures and emergency access, refer to response 22.c). With regard to public transit, the proposed Project will not conflict with adopted policies, plans, or programs. The general Project area is served Riverside Transit Agency (RTA) Route 74 (San Jacinto to Hemet to Sun City to Perris) and Route 79 (Hemet to Winchester to Temecula). The nearest bus stop is located on Simpson Road, east of Winchester Road. (WEBB(e), p. 3-10.)

Finding: Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increase significant environmental impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1.

44. Bike Trails Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered bike trails, the construction of which would cause significant environmental impacts?	☐	☐	☒	☐

Sources: GP; EIR376; Project Description

Findings of Fact:

EIR376 Conclusion: Not analyzed.

EIR376 *Mitigation Measures*: EIR376 does not identify Mitigation Measures relating to bike trails.

Discussion of the proposed Project: SP288A2 includes a non-vehicular network of local pedestrian sidewalks, regional trails, and bike trails that link the residents of individual neighborhoods to the commercial uses and parks, and provides a continuous path for bicycling within the community. As an

implementing project under SP288A2, the proposed Project includes a Class II Bike Trail on both sides of Seta Road. Because this bike trail is within the project footprint evaluated in EIR376 and EIR376 Addendum No. 1, impacts will the same as previously evaluated.

Finding: Impacts resulting from implementation of the Project are less than significant as the Project will construct bike trails along both sides of Seta Road. Therefore, no new or substantially increased significant environmental impacts would result from the Project.

TRIBAL CULTURAL RESOURCES

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
45. Tribal Cultural Resources				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k), or	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Sources: AEI; AEI Phase II; EIR376; SP288A2

Findings of Fact:

a-b) *EIR376 Conclusion:* Assembly Bill (AB) 52, which added the requirement to address tribal cultural resources (TCRs) in CEQA documents, became effective on July 1, 2015. Thus, TCRs were not analyzed in EIR376 due to a lack of regulatory requirements and associated questions on the Environmental Assessment form. However, the information necessary to evaluate impacts to TCRs was available in EIR376.

EIR376 Mitigation Measures:

EIR376 Mitigation Measures C.15-1, C.15-2, and C.15-3, listed in response 9.a-b) above.

Discussion of proposed Project:

AB 52 applies to any project for which a Notice of Preparation, Negative Declaration, or Mitigated Negative Declaration is filed on or after July 1, 2015; thus, it is not applicable to the proposed Project since no such document posting would occur with an Addendum. Nonetheless, pursuant to the provisions of AB 52, the County Planning Department sent notification to the tribes that requested such notification on June 15, 2016. Of the tribes notified, the Pechanga Tribe of Lusieño Indians (Pechanga) and the Soboba Band of Lusieño (Soboba) requested consultation.

On September 21, 2016, representatives of the County Planning Department, Pechanga, and the applicant met to discuss the proposed project. Subsequent to that meeting, the County Planning Department provided additional information requested by the Pechanga and has sent several follow-up emails to ascertain if Pechanga has any concerns regarding the Project. As of October 11, 2017 the County Planning Department has not received any further communication of information from Pechanga regarding the proposed Project.

Soboba Band requested to consult on this project in a letter dated July 18, 2017. In a meeting on August 28, 2016 Soboba recommended avoidance of all cultural resources. Project exhibits were sent to Soboba on September 13, 2016 and a request for further comment was sent to Soboba on the same day. The final conditions of approval were sent to Soboba via email on October 11, 2017 and consultation was concluded on the same day. No Tribal Cultural Resources were identified by Soboba.

Therefore, based on the information gathered by the County Planning Department and the information provided by Pechanga and Soboba as of October 11, 2017, the County Planning Department has concluded that there is no potential significant impact to TCRs as defined in Section 21073 of the Public Resources Code because there are not Tribal Cultural Resources present.

Findings: No New Impact. The Project's potential impacts are no worse than those resulting from EIR376. There are no new impacts with regard to TCRs.

UTILITY AND SERVICE SYSTEMS

UTILITY AND SERVICE SYSTEMS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
46. 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?	☐	☐	☐	☒

Sources: EIR376; WSA; SP288A2

Findings of Fact:

a-b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Implementation of SP288 will result in the development of a new residential community with two community parks and a commercial center. Due to the urban-level density of the proposed project and the poor groundwater quality, water service from the Eastern Municipal Water District (EMWD) will be required. Daily water consumption for the SP288's development was estimated using factors provided by EMWD. Assuming complete build-out of SP288, approximately 210,810 gallons will be consumed daily. The development of additional sources of water will not be necessary to serve the project. EMWD will be able to continue purchase of supplies from Metropolitan to meet customer needs.

To provide water service to SP288, EMWD must extend water transmission lines, and an on-site distribution system must be constructed. According to the EMWD Master Plan, the SP288 project site lies predominately in the 1,627 high water level (HWL) pressure zone. Portions of the mountainous area in the southern portion of the SP288 project site, which are not planned for development in SP288, are within the 1,752 HWL pressure area. The 1,627 zone will service all lots at a pad elevation of 1,576 feet or lower. The grading elevations proposed in SP288 will not exceed 1,576 feet and thus all development per SP288 can be served by the 1,627 zone.

Development per SP288 will initially obtain water from a one-million-gallon reservoir located southwest of the project site. Eventually, the majority of water storage will occur at a proposed reservoir farm located approximately three miles north, in the Double Butte area. The EMWD Master Plan identifies two phases for construction of the water reservoirs, with capacity enhancements of 36 million gallons in each phase. Construction of these facilities will be dependent upon the overall area demand.

The initial development under the SP288 will receive water service from the existing main lines in Simpson Road until the development reaches a level warranting expansion of the storage and distribution system. The proposed on-site water distribution system includes a looped system of 12-inch pipelines. Most in-tract systems will utilize eight-inch pipelines forming looped systems to ensure service integrity. All facilities will be located in the street right-of-ways wherever possible. The on-site system will be integrated with the EMWD Master Plan to form a reliable supply network for the Winchester area. (EIR376, pp. V-95–V-98.)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure D.2-1 – All development shall comply with the State of California Title 20 and Title 24 water conservation requirements and County water conservation and reclamation regulations. Water conservation requirements will include the use of ultra-low flush toilets, reducing valves for showers and faucets, and insulated hot water lines. (EIR376, p. V-99.)

Mitigation Measure D.2-2 – Pursuant to County Ordinance No. 348, irrigation systems provided for parking lot landscaping will consist of systems that minimize runoff and evaporation and maximize water availability to plant roots shall be installed. For mitigation monitoring purposes, landscaping plans for the project shall identify the irrigation system, and

shall be submitted for County review prior to issuance of individual project building permits. (EIR376, p. V-99.)

Measures Required by the Specific Plan

Mitigation Measure D.2-4 – All lines shall be designed per EMWD standards. (EIR376, p. V-99.)

Mitigation Measure D.2-5 – The location of facilities shall conform with the County of Riverside and EMWD standards. (EIR376, p. V-99.)

Mitigation Measure D.2-6 – Water and wastewater facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department and EMWD. (EIR376, p. V-100.)

Mitigation Measure D.2-7 – The design of regional facilities shall conform to the current EMWD Master Plan of Facilities. (EIR376, p. V-100.)

Mitigation Measure D.2-8 – All water and sewer lines shall be place underground and inspected per the policies of the EMWD. (EIR376, p. V-100.)

Mitigation Measure D.2-9 – Any design of off-site facilities shall be coordinated with the affected property owners. (EIR376, p. V-100.)

Mitigation Measure D.2-10 – The design of all water facilities shall provide fire protection to the satisfaction of the Fire Department of the County of Riverside. (EIR376, p. V-100.)

Additional Measures

Mitigation Measure D.2-11 – The EMWD and the County of Riverside shall approve subsequent tentative tract maps, conditional use permits, and plot plans on the basis of adequate water supplies and transmission systems, among other environmental and infrastructure considerations. (EIR376, p. V-100.)

Mitigation Measure D.2-12 – A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps. (EIR376, p. V-100.)

Mitigation Measure D.2-13 – Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped area. Mulch will improve the water storage capacity of the soil by reducing the evaporation and compaction. (EIR376, p. V-100.)

Mitigation Measure D.2-14 – Final designs of the water and wastewater transportation systems will be reviewed and approved by EMWD prior to approval of the first tentative tract map or other discretionary permit issued by the County. (EIR376, p. V-100.)

Discussion of the proposed Project: TR37119 is located within EMWD's 1719 pressure zone (PZ). At full build-out, the portion of SP288A2 located south of Domenigoni Parkway is projected to have an average daily demand (ADD) of 307,440 gallons/day. Existing facilities in the 1917 PZ include the Simpson Road Booster Station and an 18-inch diameter water pipeline in Domenigoni Parkway

between Rice Road and La Ventana Road. This pipeline is not currently connected to a water source. No water pipelines exist from the Simpson Booster Station to the Project site.

In addition to the off-site water facilities, an 18-inch diameter pipeline is proposed along Rice Road and Seta Street; a 12-inch diameter pipelines is proposed in Rice Road from south of Seta Road toe Newport Road; and 8-inch diameter pipelines are proposed in each local street. A secondary water source will be provided to the Project site via an above ground connection proposed in the northwest corner of PA 9 (the commercial site, shown as a remainder parcel in TR37719) to connect the 1627 PZ and 1719 PZ.

The ADD previously approved by the EMWD in the Water Supply Assessment, dated February, 2007, prepared for The Crossroads in Winchester Specific Plan Amendment No. 1 is 633,519 gallons. The total ADD proposed by SP288A2 is 536,150 gallons. Because TR37719 is an implementing project under SP288A2 and has an ADD of 307,440, EMWD has sufficient supplies to serve the proposed Project. Thus, development of additional sources of water is not considered necessary.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures D.2-1 through D.2-2 and D.2-4 through D.2-14 and in EIR376 Addendum No. 1. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376 and in EIR376 Addendum No. 1.

UTILITY AND SERVICE SYSTEMS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
47. Sewer	☐	☐	☐	☒
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Sources: EIR376; Project Description; SP288A2;

Findings of Fact:

a-b) *EIR376 Conclusion:* The project will require municipal wastewater collection and treatment services. Daily wastewater generation for SP288 was estimated using factors provided by EMWD. Assuming complete buildout of the Specific Plan, approximately 116,200 gallons of wastewater will be generated daily.

The majority of wastewater generated by the project will be pumped to and will be treated at the Perris Valley Regional Water Reclamation Facility, located 2.5 miles northwest of the SP288 site. A series of planned trunk lines will enable EMWD to divert flows to the newly expanded Perris Valley and Sun City facilities. New collection lines must be extended to the project site, and the capacity of some existing lines must be expanded to accommodate increased flows.

Implementation of the proposed project will also accelerate the need to expand the capacity of the treatment plants. Implementation of water conservation measures and the creation of reclaimed water uses will help to reduce wastewater generation and impacts to sewage transmission and treatment facilities. (EIR376, pp. V-98 to V-99.)

New sewer lines must be extended to the project site, and existing lines may require expansion to accommodate increased flows. Impacts to sewer service will be significant unless Mitigation Measures are implemented. (EIR376, p. V-99.)

EIR376 Mitigation Measures:

Standard Regulatory Requirements

Mitigation Measure D.2-3 – The developer(s) shall pay all fees required by EMWD for regional sewage treatment services and facilities. (EIR376, p. V-99.)

Additional Measures

Mitigation Measure D.2-15 – All sewage lines, pump stations and other required transmission facilities will be installed by the developer as directed by EMWD. (EIR376, p. V-100.)

Discussion of the proposed Project: The wastewater generated by development of the Project will be treated at one of EMWD's Regional Water Reclamation Facilities. A series of trunk lines enable EMWD to divert flows to either Perris Valley RWRF or the Sun City RWRF. At full build-out, the portion of SP288A2 located south of Domenigoni Parkway is projected to generate an average daily wastewater flow of 163,040 gallons per day.

EMWD owns and operates an existing 15-inch diameter gravity sewer pipeline located in the south side channel bank of Salt Creek Channel near Adams Street. This pipeline increases in size to an 18-inch diameter and 24-inch diameter as it travels downstream and connects to the Winchester Sewage Lift Station at the intersection of Olive Road and La Ventana Road. This pipeline was constructed to serve a sewer benefit area approved by the EMWD Board of Directors in April 2014. The Crossroads Specific Plan Amendment 2 project (SP288A2) is a part of this of this sewer benefit area; as such, the pipeline has capacity for SP288A2. Thus, this pipeline was designed with sufficient capacity to accommodate wastewater generated within TR37719.

From the existing 15-inch diameter pipeline near Adams Street and the Salt Creek Channel, a 15-inch diameter offsite pipeline is proposed along Adams Street and Western Hills Drive to Rice Road. This offsite pipeline traverses through Tract 31632(S). From Rice Road, the Crossroads project proposes 15-inch, 12-inch, 10-inch, and 8-inch diameter pipelines along Western Hills Drive, Seta Street and Rice Road as it travels upstream. Pipelines ranging in size from 8-inch diameter to 18-inch diameter will be constructed within the public and private roads created by TR37119.

EMWD has indicated they have sufficient wastewater collection and treatment capacity to accommodate TR37119; therefore, the Project will not create a significant amount of wastewater such that EMWD could not accommodate the additional discharge.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures D.2-3 and D.2-15 and EIR376 Addendum No. 1. Impacts resulting from implementation of the Project are less than significant as the wastewater generated from the Project would not be substantial and there is sufficient capacity to accommodate the Project. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1.

UTILITY AND SERVICE SYSTEMS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
48. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the County Integrated Waste Management Plan)?	☐	☐	☐	☒

Sources: CalRecycle; EIR376; EIR 521; Ord. 460; Ord. 461; Waste Resources; Project Description

Findings of Fact:

a-b) *EIR376 Conclusion*: Less than Significant Impact with Mitigation Incorporated. The Winchester area is currently under the jurisdiction of the Riverside County Waste Resources Management District. Two County land-fills accept waste from Winchester: Lamb Canyon and Mead Valley landfills. (EIR376, p. V-120.)

Implementation of the proposed Specific Plan will result in the development of up to 802 single-family homes, a commercial center, and two neighborhood parks. All of these uses will generate substantial amounts of solid waste that must be collected, transported, and deposited in landfills. A portion of the waste from the project will be diverted to recycling and reuse facilities. A private waste hauler will be contracted by the developer to collect the solid waste. After collection, the hauler will transport the waste to a transfer station where materials will be sorted for recyclables and then consolidated for deposit at a landfill.

Table 12 – SP288 Projected Annual Solid Waste Generation

Land Use	Total Units	Factor (tons/year/ unit)	Tons Per Year
Residential	802 dus	2.0	1,604
Commercial	105 ksf	7.3	766.5
Parks	7.5 ac	0.5	3.8
Total			2,374.3

ac = acre; dus = dwelling units; ksf = thousand square feet; lbs =pounds
Source of Generation Factors: City of San Diego Solid Waste Management Department, 1994 and modified by CBA
The source for the parks factor is the City of Los Angeles, 1981.

The capacity of regional landfills is limited, and the development of new landfills will take time due to economic, environmental and political considerations. The solid waste generated by the proposed project will significantly impact landfill capacity, but maximizing recycling and diversion efforts will reduce the impact to less than significant. (EIR376, p. V-122.)

EIR376 Mitigation Measures:[19]

Mitigation Measure D.8-1 – The certified waste hauler contracted by the developer(s) will implement a curbside recycling program within the proposed project. The contract shall also include provisions for separating lawn trimmings and other green waste for recycling. Once a homeowner's association is established the responsibility for the waste hauler contract (with curbside recycling and green waste requirements) will be transferred from the developer to the association. (EIR376, p. V-123.)

Mitigation Measure D.8-3 – Prior to recordation of the first subdivision map on the property, a comprehensive waste recycling program for the project shall be submitted and approved by Riverside County Waste Resources Management District. (EIR376, p. V-123.)

Discussion of the proposed Project: Project construction is anticipated to generate approximately 984 tons of solid waste.[20] Assuming construction takes 750 days, the Project would generate approximately 1.3 tons of construction waste per day.[21] Project operation is anticipated to generate approximately 0.42 tons (838 pounds) of solid waste per day.[22] The waste hauler serving the area in which the Project

[19] EIR376 Mitigation Measure D.8-2 states: *All commercial use shall be required to use trash compactors for non- recyclable wastes. Enclosures for the collection of recyclable materials shall be provided at the commercial center.* (EIR376, p. V-123.) Because TR37719 does not include any lots for commercial development, this mitigation measure is not applicable to the proposed Project.

[20] Calculated as follows: 4.39 pounds of construction waste per residential SF x 1,200 SF/residential unit x 373 single family residential units in TR37119 ÷ 2,000 pounds/ton = 984 tons of construction waste. Source for construction waste generation factor: United Stated Environmental Protection Agency, *Estimating 2003 Building-Related Construction and demolition Materials Amounts. (*Available at https://www.epa.gov/sites/production/files/2017-09/documents/estimating2003buildingrelatedcanddmaterialsamounts.pdf, accessed September 27, 2017.) Source for assumed size of dwelling units: Albert A. Webb Associates, *Environmental Impact No. 376, Addendum No. 1 for The Crossroads in Winchester Specific Plan No. 288 Amendment No. 2*, October 2013. (Available at the Riverside County Planning Department.)

[21] Assuming 5 days of construction for 150 weeks = 750 days. 984 tons of construction waste ÷ 750 days = 1.3 tons/day.

[22] Calculated as follows: 0.41 tons per residential unit per year x 373 single family residential units in TR37119 ÷ 365 days per year = 0.42 tons of solid waste. Source for operational waste generation factor: County of Riverside, *Environmental Impact Report No.* 521, Public Facilities Section 4.17, February 2015. *(*Available at

site is located is CR&R. Construction debris, as well as the daily solid waste generations generated by the Project, would be served by the Robert A. Nelson Transfer Station and the Lamb Canyon Landfill. The Lamb Canyon Landfill is located approximately 16 miles south of the Project site. As of January 2015, this landfill had a maximum permitted capacity of approximately 38.9 million cubic yards (CY) and a remaining capacity of approximately 19.2 CY. The maximum throughput at Lamb Canyon is 5,500 tons/day. (CalRecycle.) Assuming none of the Project's daily construction (1.3 tons/day) or operational solid waste (0.42 tons/day) are recycled, the Project would represent approximately 0.03% of the landfills maximum permitted daily intake. The Lamb Canyon Landfill has sufficient capacity to accommodate the Project's construction and operation related solid waste. Thus, the Project is served by a transfer station and a landfill with sufficient capacity to accommodate the Project's solid waste.

Finding: The Project's potential impacts are no greater than those analyzed in EIR376 with Mitigation Measures D.8-1 and D.8-3. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1.

UTILITY AND SERVICE SYSTEMS Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
49. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Stormwater drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☒	☐

Sources: EIR376; EIR376 Addendum No. 1; Project Description

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Because the site is primarily used for dryland farming, electrical demand is nominal. Southern California Edison Company (SCE) currently provides electricity in the vicinity of the project site. SCE currently has local facilities along Leon Road, Briggs Road, Olive Avenue, and Simpson Road near the project area. (EIR376, p. V-115.)

http://planning.rctlma.org/Portals/0/genplan/general_plan_2015/DEIR%20521/04-17_PublicFacilities.pdf, accessed September 27, 2017.) Table 4.17-O.

With the increase in urban development proposed by the project, electrical consumption will increase. The SP288- related electrical consumption is estimated to be approximately 10,088 megawatt hours (mWh) per year at SP288 buildout. This projected level of demand represents a significant increase over existing conditions.

However, SCE does not anticipate any problem providing an adequate level of service to the project area, although existing lines will have to be upgraded and extended to serve the proposed project. SCE does not currently have any plans for expansion of existing facilities in the area. In order to serve the proposed project, new underground facilities will have to be installed by the project applicant per SCE's directives and rules on file with the California Public Utilities Commission. SCE will upgrade their existing facilities to meet the needs of SP288.

Based on the above analysis, project impacts on electrical demand are considered significant, but can be substantially reduced with appropriate Mitigation Measures identified below.

EIR376 Mitigation Measures:

Mitigation Measure D.7-ELC-1 – The developer will provide the electric power improvements required by SCE. (EIR376, p. 114.)

Mitigation Measure D.7-ELC-2 – All buildings will be constructed in compliance with the insulation standards established by the California Uniform Building Code (UBC). (EIR376, p. 114.)

Mitigation Measure D.7-ELC-3 – All electrical facilities will be built in accordance with the Southern California Edison Company's polices and extension rules on file with the California Public Utilities Commission (CPUC). (EIR376, p. 114.)

Mitigation Measure D.7-ELC-4 – The project applicant will provide SCE with development plans and schedules for construction as they become available so that SCE may begin long-range planning of facilities. (EIR376, p. 114.)

Mitigation Measure D.7-ELC-5 – All electrical service lines will be located underground. (EIR376, p. 114.)

Discussion of the proposed Project: Electricity service will be provided to the Project site by SCE. The proposed Project will occupy the same geographic area as discussed/analyzed in EIR376 and EIR376 Addendum No. 1. Additionally, the Project applicant will comply with Mitigation Measures D.7-ELC-1 through D.7-ELC-5, identified above.

Finding: Due to the stricter energy savings standards of Title 24 California Code of Regulations, implementation of the proposed Project will not result in impacts to electrical services above those discussed/analyzed in EIR376 with Mitigation Measures D.7-ELC-1 to D.7-ELC-5 and EIR376 Addendum No. 1. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1.

b) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Because the site is primarily used for dryland farming, existing gas consumption is nominal. The Southern California Gas

Company (SCG) currently provides natural gas in the vicinity of the project site. Gas service to the project site could be provided by an existing six-inch transmission main located at Winchester Road and Olive Avenue. (EIR376, p. V-116.)

SP288A2 at buildout will demand an average of 68 million cubic feet of gas per year, representing a significant increase over existing conditions. However, SCG has indicated that gas service to the project could be provided from various locations throughout the project area without causing any significant impact to the environment. (EIR376, p. V-117.)

EIR376 Mitigation Measures:

Mitigation Measure D.7-GAS-1 – The developer will finance the installation of gas lines per the requirements of the Southern California Gas Company. (EIR376, p. V-117.)

Mitigation Measure D.7-GAS-2 – All gas services and facilities will be built in accordance with the Southern California Gas Company's policies and extension rules on file with the• California Public Utilities Commission (CPUC). (EIR376, p. V-117.)

Mitigation Measure D.7-GAS-3-An engineering study will be required to ensure that existing facilities are adequate to accommodate the new development. Detailed information including tract maps and plot plans must be submitted for review by SCG. (EIR376, p. V-117.)

Discussion of the proposed Project: Natural gas service will be provided to the Project site by SCG. The proposed Project will occupy the same area as discussed/analyzed in EIR376 and EIR376 Addendum No. 1. Additionally, the Project applicant will comply with Mitigation Measures D.7-GAS-1 through D.7-GAS-3, identified above.

Finding: Due to the stricter energy savings standards of Title 24 California Code of Regulations, implementation of the proposed Project will not result in impacts to natural gas services above those discussed/analyzed in EIR376 with Mitigation Measures D.7-GAS-1 to D.7-GAS-3 and EIR Addendum No. 1. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376 and EIR Addendum No. 1.

c) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. The General Telephone Company (GTE) currently provides telephone service in the vicinity of the project site. Buried distribution cable is located at the intersections of Leon and Simpson Road, Leon and Holland Road, as well as Briggs Road and Grand Avenue. (EIR376, p. V-117.)

GTE will provide telephone service to the project site in accordance with current directives and rules filed with the California Public Utilities Commission. No additional facilities are currently planned by GTE. Project implementation would require the extension of existing facilities to serve the proposed project. However, the required facilities can readily be installed, at the cost of the developer, to meet project needs. Mitigation Measures can reduce potential impacts to a less than significant level. (EIR376, p. V-118.)

EIR376 Mitigation Measures:

Mitigation Measure D.7-TEL-1 – All appropriate rules and directives will be followed in order to finance any required additions, changes, and/or removals of existing facilities. (EIR376, p. V-116.).

Mitigation Measure D.7-TEL-2 – The project applicant will provide GTE with a development phasing schedule so that required upgrades may be scheduled in advance of development. (EIR376, p. V-116.)

Discussion of the proposed Project: GTE no longer provides telephone services to the Project site. The current telephone provider to the Project site is Verizon; however, communication services may be provided by other service providers... Extensions will have to be made to proposed Project structures. The provision of communication services are market driven with a variety of options including satellite, fiber optic, cable, etc. so sufficient capacity is not considered a significant impact due to the various sources available to the proposed Project. Nonetheless, to accommodate a different telephone service providers, Mitigation Measure D.7-TEL-2 will be clarified as follows:

D.7-TEL-2 – The project applicant will provide ~~GTE~~ Verizon, or the telephone service provider that replaces Verizon, with a development phasing schedule so that required upgrades may be scheduled in advance of development.

Finding: The change in service providers does not constitute a substantial change in the Project from what was evaluated in EIR376; thus, the Project's potential impacts with regard to telephone services are no different than those analyzed in EIR376 with Mitigation Measures D.7-TEL-1 and D.7-TEL-2 as clarified above. With incorporation of Mitigation Measures D.7-TEL-1 and D.7-TEL-2 as clarified, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376.

d) *EIR376 Conclusion:* See response 25a&d) above. Impacts were fully analyzed in EIR376 and EIR376 Addendum No. 1 and no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

e) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 *Mitigation Measures*: N/A

Discussion of the proposed Project: The proposed Project is not expected to result in the relocation of existing street lights as the Project site and surrounding area are undeveloped and street lighting does not exist on or in the vicinity of the Project site. The Project will install and design street lighting in accordance with Riverside County Ordinance Nos. 460 and Ord. 461, and the design standards of SP288A2. Refer to response 2.a) for a discussion of the proposed Project with regard to nighttime use of Mt. Palomar Observatory. Refer to response 3.a-b) for a discussion of the proposed Project with regard to light, glare, and exposure of residential property to unacceptable light levels.

Finding: Through compliance with existing County regulations, impacts with regard to streetlights resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.

f) *EIR376 Conclusion:* Less than Significant Impact. At time of full buildout, SP288 will contain an estimated 17.6 lane-miles of public streets to be maintained by the County. The County pays for road maintenance with State gas tax funds, highway user fees, and Measure A revenues. The fiscal report prepared for SP288 concluded that, during the 20-year projection period, the project will generate a total net surplus of $289,000 to the Transportation Fund. (EIR376, p. V-146.1.)

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: TR37719 is an implementing project under SP288A2 and as such will construct public streets that will be maintained by the County. Future occupants of the Project site will pay gas tax and Measure A sales taxes; therefore, the revenues anticipated in SP288 that were anticipated to be used for road maintenance will be achieved. As previously discussed in responses 43.a) and 43.f), the Project will not conflict with the circulation system as planned and will not result in the need for new or significantly altered roadway maintenance beyond what was evaluated in EIR376 and EIR376 Addendum No. 1.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 and EIR376 Addendum No. 1. Because future Project occupants will pay gas tax and Measure A sales taxes, which will be used to road maintenance, impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant environmental impacts would result from the Project beyond those discussed in EIR376.

g) *EIR376 Conclusion:* Not analyzed in EIR376.

EIR376 Mitigation Measures: N/A

Discussion of the proposed Project: No other governmental services, beyond those evaluated in EIR Addendum No. 1 and this Addendum are expected to be required for the Project. Therefore, no impacts are anticipated.

Finding: Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increase significant impacts would result from the Project.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
50. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	☐	☐	☐	☒

Sources: EIR376; Project Description

Findings of Fact:

a) *EIR376 Conclusion:* Less than Significant Impact with Mitigation Incorporated. Since the General Plan requires development to conform to the State Title 24 standards established to reduce energy consumption through the use of energy conservation techniques in construction, and since both electricity and natural gas can be supplied to the site, impacts from SP288 will be less than significant (EIR376, pp. V-76 – V-78).

EIR376 Mitigation Measures: Mitigation Measures C.13-1 through C.13-4 were identified to reduce the level of impacts to less than significant. (EIR376, pp. V-77–V-78.)

Mitigation Measure C.13-1 – To reduce electric power demand and consumption, building standards outlined in Title 24 of the California Administrative Code will be implemented in all new residential, commercial, and recreational development. (EIR376, p. V-77.)

Mitigation Measure C.13-2 – All development shall incorporate energy-saving devices where feasible. These devices may include the following: (EIR376, p. V-78.)

- The use of individual meters versus multiple meters;
- The installation of lighting switches and multi-switch provisions for control by occupants and building personnel; and
- The use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property.

Mitigation Measure C.13-3 – Specific measures shall be implemented to reduce natural gas consumption including: (EIR376, p. V-78.)

- Use of an automatic flue gas damper when using a gas heating system;
- Use of electrically-lighted pilot lights for all gas systems; and
- Insulation of all gas-heated hot water tanks.

Mitigation Measure C.13-4 – The project applicant will consult with the Southern California Gas Company during the design phase to ensure that the architectural design maximizes energy efficiency through passive heating and cooling, with the use of building orientation, insulations, construction materials, window glazing and roof over-hangs. (EIR376, p. V-78.)

Discussion of the proposed Project: No solar or other alternative energy sources are proposed for the proposed Project. However, in order to save energy for the Project, the proposed Project will meet all requirements of Title 24 California Code of Regulations for energy savings. By following Title 24 standard energy reducing measures will be followed. The County does not have any adopted energy conservation plans which would be adversely affected by the proposed Project. Therefore, because there are no energy conservation plans in place, and since the project will further its energy conservation by complying with Title 24, impacts are considered less than significant. Further the 2016 Title 24 standards are more conservative than the code in place at the time of adoption of SP288 and SP288A2.

Finding: The Project's potential impacts are no different than those analyzed in EIR376 with Mitigation Measures C.13-1 through C.13-4 and EIR376 Addendum No. 1. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1.

OTHER

51. Other Would the project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
	☐	☐	☒	☐

Sources: GP; EIR376; Project Description

EIR376 Conclusion: Not analyzed.

EIR376 *Mitigation Measures*: EIR376 does not identify Mitigation Measures relating to other impacts.

Discussion of the proposed Project: As discussed throughout this Addendum, the impacts resulting from the proposed Project are similar to those previously analyzed in EIR376 and EIR376 Addendum No. 1. No new or "other" substantially increased significant impacts would result from the Project beyond those discussed in EIR376 and EIR376 Addendum No. 1.

Finding: Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.

MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
52. 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 to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Sources: Above checklist and referenced sources; EIR376

Findings of Fact:

EIR376 Conclusion: Less than significant with mitigation. No potential impacts related to habitat, wildlife and plants were identified that would substantially degrade or reduce the quality of the environment, habitat of a fish or wildlife species, wildlife population, endangered plant or animal species or cause a population to drop below a self-sustaining level. No important examples of California History were identified within the Project area in EIR376.

EIR376 Mitigation Measures: The applicable Mitigation Measures related to biological resources and cultural resources from EIR376 that have been outlined in this Initial Study would remain applicable to the Project.

Discussion of the proposed Project: A biological assessment was conducted by ESI on September 27, 2017 for the Project site (ESI). ESI found no special-status plant species on the Project site. (ESI, p. 18.) There are a number of species that have a low or low-moderate occurrence potential in the site vicinity, but were not observed on site during the 2017 botanical surveys. (ESI, p. 19-20.) A low level of occurrence generally corresponds to "less than significant" under CEQA. (ESI, p. 18.) The loss of a relatively small number of these (potentially present) species would not likely amount to a measurable impact to the species within southern California or their overall range, nor reduce population size below self-sustaining levels on a local or regional basis. Site development would not be expected to eliminate significant amounts of habitat for special-status plant species because of long-standing anthropogenic disturbances (e.g., agriculture, discing) that is prevalent throughout much of the site. (ESI, p. 24.) Therefore, Project impacts on special-status plant species are less than significant.

Six special-status wildlife species were directly observed on the Project site: coastal western whiptail (*Aspidoscelis tigris multiscutatus*), northern harrier (*Circus cyaneus*), loggerhead shrike (*Lanius ludovicianus*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), California horned lark (*Eremophilia alpestris actia*), and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*). (ESI, p. 20-21.). Other potentially occurring special-status species with a moderate

occurrence potential could be present on the Project site. However, these species were deemed by the USFWS to be too widespread and common to warrant listing as threatened or endangered, and as such, have no formal state or federal listing status. Individuals present within zones of direct development impacts would be displaced by construction activities. However, these species can occur with relatively high frequency and abundance, and are relatively widely distributed throughout southern California. Accordingly, the expected low number of individuals displaced within the relatively small areas of suitable habitat present on site would not likely constitute a significant adverse impact to these species on a local or regional basis, nor amount to a measurable impact to the species within southern California or their overall range. (ESI, p. 25.)

As discussed above under response 7.a), the Project is in compliance with the MSHCP which provides mitigation prsuant to CEQA, NEPA, CESA, and FESA. Thus, through compliance with the MSHCP, potential impacts to sensitive species are reduced to less than significant levels.

Special-status habitat, riversidean sage scrub (RSS), is present on -site that supports several special-status species. Impacts to RSS and those species associated with this sensitive habitat type would be mitigated through compliance with the MSHCP. (ESI, p. 24.) Therefore, impacts on special-status habitats are less than significant.

Finding: The proposed Project would not exacerbate or negate impacts identified for biological and cultural resources in EIR376. Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impact would result from the Project.

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
53. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	☐	☐	☐	☒

Sources: Above checklist and referenced sources; EIR376

Findings of Fact:

EIR376 Conclusion: The EIR376 recognized that development of the SP project would result in cumulative adverse impacts to the environment. The proposed Specific Plan would result in significant

cumulative impacts to air quality, agricultural resources, land use, and biological resources. The Riverside County Board of Supervisors adopted a Statement of Overriding Considerations for cumulative impacts related consumption of air quality, agricultural resources, land use, and biological resources impacts on April 22, 1997. (EIR376, p. V-221.)

EIR376 Mitigation Measures: The applicable Mitigation Measures from EIR376 that have been outlined in this Initial Study would remain applicable to the Project.

Discussion of the proposed Project: The impacts resulting from the proposed Project are limited in scope and/or duration, similar to already approved development within SP288, and are able to be mitigated to less than significant levels.

Finding: Implementation of the Project would not decrease or increase the cumulative impacts above those addressed within EIR376. Therefore, no new impacts, changes or new information are identified that would require preparation of a Supplemental EIR.

MANDATORY FINDINGS OF SIGNIFICANCE		Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
53.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Sources: Above checklist and referenced sources

EIR376 Conclusion: Potential impacts regarding potential environmental effects that would substantially affect humans were addressed in EIR376. As stated above, SP288 would result in significant cumulative impacts to air quality, agricultural resources, land use, and biological resources. The Riverside County Board of Supervisors adopted a Statement of Overriding Considerations for cumulative impacts related consumption of air quality, agricultural resources, land use, and biological resources impacts on April 22, 1997. (EIR376, p. V-221) Other potential impacts were less than significant or can be mitigated to less than significant.

EIR376 Mitigation Measures: The applicable Mitigation Measures from EIR376 that have been outlined in this Initial Study would remain applicable to the Project.

Discussion of the proposed Project: With implementation of the Mitigation Measures described herein, the proposed Project does not present the potential for direct or indirect substantial adverse impacts to human beings. The proposed Project would have no impacts beyond those addressed in EIR376, and Mitigation Measures set forth in EIR376 would be implemented as part of the Project.

Finding: Construction and operation of the Project would neither negate nor exacerbate the significance of adverse impacts on humans. The impacts would remain the same regardless of implementation of the Project. Thus, the previously identified significant and unmitigated impacts

would not be made more severe as a result of the Project. Therefore, no new impacts, changes or new information are identified that would require preparation of a Supplemental EIR.

VI. EARLIER ANALYSES

Earlier analysis 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 1503 (c) (3) (D). In this case, a brief discussion should identify the following:

EARLIER ANALYSES USED, IF ANY

Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (SCH No. 20020511430), December 2015.

Riverside County - The Crossroads in Winchester Specific Plan No.288, Amendment No. 2 (SP00288A2) Initial Study, December 2013.

LOCATION WHERE EARLIER ANALYSES, IF USED, ARE AVAILABLE FOR REVIEW

The County of Riverside General Plan Final Program Environmental Impact Report is available for review at the Riverside County Planning Department at 4080 Lemon Street, Riverside, CA and at: http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx

The County of Riverside – The Crossroad in Winchester Specific Plan No. 288, Amendment No. 2 (SP00288A2), containing its Initial Study, is available for review at the Riverside County Planning Department at 4080 Lemon Street, Riverside, CA, and at http://planning.rctlma.org/SpecificPlans/ApprovedSpecificPlansDocuments.aspx

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ESI — Ecological Sciences, Inc., *General Habitat Assessment, MSHCP Consistency Analysis, Focused Burrowing Owl Surveys, Focused Narrow Endemic Plant Surveys, 150-Acre Site, Crossroads at Winchester*, September 27, 2017. (Appendix B)

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WEBB(b)	Albert A. Webb Associates, *Project Specific Water Quality Management Plan (Santa Margarita Region)*, revised July 2017. (Appendix D.2)

WEBB(c)	Albert A. Webb Associates, *Preliminary – Project Specific Water Quality Management Plan (Santa Ana Watershed),* April 2016. (Appendix D.1)
WEBB(d)	Albert A. Webb Associates, *Crossroads South – TR37119, Winchester Area, Riverside County, California, Preliminary Drainage Study*, April 2016 (Appendix D.3).
WEBB(e)	Albert A. Webb Associates, *Traffic Impact Analysis Report, Tentative Tract Map 37119, County of Riverside, CA*, The Crossroads in Winchester Specific Plan No. 288 Amendment No. 2, October 2016 (Appendix G)
WEBB(f)	Albert A. Webb Associates, *Preliminary Acoustical Impact Analysis, The Crossroads in Winchester (SP288A2), Riverside County, CA* prepared, December 2011. (Appendix F)
WSA	Eastern Municipal Water District, *Water Supply Assessment for the Crossroads at Winchester Specific Plan No. 288*, February 21, 2007. (Appendix E)

Organizations and Persons Consulted

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VIII. ACRONYMS, UNITS OF MEASUREMENT, AND CHEMICAL SYMBOLS

Acronyms

AB	Assembly Bill
AQMP	Air Quality Management Plan
BMP	Best Management Practices
C-R	Commercial-Retail
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CHSC	California Health and Safety Code
CNEL	Community Noise Equivalent Level
GP	County of Riverside General Plan
GP FPEIR	County of Riverside General Plan Environmental Impact Report
CZ	Change of Zone

Acronyms

CSA	County Service Area
DU	Dwelling Unit
EA	Environmental Assessment
EIR	Environmental Impact Report
ESA	Endangered Species Act
DIF	Development Impact Fees
DTSC	Department of Toxic Substance Control
FEMA	Federal Emergency Management Agency
GPA	General Plan Amendment
GHG	Greenhouse Gases
HCP	Habitat Conservation Plan
HDR	High Density Residential
HVWAP	Harvest Valley Winchester Area Plan
IS	Initial Study
LOS	Level of service
MBTA	Migratory Bird Treaty Act
MRZ	Mineral Resource Zone
MSHCP	Multiple Species Habitat Conservation Plan
n/a	Not applicable
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
NPDES	National Pollutant Discharge Elimination System
PA	Planning Area
RWQCB	Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SP	Specific Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
UBC	Uniform Building Code
USFWS	United States Fish and Wildlife Service

Acronyms

USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VMT	Vehicle miles traveled
WBO	Western Burrowing Owl
WQMP	Water Quality Management Plan

Units of Measurement and Chemical Symbols

CH_4	Methane
CO	Carbon monoxide
CO_2	Carbon dioxide
CY	Cubic Yards
dBA	Decibels on the A-weighted scale
DU/AC	Dwelling Units per Acre
Gpd	Gallons per day
Gpm	Gallons per minute
$MTCO_2E$	Metric tonnes of carbon dioxide equivalent
N_2O	Nitrous Oxide
NO_X	Oxides of nitrogen
PM_{10}	Particulate matter 2.5 to 10 microns in diameter
$PM_{2.5}$	Particulate matter 2.5 microns or less in diameter
VOC	Volatile organic compounds

Mitigation Monitoring and Reporting Program

Prepared for

ENVIRONMENTAL IMPACT REPORT NO. 376
ADDENDUM NO. 2

to
The Crossroads In Winchester Specific Plan No. 288 Amendment No. 2

Prepared for:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

November 2017

MITIGATION MONITORING & REPORTING PROGRAM

The County of Riverside (County) will have the responsibility for implementing the measures and various public agencies will have the primary responsibility for enforcing, monitoring, and reporting the implementation of the Mitigation Measures. The required Mitigation Measures are listed and categorized by impact area, with an accompanying identification of the following:

- Mitigation Measure
- Implementation Timing – the phase of the Project during which the Mitigation Measure shall be implemented and monitored:
  - ❖ Pre-Construction, including the design phase
  - ❖ Grading and/or Construction
  - ❖ Post-construction and Occupancy
- Responsible Monitoring Party – the entity responsible for monitoring and implementation of the Mitigation Measure
- Monitoring/Reporting Method: Identifies mechanism by which implementation will be verified
- Verification of Compliance, which will be used during the reporting/monitoring.

This MMRP is set up as a Compliance Report, with space for confirming that Mitigation Measures have been implemented.

Acronyms Used in the MMRP

The following acronyms are used in the MMRP:

AB	Assembly Bill
County	County of Riverside
CDFW	California Department of Fish and Wildlife
DIF	Development Impact Fee
EMWD	Eastern Municipal Water District
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
SCE	Southern California Edison
TUMF	Transportation Uniform Mitigation Fee

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
PRE-CONSTRUCTION, INCLUDING THE DESIGN PHASE						
AESTHETICS						
Standard Regulatory Requirements						
Mitigation Measure D.11-1 – All lighting shall comply with County Ordinance No. 655 which regulates light pollution.	Prior to Building Permit	Construction Contractor County Planning Department	Construction Plans and Specifications Periodic Maintenance Reports for Streetlights Complaints from neighboring Property Owners and Tenants			
Additional Measures						
Mitigation Measure D.11-2 –Because of the property's location within the 30-mile radius of Mount Palomar Observatory, low pressure sodium vapor lams shall be used for all street lighting. Other potentially lighted areas, (i.e., entry monuments and signage), shall orient light downward and shield lights to prevent direct upward illumination.	Prior to Building Permit	County Planning Department Construction Contractor	Construction Plans and Specifications Periodic Maintenance Reports for Streetlights Complaints from neighboring Property Owners and Tenants			
Mitigation Measure D.11-3 – Prior to approval of the site plan for the commercial center, a lighting plan shall be prepared and approved by the County. The County shall ensure that low-pressure sodium vapor lights are	Prior to Site Plan Approval	County Planning Department	Construction Plans and Specifications			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
identified in the plan for outdoor areas, and that security lighting and signage will not impact adjacent residential areas.						
Air Quality						
Standard Regulatory Requirements						
Mitigation Measure C.6-1 – To reduce construction-related air quality impacts, all provisions of County Ordinance No. 457 relating to construction activity will be enforced.	Prior to grading permit During Construction	County Department of Building and Safety Construction Contractor	Construction Plans and Specifications On-site verification			
Mitigation Measure C.6-2 –To reduce construction-related fugitive dust emissions, the contractor shall provide the County Building and Safety Department with sufficient proof of compliance with SCAQMD Rule 403 and other dust control measures including, but not limited to: • watering active sites three times daily, • requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all	During Construction	County Department of Building and Safety Construction Contractor	On-site verification			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain), • requiring all trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered and maintain a freeboard height of 12 inches, • suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour, • post contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, will occur as soon as possible, • sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets, • posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads, • installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track out, • replacing ground cover in disturbed areas as quickly as possible, and • paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible.						
Measures Required by Specific Plan						
Mitigation Measure C.6-5 – The network of pedestrian and	Prior to Tract Map/Plot	County Planning	Tract Map/Plot Plan			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
combination biking/pedestrian trails shown in the Specific Plan will be provided to encourage walking and biking for short- destination trips.	Plan approval	Department				
Additional Measures						
Mitigation Measure C.6-13 – All parking lots serving new development will be paved. Proof of compliance shall be required prior to approval of the Plot Plan/Tract Map for individual implementing development projects.	Prior to Plot Plan/Tract Map approval	County Planning Department	Plot Plan/Tract Map			
MM Air 1: To reduce construction equipment emissions during site grading in Phase 1, the contractor's fleet of off-road diesel-powered construction equipment greater than 25 hp shall meet the Tier 2 off-road emissions standards or better. Prior to issuance of grading permits, proof of compliance shall be provided to the County in Project construction specifications, which shall include, but is not limited to, a copy of each unit's certified tier specification.	Prior to grading permit	County Department of Building and Safety Construction Contractor	Construction specifications, including copies of each unit's certified tier specification.			
BIOLOGICAL RESOURCES						
Mitigation Measure C-11.4 – The adjacent Winchester Hills Specific Plan proposes all contiguous mountainous areas to be maintained as permanent	Prior to Construction Post-construction and Operation	Valley-Wide Parks and Recreation	Maintenance Agreement			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
open space under the control of a Master Homeowner's Association or the Valley-Wide Parks and Recreation District. The open space-conservation areas within the Crossroads at Winchester Specific Plan shall similarly be maintained as permanent open space under the control of Valley-Wide Parks and Recreation District or by a common entity or agency such as the CSA, or similar public/private agency.		District				
MM Bio 1: A non-jurisdictional determination from USACE and CDFW staff shall be obtained or applicable permits obtained by implementing Project developers from these agencies prior to development of the planning areas PA-1 through PA-4.	Prior to Construction	USACE CDFW	Issuance of applicable permits			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
CULTURAL RESOURCES						
MM Cultural 1 – Prior to issuance of a grading permit for any development phase, that will disturb a resource identified in the Phase 1 Cultural Resources Investigation prepared by Applied Earthworks Inc. dated January 2012 by grading, the feature shall be further documented and/or recorded as follows: full documentation of all bedrock milling features and archival research of AE-2306-5H, 15H and CA-RIV-5798H. Such documentation/research shall be submitted to the County with the application for the grading permit.	Prior to issuance of grading permits in affected areas	County Department of Building and Safety Qualified Archaeologist	Documentation of disposition of discovered resource			
MM Cultural 2 – 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 mitigation 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 or	Prior to issuance of grading permits During grading and Construction	County Department of Building and Safety Qualified Archaeologist	Monitoring Reports Documentation of disposition of discovered resource			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all mass or rough grading activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, and structure demolition. The Project Archaeologist 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 any required tribal or special interest monitors. Monitoring may be stopped or reduced if in the professional opinion of the Project Archaeologist, and the concurrence of the County Archaeologist, there is no further need for monitoring after a reasonable period of monitoring with negative results. Pursuant to the recommendation in the *Phase II Archeological Testing and Evaluation* the soil in and around the central and east central portions of the Locus B, Site 33-0020292, shall be removed under the direction of the archaeological monitor (i.e. controlled removal) and screened for artifacts as part of the monitoring program.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
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: • The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/ permit holder and any required tribal or special interest group monitor throughout the process. • This agreement shall not modify any approved condition of approval or Mitigation Measure.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
MM Cultural 3 – Prior to final inspection of the first building permit, the developer/permit holder shall submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Archeologist'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.	Prior to issuance of building permits During Construction	County Planning Department Qualified Archaeologist	Monitoring Reports Documentation of disposition of discovered resource			
GEOLOGY AND SOILS						
Standard Regulatory Requirements						
Mitigation Measure C.1-1 – All buildings shall be designed and constructed in accordance with the County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of the Uniform Building Code shall be followed for building design, unless otherwise specified by the County Department of Building and Safety.	Prior to Grading and Building Permits	County Department of Building and Safety	Notes on grading plans			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.1-2 –- Pursuant to General Plan policy, detailed geotechnical reports shall be prepared for specific development projects within The Crossroads in Winchester Specific Plan Area. The ground shaking potential, groundwater levels, and areas prone to liquefaction shall be evaluated in the detailed geotechnical reports. These reports shall be prepared when tentative maps and development applications are submitted to the County.	Upon Tentative Tract Map Submittal	County Planning Department County Department of Building and Safety	Notes on grading plans and conditions of Project approval requiring a licensed Geotechnical Engineer or Engineering Geologist. Inspection reports			
Mitigation Measure C.1-3 – According to maps contained in the County's Comprehensive General Plan, liquefaction potential exists in Planning Areas 1 through 7, 9, and 12. For these areas, and as required by the County Geologist, the Project developer shall submit detailed remediation reports. Remediation may include removal and recompaction of near surface soils. Soil removal shall be adequate to mitigate the liquefaction and settlement potential to the satisfaction of the County geologist.	Prior to Grading Permit	County Department of Building and Safety County Geologist	Notes on grading plans and conditions of Project approval requiring a licensed Geotechnical Engineer or Engineering Geologist. Inspection reports			
Mitigation Measure C.1-4 – All grading plans for Specific Plan development projects shall be reviewed by the	Prior to Grading Permit	County Department of Building and	Notes on grading plans and conditions of Project approval requiring a licensed Geotechnical Engineer or Engineering			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
County Geologist to ensure that adequate measures are implemented to eliminate liquefaction and ground shaking hazards.		Safety County Geologist	Geologist. Inspection reports			
Mitigation Measure C.2.1-1 – Grading plans will be prepared and submitted for County review for individual development projects. All grading shall comply with the County requirements in effect when site-specific grading plans are submitted.	Prior to Grading Permit	County Department of Building and Safety County Geologist	Notes on grading plans and conditions of Project approval requiring a licensed Geotechnical Engineer or Engineering Geologist. Inspection reports			
Mitigation Measure C.2-2 –All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan and shall implement all the grading-related recommendations in the Geotechnical Investigation Report prepared by the Garret Group, LLC, and the supplemental Geologic Update prepared by Petra Geotechnical, Appendix B.	Prior to Grading Permit	County Department of Building and Safety County Geologist	Notes on grading plans			
Mitigation Measure C.2-3 – Prior to any development within any planning area of the Specific Plan, an overall conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each such planning area shall be used as a	Prior to Grading Permit	County Department of Building and Safety County Planning Department	Conceptual grading plans			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
guideline for subsequent detailed grading plans for individual stages of development within that planning area and shall include: (i) techniques employed to prevent erosion and (ii) approximate time frames for grading; (iii) identification of areas which may be graded during higher probability rain months (January through March); and (iv) preliminary pad and roadway elevations.						
Mitigation Measure C.2.4 – Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control erosion and dust.	Prior to Grading Permit	County Department of Building and Safety County Planning Department County Geologist	Notes on grading plans Inspection reports			
Mitigation Measure C.2-5 – Prior to any on-site grading for each project or group of projects, a detailed grading plan shall be prepared. A grading permit shall be obtained from the County of Riverside, as required by County Ordinance No. 457, prior to grading**.**	Prior to Grading Permit	County Department of Building and Safety County Planning Department County	Notes on grading plans and conditions of Project approval requiring a licensed Geotechnical Engineer or Engineering Geologist.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
		Geologist				
Mitigation Measure C.2-6 – Grading work on the entire project site shall be balanced on-site whenever possible.	Prior to Grading Permit	County Department of Building and Safety County Planning Department	Notes on grading plans and conditions of Project approval			
Mitigation Measure C.2-7 – The graded form shall reflect natural terrain in conference with General Plan slope grading practices.	Prior to Grading Permit	County Department of Building and Safety County Planning Department	Notes on grading plans and conditions of Project approval			
Mitigation Measure C.2-8 – Potential brow ditches, terrace drains, or other minor swales shall be lined with natural erosion control materials or concrete and shall comply with NPDES "Best Management Practices."	Prior to Grading Permit	County Department of Building and Safety County Planning Department	Notes on grading plans and conditions of Project approval			
Mitigation Measure C.2-9 – All dwelling units shall be set back from graded slopes in accordance with Riverside County Ordinance No. 457 and the Uniform Building code.	Prior to grading and building permits	County Department of Building and Safety County	Notes on grading plans and conditions of Project approval			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
		Planning Department				
Mitigation Measure C.2-10 – All streets shall have a gradient not to exceed 15 percent.	Prior to Grading Permit	County Department of Building and Safety County Planning Department	Notes on grading plans and conditions of Project approval			
Mitigation Measure C.2-11 – The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.	Prior to Grading Permit	County Department of Building and Safety County Planning Department	Notes on grading plans and conditions of Project approval			
Mitigation Measure C.2-12 – Where cut and fill slopes are created higher than ten feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.	Prior to Grading Permit	County Department of Building and Safety County Planning Department	Notes on grading plans and conditions of Project approval			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.2-13 – The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.	Ongoing	County Department of Building and Safety County Planning Department Project Applicant	Notes on grading plans and conditions of Project approval			
Mitigation Measure C.2-14 – Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.	Prior to Grading Permit	County Department of Building and Safety County Planning Department	Notes on grading plans and conditions of Project approval			
GREENHOUSE GAS EMISSIONS						
Mitigation Measures C.6-3 through **C.6-6, C.6-11, C.6-12, and C.6-13, above.**	See above under Air Quality	See above under Air Quality	See above under Air Quality			
Mitigation Measure C.13-1 – To reduce electric power demand and consumption, building standards outlined in Title 24 of the California Administrative Code will be implemented in all new residential,	Prior to building permit	County Department of Building and Safety	Title 24 worksheet with building plans			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
commercial, and recreational development.						
Mitigation Measure C.13-2 – All development shall incorporate energy-saving devices where feasible. These devices may include the following: • The use of individual meters versus multiple meters; • The installation of lighting switches and multi-switch provisions for control by occupants and building personnel; and • The use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property.	Prior to building permit	County Department of Building and Safety	Title 24 worksheet with building plans			
Mitigation Measure C.13-3 – Specific measures shall be implemented to reduce natural gas consumption including: • Use of an automatic flue gas damper when using a gas heating system; • Use of electrically-lighted pilot lights for all gas systems; and • Insulation of all gas-heated hot water tanks.	Prior to building permit	County Department of Building and Safety	Title 24 worksheet with building plans			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.13-4 – The project applicant will consult with the Southern California Gas Company during the design phase to ensure that the architectural design maximizes energy efficiency through passive heating and cooling, with the use of building orientation, insulations, construction materials, window glazing and roof over-hangs.	Prior to building permit	County Department of Building and Safety Southern California Gas Company Project Applicant	Title 24 worksheet with building plans			
Mitigation Measure D.2-1 – All development shall comply with the State of California Title 20 and title 24 water conservation requirements and County water conservation and reclamation regulations. Water conservation requirements will include the use of ultra-low flush toilets, reducing valves for showers and faucets, and insulated hot water lines.	Prior to building permit	County Department of Building and Safety	Building plans			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure D.2-2 – Pursuant to County Ordinance No. 348, irrigation systems provided for parking lot landscaping will consist of systems that minimize runoff and evaporation and maximize water availability to plant roots shall be installed. For mitigation monitoring purposes, landscaping plans for the project shall identify the irrigation system, and shall be submitted for County review prior to issuance of individual project building permits.	Prior to building permit	County Department of Building and Safety County Planning Department	Building plans and Landscape plans			
Mitigation Measure D.2-12 – A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps.	Prior to tentative map approval	County Planning Department EMWD	Landscape plans			
Mitigation Measure D.2-13 – Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped areas. Mulch will improve	Prior to building permit	County Department of Building and Safety County Planning	Landscape plans			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
the water storage capacity of the soil by reducing the evaporation and compaction.		Department				
Mitigation Measure D.8-2 – All commercial use shall be required to use trash compactors for non-recyclable wastes. Enclosures for the collection of recyclable materials shall be provided at the commercial center.	Prior to building permit	County Department of Building and Safety	Building plans			
Mitigation Measure D.8-3 – Prior to recordation of the first subdivision map on the property, a comprehensive waste recycling program for the project shall be submitted and approved by Riverside County Waste Resources Management District.	Prior to first subdivision map recordation	Riverside County Waste Resources Management District	comprehensive waste recycling program			
Mitigation Measure H.1.C-3 – Air pollution reduction programs contained in the County's Air Quality Element, and programs and regulations enforced by the SCAQMD, will be applied to all future development project. Applicable programs and regulations will include: • Alternative work schedule programs for new businesses; • Incorporation of transit stops and park-and-ride facilities in major land use projects; • Prohibition of on-street	Plan Check Post Construction	County Planning Department	Building plans and conditions of approval			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
parking in congested areas; • Incorporation of bicycle paths into major land use developments; and • Site planning which encourages pedestrian activity and reduces reliance upon automobiles for short trips.						
MM GHG 1: To reduce energy consumption, the Project shall be designed to exceed current 2008 Title 24 standards by 10 percent.	Prior to building permit	County Department of Building and Safety	Title 24 worksheet with building plans			
MM GHG 2: To reduce energy consumption, the Project shall install Energy Star-rated appliances.	Prior to building permit	County Department of Building and Safety	Title 24 worksheet with building plans			
MM GHG 3: To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project.	Prior to building permit	County Department of Building and Safety	Title 24 worksheet with building plans			
MM GHG 4: The Project will reduce vehicle miles traveled by: designing a community that creates a suburban center setting, increasing the diversity in land uses, improving the design elements to enhance walkability and connectivity as well as incorporating bicycle lanes and paths, improving the	Prior to Tract Map/Plot Plan approval	County Planning Department	Tract Map/Plot Plan			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
on-site pedestrian network and connecting off-site, and providing traffic calming measures (improvements) on 50 percent of the Project's streets and intersections.						
MM GHG 5: To reduce water consumption and the associated energy-usage, the Project will be designed to comply with the mandatory 20% reduction in indoor water usage contained in the current CalGreen Code and the 30% reduction in outdoor water usage contained in the County's water efficient landscape ordinance (Ord. 859).	Prior to building permit	County Department of Building and Safety	Title 24 worksheet with building plans and landscape plans			
HAZARDS AND HAZARDOUS MATERIALS						
Standard Regulatory Requirements						
Mitigation Measure C.8-1 – Users of hazardous materials will comply with applicable federal, state, and local regulations requiring elimination and reduction of waste at the source by prevention of leakage, segregation of hazardous waste, and process or materials change.	Pre-Construction Construction Post Construction	County Department of Building and Safety County Department of Environmental Health	Evidence of compliance with applicable regulations, as needed.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Additional Measures						
Mitigation Measure C.8-5 – Riverside County's Hazardous Materials Incident Response Plan will continue to be implemented and updated to ensure the effective prevention of and response to hazardous waste spills and industrial accidents involving hazardous materials.	Pre-Construction Construction Post Construction	County Department of Building and Safety County Department of Environmental Health	Evidence of compliance with applicable regulations, as needed.			
HYDROLOGY AND WATER QUALITY						
Mitigation Measure C.7-1 – All discharges to surface waters and groundwater will comply with the goals of the most current applicable Water Quality Control Plan for the Santa Ana River Region.	Plan Check Pre-construction Construction	Riverside County Flood Control and Water Conservation District	Completed Drainage Plan Building plans and conditions of approval			
Mitigation Measure C.7-2 – Pursuant to the National Pollution Discharge Elimination System requirements, General Construction Stormwater Permits shall be obtained from the State Water Resources Control Board for all development projects resulting in the disturbance of five acres or more, or activity which is part of a larger common plan of development of five acres or more. Pollution	Plan Check Pre-construction Construction	Riverside County Flood Control and Water Conservation District State Water Resources Control Board	Completed Drainage Plan Evidence of NPDES permits.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Prevention Plans shall be prepared as part of the permit process, and implemented during construction and the life of the project. Permit requirements will include implementing best management practices (BMPs) during project construction and operation such as erosion control devises, desilting basins, landscape irrigation management, and controls on substances applied to landscaped another outdoor areas.						
Mitigation Measure C.7-3 – All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. These requirements may include, but not be limited to, on-site storm water retention, covered storage of all outside facilities, vegetated swales, and monitoring programs.	Plan Check Pre-construction Construction	Riverside County Flood Control and Water Conservation District State Water Resources Control Board	Completed Drainage Plan Evidence of NPDES permits.			
Mitigation Measure C.4-6 – The developer(s) shall pay any and all fees established for the planned Salt Creek Area Drainage Plan.	Prior to Grading and Building Permit	County Department of Building and Safety	Payment of applicable fees			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.4-7 – Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground.	Plan Check Pre-construction Construction	Riverside County Flood Control and Water Conservation District County Department of Building and Safety	Approved plan.			
Mitigation Measure C.4-8 – Off-site drainage improvements, if any, will be provided at the subdivision phase of the project as required by the Flood Control District.	Plan Check Pre-construction Construction	Riverside County Flood Control and Water Conservation District County Department of Building and Safety	Completed Drainage Plan			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
NOISE						
Mitigation Measure C.5-1 – To reduce construction-related noise, site preparation, grading and construction activities shall ~~occur only during daylight hours, or as otherwise permitted by County regulations and practices.~~ adhere to Riverside County Ordinance No. 457, which states, "whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official."	Prior to Grading Permit	County Department of Building and Safety County Planning Department	Approval of final acoustical impact analysis.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.5-2 – To reduce construction related noise and to protect the health of persons employed at construction sites, hearing protection equipment shall be worn in compliance with regulations established by the California Occupational Safety and Health Administration.	During Grading and Construction	County Department of Building and Safety California Occupational Safety and Health Administration	Approval of final acoustical impact analysis.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.5-3 – To reduce construction related noise resulting from poorly tuned or improperly modified vehicles and construction equipment, the contractor shall ensure that all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the County of Riverside Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County of Riverside Building Department. The contractor shall place stationary equipment at a minimum of 500 feet from the property line of existing sensitive receptors (residences to the south), when and where feasible. To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either low-emission propane powered or electric (i.e. forklifts), where practical and feasible.	Prior to Grading	County Department of Building and Safety County Planning Department Construction Contractor	Periodic Inspection Reports. Monitoring of complaints to County Code Enforcement			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.5-4 – To reduce construction-related noise, construction operations which produce the highest levels of noise shall be arranged to occur together in the construction program, where practical and feasible, in order to avoid continuing periods of greater annoyance.	Prior to construction During Construction	County Department of Building and Safety County Planning Department	Periodic Inspection Reports. Monitoring of complaints to County Code Enforcement			
Mitigation Measure C.5-5 – To reduce impacts of roadway noise to future on-site residential uses, noise attenuation shall be required. Placement of a six-foot perimeter wall along Domenigoni Parkway shall effectively minimize noise impacts to future residential land uses adjacent to that roadway.	Pre-construction Construction	County Department of Building and Safety County Planning Department	Periodic Inspection Reports. Monitoring of complaints to County Code Enforcement			
Mitigation Measure C.5-6 – Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for each planning area within the Crossroads in Winchester SPA No. 2. The final acoustical impact analysis shall be utilized to confirm this preliminary acoustical impact analysis' findings and to determine building- and/or unit-specific interior noise levels and potential Mitigation	Prior to Building Permit	Department of Building and Safety County Planning Department	Approval of final acoustical impact analysis			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Measures necessary for the Project to ensure interior noise levels will be consistent with County standards. In general, the following principles should be followed: • Loading areas will be located away from any adjacent residential uses and will be screened as necessary to reduce noise impacts. • Block walls will be required as necessary to separate loud commercial and park activities from adjacent residential uses. • Outdoor mechanical equipment will be screened with noise-attenuating barriers. • The commercial and community park parking lots should be located away from residential and other noise sensitive uses. • Additional rear yard setbacks, where appropriate, for residential uses which back up to the commercial or parks. • Within the community parks, facilities for active recreational uses—such as basketball courts and						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
playgrounds—should be located away from residential lots to the extent feasible. As part of the development plan review process for any portion of the proposed Project that proposes loading docks, an analysis shall be done to determine the potential noise impacts to adjacent properties and the loading docks shall be sited or designed such that the applicable noise standards of the adjacent properties are not exceeded.						
Mitigation Measure C.5-7 –The developer shall notify residences within 1/4 mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities associated with the Project site. Notification shall take place a minimum of five working days prior to anticipated blasting activities	Prior to blasting	Project Developer	Proof of Providing Notice shall be provided to the County Building Department			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Public Services						
Fire Services						
Mitigation Measure D.3-1 – The proposed project will comply with the requirements of the Riverside County Fire Protection Ordinance No. 546.)	Pre-Construction	Department of Building and Safety County Fire Department	Conditions of approval.			
Mitigation Measure D.3-2 – Since the proposed project lies within a State response area, it will be subject to Public Resource Code 42.90 regulations.	Pre-Construction	Department of Building and Safety County Fire Department	Conditions of approval.			
Mitigation Measure D.3-3 – The County Department of Building and Safety and the County Fire Department shall enforce fire standards in the review of building plans and during building inspection.	Plan Check	Department of Building and Safety County Fire Department	Conditions of approval Review and approval of building plans			
Mitigation Measure D.3.4 – The project applicant will contribute appropriate fees in accordance with fire unit impact fee, as well as plan check fees and all other impact fees in accordance with current County of Riverside regulations.	Prior to Grading Permit	Department of Building and Safety County Fire Department	Conditions of approval.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure D.3-5 – All project street widths, grades, and turning/curve radii will be designed to allow access by fire suppression vehicles and will be subject to the approval of the Riverside County Fire Department.	Prior to Grading Permit	Department of Building and Safety County Fire Department	Approval of building plans			
Mitigation Measure D.3-6 – Fire hydrants shall be installed at locations as required by the Fire Department.	Prior to Building Permit	Department of Building and Safety County Fire Department	Approval of building plans			
Mitigation Measure D.3-7 – Fire flow requirements shall be incorporated into overall project design. A fire flow of 1,000 gpm at 20 psi residual pressure for a two-hour duration shall be required for single-family residential uses. Fire flows for commercial uses shall be 5,000 gpm for three hours.	Prior to Building Permit	Department of Building and Safety County Fire Department	Approval of building plans			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure D.3-8 – The Master Homeowner's Association or appropriate community service district will be responsible for the maintenance of the open space areas. Prior to the approval of any development plan for lands for lands adjacent to open space areas, a fire protection/vegetation management plan shall be submitted to the Fire Department for approval.	Prior to Plot Plan Approval	Department of Building and Safety County Fire Department	Approval of fire protection plan			
Sheriff Services						
Mitigation Measure D.4-1 – The project develop(s) shall pay developer fees in accordance with the provisions of Riverside County Ordinance No. 659. Fees collected may be used for stations to be added incrementally during the lifetime of the project.	Prior to Grading Permit	Department of Building and Safety County Sheriff's Department	Conditions of approval Approval of building plans.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure D.4.2 – For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract: • Circulation for pedestrian, vehicles, and police patrols. • Lighting of streets and walkways. • Prioritize the effort to provide visibility of doors and windows from the street and between buildings, where practical. • Privacy fencing meeting minimum height and material standards. The Sheriffs' Department will continue to be involved in the review of development projects to ensure the Department's concerns are addressed in project design.	Prior to Plot Plan approval	Department of Building and Safety County Sheriff's Department	Conditions of approval Approval of building plans.			
Schools						
Mitigation Measure D.5-1 – The project applicant will contribute to new construction of schools in accordance with State law.	Prior to Grading Permit	Department of Building and Safety	Conditions of approval Approval of building plans and payment of applicable fees.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure D.5-2 – Prior to Specific Plan approval, in accordance with Resolution No. 94-138, the developer(s) will provide proof to the County that satisfactory agreements have been reached with the school districts for payment of fees to effectively mitigate school impacts, as appropriate.	Prior to Specific Plan Approval	Department of Building and Safety	Verification from school districts			
Libraries						
Mitigation Measure D.9-1 – The developer(s) will pay development mitigation fees required by County Ordinance No. 659 which may be used to offset the impacts on libraries.	Prior to Grading Permit	Department of Building and Safety	Conditions of approval Approval of building plans and payment of applicable fees.			
Mitigation Measure 9.1 – If library-specific impact fees are established in the future, the developer(s) will pay any such fees in effect at the building permit stage.	Prior to Building Permit	Department of Building and Safety	Conditions of approval Approval of building plans and payment of applicable fees.			
Parks						
Mitigation Measure D.6-1 – Mitigation fees for regional parks and trails will be collected of Riverside in accordance with the provisions of Riverside County Ordinance No. 659.	Prior to Grading Permit	Department of Building and Safety	Conditions of approval Approval of building plans and payment of applicable fees.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure D.6-2 – The project applicant will be required to dedicate and improve a minimum of 15.5 acres of useable, developed active parkland as identified in the Crossroads in Winchester Specific Plan.	Prior to Grading	Department of Building and Safety Department of Planning	As shown on the building plans and landscape plan.			
Mitigation Measure D.6-4 – A homeowners' association, Mello-Roos, or similar assessment district will be formed to provide for parkland maintenance. Alternatively, the parklands will be dedicated to the Valley-Wide Recreation and Parks District.	Prior to Building Permit	Department of Building and Safety Department of Planning	Verification of dedication.			
Mitigation Measure D.6-5 – Parks shall be phased in conjunction with residential development so that three acres of active parkland are provided for each 1,000 new residents associated with the development.	Prior to Building Permit	Department of Building and Safety Department of Planning	As shown on the building plans and landscape plan.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure D.6-6 – The developer(s) will work with Valley-Wide Recreation and Park District to determine the types of facilities to be installed in the on-site parks. No building permits shall be issued for any project until the developer assures, to the satisfaction of the County Planning Department, that agreement between the developer and Valley-Wide has been reached.	Prior to Building Permit	Department of Building and Safety Department of Planning Valley-Wide Recreation	Verification of agreement.			
TRANSPORTATION/TRAFFIC						
MM TRANS 1: To reduce Project-related impacts to roadways and intersections the following mitigation measures shall be implemented prior to 80 percent completion of each each phase as shown on TR37119. <u>Phase 1 Roadway Improvements</u> • Construct full width improvements on all internal roadways within Phase 1. • Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to the Project boundary line. • Construct partial width improvements on the easterly	Prior to Building Permits	County Transportation Department County Department of Building and Safety	Evidence of payment of TUMF and DIF fees			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to the Project boundary line. • Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to the Project boundary line. <u>Phase 1 Intersection Improvements</u> • Install a traffic signal at the intersection of Rice Road and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. One through lane. One shared through and right turn lane. Southbound: One left turn lane. One shared through and right turn lane. Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane. Westbound: One left turn						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
lane. Three through lanes. One right turn lane. • Install a traffic signal at the intersection of Seta Street and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. One right turn lane. Southbound: Not applicable. Eastbound: Three through lanes. One right turn lane. Westbound: One left turn lane. Three through lanes. • Construct the intersection of Winchester Road (SR-79) and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. Two through lanes. One right turn lane. Southbound: One left turn lane. Two through lanes.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
One right turn lane. Eastbound: Two left turn lanes. Three through lanes. One right turn lane. Westbound: Two left turn lanes. Three through lanes. One right turn lane. • Construct the intersection of Rice Road and "A" Street to include the following geometrics: Northbound: One through lane. One shared through and right turn lane. Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn lane. Stop controlled. • Construct the intersection of Rice Road and Seta Street to include the following geometrics:						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Northbound: One through lane. One shared through and right turn lane. Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn lane. Stop controlled. <u>Phase 2 Roadway Improvements</u> • Construct full width improvements on all internal roadways within Phase 2. • Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to the Project boundary line. • Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to the Project boundary line. • Construct partial width improvements on the northerly side of Old Newport Road at its ultimate cross-section as a						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
major highway adjacent to the Project boundary line. • Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to the Project boundary line. <u>Phase 2 Intersection Improvements</u> • Install a traffic signal at the intersection of Rice Road and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. One through lane. One shared through and right turn lane. Southbound: One left turn lane. One shared through and right turn lane. Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane. Westbound: One left turn lane. Three through lanes.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
One right turn lane. • Install a traffic signal at the intersection of Seta Street and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. One right turn lane. Southbound: Not applicable. Eastbound: Three through lanes. One right turn lane. Westbound: One left turn lane. Three through lanes. • Construct the intersection of Winchester Road (SR-79) and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. Two through lanes. One right turn lane. Southbound: One left turn lane. Two through lanes. One right turn lane. Eastbound: Two left turn lanes. Three						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
through lanes. One right turn lane. Westbound: Two left turn lanes. Three through lanes. One right turn lane. • Construct the intersection of Rice Road and "A" Street to include the following geometrics: Northbound: One through lane. One shared through and right turn lane. Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn lane. Stop controlled. • Construct the intersection of Rice Road and Seta Street to include the following geometrics: Northbound: One through lane. One shared through and right turn lane.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn lane. Stop controlled. • Construct the intersection of Rice Road and "I" Street to include the following geometrics: Northbound: One through lane. One shared through and right turn lane. Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn lane. Stop controlled. • Construct the intersection of Rice Road and "J" Street to include the following geometrics: Northbound: One through lane. One shared through and right turn lane.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn lane. Stop controlled. • Construct the intersection of Rice Road and Old Newport Road to include the following geometrics: Northbound: Not applicable. Southbound: Two left turn lane. One right turn lane. Eastbound: One shared left turn and through lane. Westbound: One through lane. One right turn lane. <u>Phase 3 Roadway Improvements</u> • Construct full width improvements on all internal roadways within Phase 3. • Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to the Project boundary line.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
• Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to the Project boundary line. • Construct partial width improvements on the northerly side of Old Newport Road at its ultimate cross-section as a major highway adjacent to the Project boundary line. • Construct partial width improvements on the easterly westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to the Project boundary line. <u>Phase 3 Intersection Improvements</u> • Install a traffic signal at the intersection of Rice Road and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. One through lane. One shared through and right turn lane. Southbound: One left turn lane. One shared through						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
and right turn lane. Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane. Westbound: One left turn lane. Three through lanes. One right turn lane. • Install a traffic signal at the intersection of Seta Street and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. One right turn lane. Southbound: Not applicable. Eastbound: Three through lanes. One right turn lane. Westbound: One left turn lane. Three through lanes. • Construct the intersection of Winchester Road (SR-79) and Domenigoni Parkway to include the following geometrics: Northbound: One left turn						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
lane. Two through lanes. One right turn lane. Southbound: One left turn lane. Two through lanes. One right turn lane. Eastbound: Two left turn lanes. Three through lanes. One right turn lane. Westbound: Two left turn lanes. Three through lanes. One right turn lane. • Construct the intersection of Rice Road and "A" Street to include the following geometrics: Northbound: One through lane. One shared through and right turn lane. Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
lane. Stop controlled. • Construct the intersection of Rice Road and "S" Street to include the following geometrics: Northbound: One left turn lane. Two through lanes. Southbound: One through lane. One shared through and right turn lane. Eastbound: One shared left and right turn lane. Stop controlled. Westbound: Not applicable. • Construct the intersection of Rice Road and Old Newport Road to include the following geometrics: Northbound: Not applicable. Southbound: Two left turn lane. One right turn lane. Eastbound: One shared left turn and through lane. Westbound: One through lane. One right turn lane.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Phase 4 Roadway Improvements • Construct full width improvements on all internal roadways within Phase 4. • Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to the Project boundary line. • Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to the Project boundary line. Phase 4 Intersection Improvements • Install a traffic signal at the intersection of Rice Road and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. One through lane. One shared through and right turn lane. Southbound: One left turn lane. One shared through and right turn lane.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane. Westbound: One left turn lane. Three through lanes. One right turn lane. • Install a traffic signal at the intersection of Seta Street and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. One right turn lane. Southbound: Not applicable. Eastbound: Three through lanes. One right turn lane. Westbound: One left turn lane. Three through lanes. • Construct the intersection of Winchester Road (SR-79) and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. Two through lanes.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
One right turn lane. Southbound: One left turn lane. Two through lanes. One right turn lane. Eastbound: Two left turn lanes. Three through lanes. One right turn lane. Westbound: Two left turn lanes. Three through lanes. One right turn lane. • Construct the intersection of Rice Road and "A" Street to include the following geometrics: Northbound: One through lane. One shared through and right turn lane. Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn lane. Stop						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
controlled. <u>Phase 5 Roadway Improvements</u> • Construct full width improvements on all internal roadways within Phase 5. • Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as a major highway adjacent to the Project boundary line. • Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to the Project boundary line <u>Phase 5 Intersection Improvements</u> • Install a traffic signal at the intersection of Rice Road and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. One through lane. One shared through and right turn lane. Southbound: One left turn lane. One shared through and						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
right turn lane. Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane. Westbound: One left turn lane. Three through lanes. One right turn lane. • Install a traffic signal at the intersection of Seta Road and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. One right turn lane. Southbound: Not applicable. Eastbound: Three through lanes. One right turn lane. Westbound: One left turn lane. Three through lanes. • Construct the intersection of Winchester Road (SR-79) and Domenigoni Parkway to include the following geometrics: Northbound: One left turn lane. Two						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
through lanes. One right turn lane. Southbound: One left turn lane. Two through lanes. One right turn lane. Eastbound: Two left turn lanes. Three through lanes. One right turn lane. Westbound: Two left turn lanes. Three through lanes. One right turn lane. • Construct the intersection of Rice Road and Seta Street to include the following geometrics: Northbound: One through lane. One shared through and right turn lane. Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
lane. Stop controlled. <u>Safety and Operational Improvements</u> • Sight distance at the project entrance roadway will be reviewed with respect to standard Couth of Riverside sight distance standards at the time of preparation of final grading, landscape, site development, and street improvement plans. • Participate in the phased construction of off-site traffic signals through payment of project's fair share of traffic signal mitigation fees. • Signing/striping should be implemented in conjunction with detailed construction plans for the project site.						
UTILITY AND SERVICE SYSTEMS						
Water						
Mitigation Measure D.2-2 – Pursuant to County Ordinance No. 348, irrigation systems provided for parking lot landscaping will consist of systems that minimize runoff and evaporation and maximize water availability to	Prior to Building Permit	County Planning Department Department of Building and	Construction Plans and Specifications			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
plant roots shall be installed. For mitigation monitoring purposes, landscaping plans for the project shall identify the irrigation system, and shall be submitted for County review prior to issuance of individual project building permits.		Safety				
Mitigation Measure D.2-4 – All lines shall be designed per EMWD standards.	Prior to Building Pemrit	County Planning Department Department of Building and Safety EMWD	Construction Plans and Specifications			
Mitigation Measure D.2-5 – The location of facilities shall conform with the County of Riverside and EMWD standards.	Prior to Building Permit	County Planning Department Department of Building and Safety EMWD	Construction Plans and Specifications			
Mitigation Measure D.2-6 – Water and wastewater facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department and	Prior to Building Permit	County Planning Department Department of Building and	Construction Plans and Specifications			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
EMWD.		Safety EMWD County Health Department				
Mitigation Measure D.2-7 – The design of regional facilities shall conform to the current EMWD Master Plan of Facilities.	Prior to Building Permit	EMWD	Construction Plans and Specifications			
Mitigation Measure D.2-8 – All water and sewer lines shall be place underground and inspected per the policies of the EMWD.	Prior to Building Permit	County Planning Department Department of Building and Safety EMWD	Construction Plans and Specifications			
Mitigation Measure D.2-9 – Any design of off-site facilities shall be coordinated with the affected property owners.	Prior to Building Permit	County Planning Department Department of Building and Safety EMWD	Construction Plans and Specifications Verification of property owner coordination			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure D.2-10 – The design of all water facilities shall provide fire protection to the satisfaction of the Fire Department of the County of Riverside.	Prior to Building Permit	County Planning Department Department of Building and Safety EMWD County Fire Department	Construction Plans and Specifications			
Mitigation Measure D.2-11 – The EMWD and the County of Riverside shall approve subsequent tentative tract maps, conditional use permits, and plot plans on the basis of adequate water supplies and transmission systems, among other environmental and infrastructure considerations.	Prior to Building Permit	County Planning Department Department of Building and Safety EMWD	Construction Plans and Specifications			
Mitigation Measure D.2-12 – A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps.	Prior to Tentative Map Approval	County Planning Department Department of Building and Safety EMWD	Construction Plans and Specifications			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure D.2-13 – Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped area. Mulch will improve the water storage capacity of the soil by reducing the evaporation and compaction.	Prior to Building Permit	County Planning Department Department of Building and Safety EMWD	Construction Plans and Specifications			
Mitigation Measure D.2-14 – Final designs of the water and wastewater transportation systems will be reviewed and approved by EMWD prior to approval of the first tentative tract map or other discretionary permit issued by the County.	Prior to Approval of First Tentative Map or Discretionary Permit	County Planning Department Department of Building and Safety EMWD	Construction Plans and Specifications			
Sewer						
Mitigation Measure D.2-3 – The developer(s) shall pay all fees required by EMWD for regional sewage treatment services and facilities.	Prior to Building Permit	Department of Building and Safety EMWD	Approval of building plans and payment of applicable fees.			
Mitigation Measure D.2-15 – All sewage lines, pump stations and other required transmission facilities will be installed by the developer as directed by EMWD.	Prior to Building Permit	County Planning Department Department of Building and	Construction Plans and Specifications			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
		Safety EMWD				
Utilities						
D.7-ELC-1 – The developer will provide the electric power improvements required by SCE.	Prior to Building Permit	Department of Building and Safety SCE	Construction Plans and Specifications			
D.7-ELC-2 – All buildings will be constructed in compliance with the insulation standards established by the California Uniform Building Code (UBC)	Prior to Building Permit	Department of Building and Safety	Construction Plans and Specifications			
D.7-ELC-3 – All electrical facilities will be built in accordance with the Southern California Edison Company's polices and extension rules on file with the California Public Utilities Commission (CPUC).	Prior to Building Permit	Department of Building and Safety SCE	Construction Plans and Specifications			
D.7-ELC-4 – The project applicant will provide SCE with development plans and schedules for construction as they become available so that SCE may begin long-range planning of facilities.	Prior to Building Permit	Department of Building and Safety SCE	Construction Plans and Specifications			
D.7-ELC-5 – All electrical service lines will be located underground.	Prior to Building Permit	Department of Building and Safety	Construction Plans and Specifications			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
D.7-GAS-1- The developer will finance the installation of gas lines per the requirements of the Southern California Gas Company.	Prior to Building Permit	Department of Building and Safety Southern California Gas Company	Construction Plans and Specifications			
D.7-GAS-2- All gas services and facilities will be built in accordance with the Southern California Gas Company's policies and extension rules on file with the California Public Utilities Commission (CPUC).	Prior to Building Permit	Department of Building and Safety Southern California Gas Company	Construction Plans and Specifications			
D.7-GAS-3-An engineering study will be required to ensure that existing facilities are adequate to accommodate the new development. Detailed information including tract maps and plot plans must be submitted for review by SCG.	Prior to Building Permit	Department of Building and Safety Southern California Gas Company	Engineering Study Construction Plans and Specifications			
D.7-TEL-1 – All appropriate rules and directives will be followed in order to finance any required additions, changes, and/or removals of existing facilities.	Prior to Building Permit	Department of Building and Safety Southern California Gas Company	Construction Plans and Specifications			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
D.7-TEL-2 – The project applicant will provide SCG with a development phasing schedule so that required upgrades may be scheduled in advance of development.	Prior to Building Permit	Department of Building and Safety Southern California Gas Company	Construction Plans and Specifications			

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Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
GRADING/CONSTRUCTION						
Air Quality						
Standard Regulatory Requirements						
Mitigation Measure C.6-1 – To reduce construction-related air quality impacts, all provisions of County Ordinance No. 457 relating to construction activity will be enforced.	Prior to grading permit During Construction	County Department of Building and Safety Construction Contractor	Construction Plans and Specifications On-site verification			
Mitigation Measure C.6-2 – To reduce construction-related fugitive dust emissions, the contractor shall provide the County Building and Safety Department with sufficient proof of compliance with SCAQMD Rule 403 and other dust control measures including, but not limited to: • watering active sites three times daily, • requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain), • requiring all trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered and maintain a freeboard height of 12 inches, • suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour, • post contact information outside the property for	During Construction	County Department of Building and Safety Construction Contractor	On-site verification			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, will occur as soon as possible, • sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets, • posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads, • installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track out, • replacing ground cover in disturbed areas as quickly as possible, and • paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Additional Measures						
Mitigation Measure C.6-6 – To reduce construction-related air quality impacts, the contractor shall ensure that ozone precursor emissions from all vehicles and construction equipment are controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.	During construction	County Department of Building and Safety Construction Contractor	On-site verification			
Mitigation Measure C.6-7 – To reduce construction-related air quality impacts, grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour.(	During construction	County Department of Building and Safety Construction Contractor	On-site verification			
Mitigation Measure C.6-8 – To reduce construction-related air quality impacts, during grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods.	During construction	County Department of Building and Safety Construction Contractor	On-site verification			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.6-9 – To reduce construction related air quality impacts, all unpaved roads and parking areas will be watered down or chemically treated for dust control purposes.	During construction	County Department of Building and Safety Construction Contractor	On-site verification			
Mitigation Measure C.6-10 – To reduce construction-related air quality impacts, trucks leaving construction sites will be washed off.	During Construction	County Department of Building and Safety Construction Contractor	On-site verification			
CULTURAL RESOURCES						
MM Cultural 2 – 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 mitigation 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 or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all mass or rough grading activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, and structure demolition. The Project Archaeologist shall have the authority to	Prior to issuance of grading permits During grading and Construction	County Department of Building and Safety Qualified Archaeologist	Monitoring Reports Documentation of disposition of discovered resource			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. Monitoring may be stopped or reduced if in the professional opinion of the Project Archaeologist, and the concurrence of the County Archaeologist, there is no further need for monitoring after a reasonable period of monitoring with negative results. Pursuant to the recommendation in the *Phase II Archeological Testing and Evaluation* the soil in and around the central and east central portions of the Locus B, Site 33-0020292, shall be removed under the direction of the archaeological monitor (i.e. controlled removal) and screened for artifacts as part of the monitoring program. 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. <u>NOTE:</u> • The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/ permit holder and any required tribal or special interest group monitor throughout the process. • This agreement shall not modify any approved condition of approval or Mitigation Measure.						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
MM Cultural 3 – Prior to final inspection of the first building permit, the developer/permit holder shall submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Archeologist'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.	Prior to issuance of building permits During Construction	County Planning Department Qualified Archaeologist	Monitoring Reports Documentation of disposition of discovered resource			
MM Cultural 4 – 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 coordination with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	During Grading and Construction	County Department of Building and Safety County Coroner Native American Heritage Commission	Coroner's Report Report prepared by Native American Heritage Commission (if applicable)			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
MM Cultural 5 – 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 it sacred or cultural importance. • 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 County Archaeologist to discuss the significance of the find. • At the meeting, the significance of the discoveries shall be discussed and after coordination with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Project Archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to whether the resource will be subject to preservation in place or documentation and/or data recovery. • Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties.	During Grading and Construction	County Planning Department Qualified Archaeologist Native American Heritage Commission	Monitoring Reports Documentation of disposition of discovered resource			
Mitigation Measure C.15-4 – For any grading activity that	During Grading	County Planning	Monitoring Reports			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
involves excavation below a depth of five feet from natural grade, a paleontological resource monitoring program shall be developed and submitted to the County Department of Building and Safety prior to the issuance of the associated grading permit. The program shall include for monitoring the site, by a qualified professional, for paleontological resources during 50 percent of the time of mass grading activities. If paleontological resources are discovered during the monitoring activities, and such resources are determined to be potentially significant, resource recovery and/or recordation operations shall occur as directed by a qualified professional. Such operations may include resource salvage, preparation of recovered specimens, identification and curation, and written documentation. The qualified monitor is empowered to temporary halt or divert grading equipment to allow removal of abundant or large specimens.	and Construction	Department Riverside County Qualified Paleontologist	Documentation of disposition of discovered resource.			
GEOLOGY AND SOILS						
Standard Regulatory Requirements						
Mitigation Measure C.2-13 – The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.	Ongoing	County Department of Building and Safety County Planning Department Project Applicant	Notes on grading plans and conditions of Project approval			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
HAZARDS AND HAZARDOUS MATERIALS						
Standard Regulatory Requirements						
Mitigation Measure C.8-1 – Users of hazardous materials will comply with applicable federal, state, and local regulations requiring elimination and reduction of waste at the source by prevention of leakage, segregation of hazardous waste, and process or materials change.	Pre-Construction Construction Post Construction	County Department of Building and Safety County Department of Environmental Health	Evidence of compliance with applicable regulations, as needed.			
Additional Measures						
Mitigation Measure C.8-5 – Riverside County's Hazardous Materials Incident Response Plan will continue to be implemented and updated to ensure the effective prevention of and response to hazardous waste spills and industrial accidents involving hazardous materials.	Pre-Construction Construction Post Construction	County Department of Building and Safety County Department of Environmental Health	Evidence of compliance with applicable regulations, as needed.			
HYDROLOGY AND WATER QUALITY						
Mitigation Measure C.7-1 – All discharges to surface waters and groundwater will comply with the goals of the most current applicable Water Quality Control Plan for the Santa Ana River Region.	Plan Check Pre-construction Construction	Riverside County Flood Control and Water Conservation District	Completed Drainage Plan Building plans and conditions of approval			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.7-2 – Pursuant to the National Pollution Discharge Elimination System requirements, General Construction Stormwater Permits shall be obtained from the State Water Resources Control Board for all development projects resulting in the disturbance of five acres or more, or activity which is part of a larger common plan of development of five acres or more. Pollution Prevention Plans shall be prepared as part of the permit process, and implemented during construction and the life of the project. Permit requirements will include implementing best management practices (BMPs) during project construction and operation such as erosion control devises, desilting basins, landscape irrigation management, and controls on substances applied to landscaped another outdoor areas.	Plan Check Pre-construction Construction	Riverside County Flood Control and Water Conservation District State Water Resources Control Board	Completed Drainage Plan Evidence of NPDES permits.			
Mitigation Measure C.7-3 – All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. These requirements may include, but not be limited to, on-site storm water retention, covered storage of all outside facilities, vegetated swales, and monitoring programs.	Plan Check Pre-construction Construction	Riverside County Flood Control and Water Conservation District State Water Resources Control Board	Completed Drainage Plan Evidence of NPDES permits.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.4-7 – Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground.	Plan Check Pre-construction Construction	Riverside County Flood Control and Water Conservation District County Department of Building and Safety	Approved plan.			
Mitigation Measure C.4-8 – Off-site drainage improvements, if any, will be provided at the subdivision phase of the project as required by the Flood Control District.	Plan Check Pre-construction Construction	Riverside County Flood Control and Water Conservation District County Department of Building and Safety	Completed Drainage Plan			
NOISE						
Mitigation Measure C.5-4 – To reduce construction-related noise, construction operations which produce the highest levels of noise shall be arranged to occur together in the construction program, where practical and feasible, in order to avoid continuing periods of greater annoyance.	Prior to construction During Construction	County Department of Building and Safety County Planning Department	Periodic Inspection Reports. Monitoring of complaints to County Code Enforcement			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.5-5 – To reduce impacts of roadway noise to future on-site residential uses, noise attenuation shall be required. Placement of a six-foot perimeter wall along Domenigoni Parkway shall effectively minimize noise impacts to future residential land uses adjacent to that roadway.	Pre-construction Construction	County Department of Building and Safety County Planning Department	Periodic Inspection Reports. Monitoring of complaints to County Code Enforcement			

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Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
POST CONSTRUCTION AND OCCUPANCY						
Air Quality						
Standard Regulatory Requirements						
Mitigation Measure C.6-3 – SCAQMD Rule XV requiring employee carpooling and other trip reduction measures shall be required for all new development projects and businesses subject to Rule XV.	Prior to Occupancy	County Department of Transportation	On-site verification			
Mitigation Measure C.6-4 – Transportation System Management Plans shall be required to be consistent with SCAQMD Regulation XV to reduce trip making where feasible. Features of these plans may include, but are not limited to: • Consideration of transit use incentives by employers to encourage public transit use by employees; • Consideration of developing staggered work hours; and • Consideration for providing convenient bus shelters and bus turnouts along the major arterials to encourage ridership and improve traffic flow.	Prior to Occupancy	County Department of Transportation	On-site verification			
Additional Measures						
Mitigation Measure C.6-11 –Major developers will work with the Riverside Transit Agency (RTA) to establish new bus routes and stops to service new development within the Specific Plan area. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to	Prior to Occupancy Permit/Final Inspection	Department of Transportation Major Developer	Staff Report or meeting minutes			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
the Transportation Department prior to the issuance of occupancy permits/final inspection. Coordination materials shall include a Staff Report or Meeting Minutes.						
Mitigation Measure C.6-12 – Bus stops and/or bus shelters will be provided at the commercial center. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits.	Prior to Occupancy Permit	Department of Transportation	On-site verification			
Mitigation Measure C.6-14 – Bicycle racks will be provided at the commercial center and neighborhood parks. Proof of compliance shall be required prior to approval of the Plot Plan for individual implementing development projects. The Plot Plan shall show bicycle parking stalls (areas).	Prior to occupancy	County Transportation Department	On-site verification			
GEOLOGY AND SOILS						
Mitigation Measure C.2-13 – The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.	Ongoing	County Department of Building and Safety County Planning Department Project Applicant	Notes on grading plans and conditions of Project approval			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
GREENHOUSE GAS EMISSIONS						
Mitigation Measure D.1-2 – Provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation, in support of the plan of Bicycle routes of the county's Comprehensive General Plan, with Patton Avenue and Winchester Road (SR-79) proposed for Class I facilities, and Simpson Road and Winchester Road West proposed for Class II bikeway facilities.	Prior to occupancy permit	County Department of Transportation	On-site verification			
Mitigation Measure D.1-3 – Designate a portion of the commercial parking areas for Park-n-ride use on weekdays between 6:00 a.m. and 6:00 p.m., to encourage ridesharing/transit ridership and reduce commute traffic.	Prior to occupancy permit	County Department of Transportation	On-site verification			
Mitigation Measure D.1-9 – Anticipate transit stops at the far side of major intersections as recommended in a traffic study, to accommodate future bus service on key roadways. Provide pedestrian access to the bus stops.	Prior to occupancy permit	County Department of Transportation	On-site verification			
Mitigation Measure D.2-13 – Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped areas. Mulch will improve the water storage capacity of the soil by reducing the evaporation and compaction.	Prior to building permit	County Department of Building and Safety County Planning Department	Landscape plans			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure D.8-1 – The certified waste hauler contracted by the developer(s) will implement a curbside recycling program within the proposed project. The contract shall also include provisions for separating lawn trimmings and other green waste for recycling. Once a homeowner's association is established, the responsibility for the waste hauler contract (with curbside recycling and greenwaste requirements) will be transferred from the developer to the association.	Prior to occupancy permit	Riverside County Waste Resources Management District	Recycling program contract			
Mitigation Measure H.1.C-3 – Air pollution reduction programs contained in the County's Air Quality Element, and programs and regulations enforced by the SCAQMD, will be applied to all future development project. Applicable programs and regulations will include: • Alternative work schedule programs for new businesses; • Incorporation of transit stops and park-and-ride facilities in major land use projects; • Prohibition of on-street parking in congested areas; • Incorporation of bicycle paths into major land use developments; and • Site planning which encourages pedestrian activity and reduces reliance upon automobiles for short trips.	Plan Check Post Construction	County Planning Department	Building plans and conditions of approval			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
HAZARDS AND HAZARDOUS MATERIALS						
Standard Regulatory Requirements						
Mitigation Measure C.8-1 – Users of hazardous materials will comply with applicable federal, state, and local regulations requiring elimination and reduction of waste at the source by prevention of leakage, segregation of hazardous waste, and process or materials change.	Pre-Construction Construction Post Construction	County Department of Building and Safety County Department of Environmental Health	Evidence of compliance with applicable regulations, as needed.			
Mitigation Measure C.8-2 – Hazardous materials that may be generated by businesses on-site will require transport by a licensed hauler to a designated facility. Haulers of hazardous materials, as well as disposal facilities, must be licensed by the U.S. Environmental Protection Agency.	Prior to Occupancy	County Department of Building and Safety County Department of Environmental Health	Evidence of compliance with applicable regulations, as needed.			
Mitigation Measure C.8-3 – For any business using or storing hazardous materials, a materials storage and management plan shall be required for review and approval by the County Hazardous Waste Management Committee for all commercial uses requiring storage of toxic substances. This plan should include an emergency evacuation plan, as well as appropriate training programs for employees.	Prior to Occupancy	County Department of Building and Safety County Department of Environmental Health	Evidence of compliance with applicable regulations, as needed.			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.8-4 – The project applicant and all future industrial tenants shall be required to comply with Title 19 and 22 of the California Administrative Code and Title 40 of the Code of Federal Regulations.	Prior to Occupancy	County Department of Building and Safety County Department of Environmental Health	Evidence of compliance with applicable regulations, as needed.			
Additional Measures						
Mitigation Measure C.8-5 – Riverside County's Hazardous Materials Incident Response Plan will continue to be implemented and updated to ensure the effective prevention of and response to hazardous waste spills and industrial accidents involving hazardous materials.	Pre-Construction Construction Post Construction	County Department of Building and Safety County Department of Environmental Health	Evidence of compliance with applicable regulations, as needed.			

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY 1 SPA - Amendment Description INEFFECT

The major changes proposed for Amendment No. 2, as compared to the approved Specific Plan No. 288 are as follows:

-Amendment No. 2 will modify certain land uses, as well as modify the Specific Plan boundary to include an additional 15-acre parcel (APN 461-210-019). Amendment No. 2 will add approximately 15 acres (APN 461-210-019) to the Specific Plan boundaries. The total acreage of the project site is 243.4 acres. ; the difference in size between Specific Plan No. 288 (222 acres) and the proposed Amendment No. 2 (to include an additional 15 acres) is 6.4 acres. The 6.4-acre discrepancy is a result of prior calculations that were taken from property lines rather than center lines, and changes in alignments to Rice Road that resulted in a lot line adjustment subsequent to the adoption of Specific Plan No. 288. Thus, Amendment No. 2 updates the Specific Plan boundary to accurately reflect these changes.

-Amendment No. 2 will decrease the residential land use from 170.3 acres to 111 acres, but will include higher densities that will allow for an increase in the total number of housing units. The total number of units will increase from 791 to 920.

-Amendment No. 2 will increase the size of the commercial land uses from 12 acres to 32.5 acres.

-Amendment No. 2 will update development standards.

-Amendment No. 2 will update design guidelines which are consistent with the County-wide Design Standards and Guidelines.

-Amendment No. 2 will provide a range of amenities including: 32.5 acres of commercial uses, three parks totaling 13.7 acres, and 48.1 acres of open space and passive recreational components.

-Amendment No. 2 will provide a total of 37.3 acres is devoted to major circulation. Roadways to be improved as part of Amendment No. 2 include: Domenigoni Parkway, State Highway 79/Winchester Road, Rice Road, Western Hills Drive, Seta Road, and Old Newport Road.

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

10. GENERAL CONDITIONS

10. EVERY. 2 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. 3 SP - SP Document INEFFECT

Specific Plan No. 288 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. 376 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 (on CD)
7. All addendums

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT

conditions of approval shall take precedence.

10. EVERY. 4 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 288 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 288 Amendment No. 2, Screencheck No. 2 dated October 2012.

CHANGE OF ZONE = Change of Zone No. 7767.

GPA = Comprehensive General Plan Amendment No. 1110.

EIR = Environmental Impact Report No. 376 including all Addendums.

10. EVERY. 5 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. 6 SP - Limits of SP DOCUMENT INEFFECT

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

10. EVERY. 7 SP - HOLD HARMLESS INEFFECT

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

(a) any claim, action, or proceeding against the COUNTY to

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) INEFFECT

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.

10. EVERY. 8 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "A" subdivision of 161.67 acres into three hundred and seventy-three (373) single-family residential lots, three (3) open space lots, two (2) park, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases.

10. EVERY. 9 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

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10. GENERAL CONDITIONS

10. EVERY. 9 MAP - HOLD HARMLESS (cont.) RECOMMND

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.

10. EVERY. 10 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 37119 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 37119, Exhibit A, sheets 1-7, dated 8/31/17.

APPROVED EXHIBIT L = Tentative Tract Map No. 37119, Exhibit L (conceptual landscape plan), sheets 1-14, dated 8/31/17.

APPROVED EXHIBIT M = Tentative Tract Map No. 37119, Exhibit M (conceptual maintenance plan), dated 8/31/17.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP

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10. GENERAL CONDITIONS

10. EVERY. 10 MAP - DEFINITIONS (cont.) RECOMMND

whether recorded in whole or in phases.

10. EVERY. 11 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. 1 SP-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. 2 SP-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. 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. 3 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. 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. 4 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.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

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.

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10. GENERAL CONDITIONS

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. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

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

TR37119 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE INEFFECT

All projects subject to Specific Plan 288 A2 shall be required to connect to Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the project applicant to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: Albert A. Webb Associates
3788 McCray Street
Riverside CA 92506

Noise Study: "Preliminary Acoustical Impact Analysis, Crossroads in Winchester (SPA288A2), Riverside County, CA," December 2011.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR37119 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 17, 2017 c/o Steven Uhlman.

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

10.E HEALTH. 3 USE - ECP COMMENTS RECOMMND

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment reports submitted for this

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - ECP COMMENTS (cont.) RECOMMND

project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

FIRE DEPARTMENT

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

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

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

Schedule A fire protection;approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT 8/30/12 INEFFECT

Specific Plan 288 (Crossroads in Winchester) is proposal to develop approximately 200-acres for various uses. The specific plan is located south of the Winchester area roughly bounded by Salt Creek Channel to the north, Winchester Road (Highway 79) to the east and Old Newport Road to the south. No specific development proposals within the specific plan were submitted.

The topography of the site consists of a wide flat valley in the northern portion and steep rocky hills in the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT 8/30/12 (cont.) INEFFECT

southern portion. The specific plan straddles two major watersheds with the northern two-third (2/3) portion of the site in the Santa Ana River watershed and the remaining one-third (1/3) southerly portion in the Santa Margarita River watershed. Specifically, the northern portion drains to Salt Creek Channel while the southerly portion flows to Warm Springs Creek. As development proposals are submitted, it is important that flows are not diverted from one watershed to another and the existing drainage patterns are perpetuated.

The center portion of the site predominantly drains under Domenigoni Parkway through two (2), 48-inch RCP. A small portion in this area drains to the east to an 18-inch CMP under Winchester Road and eventually joins offsite flows entering the site from the east through existing three (3) 30-inch CMP under Winchester Road, near the intersection of Patton Avenue and Old Newport Avenue,. These combined flows join the northern portion of the site and outlet to the adjacent Salt Creek Channel.

The southern portion drains to the southeast corner of the site to a 30-inch CMP under Winchester Road. These flows eventually flow to Warm Springs Creek.

The District received The Crossroads in Winchester Preliminary Drainage Study, Albert A. Webb and Associates, dated May 2012. The drainage study identified the existing condition drainage problems and proposed condition drainage solutions. The District finds the overall drainage study acceptable for the specific plan, and therefore, a more refined study shall be submitted at the development stage.

While improvements to District's Salt Creek Channel (Project No. 4 - 0 - 00110) have eliminated a majority of the floodplain which crossed the site, the northwest portion of the site is still located within a Zone A floodplain as delineated on Panel No. 06065C - 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This 'bulge' is a result of backwater caused by the restrictions of the Rice Road crossing. Improvements will be required to eliminate this floodplain so the site can be fully developed. As a result of Salt Creek Channel, a Conditional Letter of Map Revision (CLOMR) has been

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT 8/30/12 (cont.) (cont.INEFFECT

approved for a section that is just downstream of the project. A LOMR for the channel section north of the project, constructed as part of TR30322-1, is pending.

All developments will be required to provide flood protection from the 100-year storm and discharge flows to an adequate outlet. Increased runoff mitigation will be required for developments which drain within the Warm Springs Creek watershed. No mitigation for increased runoff is required for developments which drain to Salt Creek Channel.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, the SP reflects four (4) water quality basins at the north portion of the project and one (1) water quality/detention basin at the southeast corner of the project. The proposed water quality features are acceptable for the specific plan. However, each individual development proposal will be required to submit a preliminary project-specific Water Quality Management Plan (WQMP) as part of their development proposal. The WQMP shall address the site specific development proposed and be consistent applicable regulations in effect at that time.

Drainage fees have been adopted by the Board of Supervisors. The properties which drain to Salt Creek Channel are subject to the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP). The properties which drain to Warm Springs Creek are subject to the Warm Springs Valley sub-watershed of the Murrieta Creek ADP. As development proposal(s) are submitted to the County for processing, these fees will be included in the conditions of approval.

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map (TR) 37119 is a proposal for a Schedule "A" residential subdivision of a 166-acre site in the Winchester area. The site is located on the southeast corner of Domenigoni Parkway and Rice Road. Winchester Road bounds the site to the east and the extension of Newport Road (old) bounds the site to the south.

This site cradles the ridge-line between two watersheds - Salt Creek to the north and Warm Springs Creek to the

10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

south. While being on the ridge-line means little to no major offsite runoff is tributary to the site, it does have the challenge of conveying mitigated onsite flows to an adequate outlet for each watershed.

The portion that drains into Salt Creek to the north is within the Winchester Hills Community Facilities District (CFD), which has been proposed to fund major drainage infrastructure in this area. The District has reviewed and has given preliminary endorsement to the master drainage plan (MDP) for the Winchester Hills CFD. However, this MDP has not been adopted by the Board of Supervisors. According to the MDP, a 15 acre drainage area in the westerly portion of this site is tributary to the proposed Line 3 Tract 31633 system that provides drainage conveyance from this area to an adequate outlet in Salt Creek, within Adams Street. However, this project will not drain to Liine 3 but instead drain to an existing culvert within Domenigoni Parkway. This 15 acre diversion was previously approved as a part of Specific Plan (SP) 288 Amendment Number 2, which proposes to convey all the onsite stormwater runoff from the northerly portion of this site to two (2) 48-inch reinforced concrete pipe (RCP) culvert under Domenigoni Parkway. The development downstream (between Domenigoni Parkway and the District's Salt Creek Channel Stage 5) proposes a 72-inch storm drain that will convey all tributary offsite runoff from the double 48-inch RCP culvert to Salt Creek Channel, Stage 5 (project number 4-0-00110/drawing number 4-0698). This proposed diversion is memorialized in a letter dated April 11, 2017 from Regent Properties. The tributary onsite flows will be routed through a water quality mitigation basin before discharging into the two 48-inch pipes under Domenigoni Parkway. If the project drains directly into Salt Creek Channel, increased runoff mitigation within the basin will not be required.

The easterly portion of the site receives runoff from a tributary offsite drainage area approximately 190 acres from the east through existing three (3) 30-inch CMP culvert under Winchester Road north of the intersection with Patton Avenue. These flows join the runoff from the northerly portion of the site and are tributary to the existing double 48-inch culvert under Domenigoni Parkway. The exhibit for TR 37119 indicates this area is not to be developed with this map and has specific plan zoning of

10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

high density residential (HDR in PA 11). The remainder parcel (PA 9) has a commercial proposal for this site. Collection and conveyance of these tributary offsite flows will be addressed during the entitlement phase for tentative development proposals on the parcels for PA 11 and PA 9.

The onsite runoff from southerly portion of the site and tributary offsite runoff are collected in an existing detention basin located at the southeasterly corner of the site, which is at the northwest corner of Newport Road (old) and Highway 79. This basin was constructed by the Transportation Department to reduce the existing runoff to avoid adversely impacting the property owners located downstream of the culvert under Highway 79 by mitigating all runoff tributary to the culvert under Highway 79 according to a settlement agreement. The main function of the basin shall remain in the post developed condition. The applicant proposes to also use the basin as a park site and for mitigation of water quality impacts with Valley Wide Parks and Recreation District and County CFD to provide ownership and maintenance of the facility. The basin shall be designed in such a way that mimics the flow rates from the settlement agreement and follows the District's Increased Runoff criteria.

The water quality mitigation plan for this project proposes to collect all onsite and offsite stormwater runoff and convey to two basins, one for each watershed. Each basin is proposed as a bio-retention BMP to mitigate hydromodification and water quality impacts that would be generated by this development. A preliminary Water Quality Management Plan (WQMP) dated October, 2017 has been reviewed to support the size of these basins, as shown on the exhibit. A final WQMP will be required to be submitted for review and approval in the improvement plan check phase of development. It is the responsibility for the applicant/developer to obtain all permits necessary to construct an adequate outlet to discharge mitigated onsite runoff and to follow the southerly basin's outlet controls per Transportation Dept.'s settlement agreement.

It should be noted that the site is located within the limits of both the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) and the Murrieta Creek/Warm Springs Valley ADP for which drainage fees have been

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT (cont.) (cont.) (contRECOMMND

established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for the Salt Creek Channel - Winchester/North Hemet ADP is $131 per acre and the Murrieta Creek/Warm Springs Valley ADP is $677, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. 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.

10.FLOOD RI. 4 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 5 MAP 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. 6 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. 10 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 10 MAP MAJOR FACILITIES (cont.) RECOMMND

District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 13 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 14 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 -(.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 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. 17 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.

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

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has

10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 2 SP - GEO02288 INEFFECT

County Geologic Report (GEO) No. 2288 submitted for this development (SP00288A2) was prepared by Petra Geotechnical, Inc. and is entitled: "Geologic Update of Geotechnical Investigation Report, Crossroads in Winchester Specific Plan SPA 288A2, Winchester Area of Riverside County, California", dated January 17, 2012. In addition, the following documents were submitted for this development:

Petra Geotechnical, Inc., March 27, 2012, "Response to Riverside County Planning Department Review Comments, County Geologic Report No. 2288, Crossroads in Winchester Specific Plan SPA 288A2, Winchester Area of Riverside County, California".

Petra Geotechnical, Inc., December 21, 2001, "Geotechnical Investigation, Winchester Specific Plan No. 288 (The Crossroads in Winchester), 222-Acre Parcel, Located Northwest of the Intersection of Winchester Road and and (sic) East Newport Road, Winchester Area of Riverside County, California".

EnGEN Corporation, Geotechnical/Geological Engineering Study, Assessor's Parcel Numbers: 461-210-003, 461-210-004, 461-210-007, 461-200-002, 461-200-011, 461-200-013, 461-200-014 and 461-200-016, SF-150 - Tracts 31632 and 31633, Rice Road and Olive Avenue, Winchester Area of Riverside County, California".

These documents are herein incorporated as a part of

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

10. GENERAL CONDITIONS

10.PLANNING. 2 SP - GEO02288 (cont.) INEFFECT

GEO02288.

GEO02288 concluded:

1.The site will experience ground motion and effects from earthquakes generated along active faults located off-site.

2.No active or potentially active faults project through or toward the site.

3.The potential for active fault rupture at the site is considered to be very low.

4.Areas of potentially liquefiable soils have been identified on the site. Surface manifestation of the effects of liquefaction are anticipated to be limited to liquefaction-induced settlement on the order of 1.3 to 2 inches with a corresponding differential settlement component of 0.75 to 1.0 inches over a distance of 40 feet.

5.Lateral spreading is not anticipated within the site.

6.No evidence of slope failures including landslides, slumps or talus deposits, have been mapped or were observed during the geologic reconnaissance.

7.The onsite natural slopes, including the southwest portion of the site, are considered grossly stable.

8.There is a potential for rockfall and debris flow emanating from the natural granitic slopes in the southwest portion of the site.

9.The site contains potentially compressible alluvium, specifically the northeast corner of the site. Because of the presence of shallow groundwater, overexcavation and re-compaction of compressible alluvium will be restricted by earthmoving equipment and limitations in near-saturated conditions.

10.The potential impacts of a seiche affecting the subject site are considered remote.

11.The potential impacts of a dam failure of the west dam at the Diamond Valle Reservoir during a catastrophic event and subsequent inundation of the subject site are

10. GENERAL CONDITIONS

10.PLANNING. 2 SP - GEO02288 (cont.) (cont.) INEFFECT

considered low.

12.A 5-foot by 5-foot wide opening possibly as deep as 15 feet below grade (pit/mine shaft) is present in the bedrock hill within the southwestern portion of the site.

13.Blasting of corestones and within cuts in the hillsides will likely be necessary below a depth of 15+/- feet.

14.Fairly fresh bedrock which may be marketable as Class 2 aggregate base is present within the site.

GEO02288 recommended:

1.Structures within the site should be designed and constructed to resist the effects of seismic ground motions.

2.Depending on the ultimate depth of fills to be placed on the site, settlement monitoring may be required.

3.Liquefaction induced settlement can generally be mitigated with a cap of engineered fill and/or special foundation systems.

4.Where the development creates lots adjacent to ascending natural slopes, mitigation of rockfall and debris flow by way of concrete deflector walls is anticipated.

5.The open pit/mine shaft should be infilled with onsite soil to the top of the shaft during site grading.

GEO No. 2288 satisfies the requirement for a Geotechnical study for Planning /CEQA purposes for this Specific Plan. GEO No. 2288 is hereby accepted for Planning purposes for this Specific Plan. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for any future implementing projects (i.e. tract maps or use permits) or grading permits. Additional studies and reports may be required for future implementing projects. 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.

10. GENERAL CONDITIONS

10.PLANNING. 2 SP - GEO02288 (cont.) (cont.) (cont.) INEFFECT

It should be noted that an environmental constraints sheet (ECS) shall be required for all implementing maps relative to the potential geologic hazards enumerated above, as described elsewhere in this conditions set.

10.PLANNING. 3 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. 4 SP - NO P.A. DENSITY TRANSPER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 5 SP - 79 ALT ALIGNMENT INEFFECT

In the event that State Route 79 alignment is selected by the RCTC such that it will impact the project as depicted in the SPECIFIC PLAN on figure A-3-2.a, an Amendment to the SPECIFIC PLAN will be required to revise all sections of the document to reflect the significant change to the document.

10.PLANNING. 6 SP - GENERAL EIR MM INEFFECT

The following Mitigation measures are listed in the EIR as required; however, all are required by either the Specific Plan, Ordinances or State Requirements and thus do not need to be required as a condition of approval in order to implement the measure. They are listed here as a reference:
Mitigation Measures- D.11-1, C.6-1, C.6-5, C.1-1, C.2.1-1, C.2-9, C.13-1, D.2-1, D.2-2, H.1.C-3, GHG 5, C.8-1, C.8-5, C.7-1, C.7-2, C.7-3, C.4-6, C.4-8, C.5-1, D.3-1, D.3-2, D.3-3, D.3.4, D.3-5, D.3-6, D.4-1, D.5-1, D.5-2, D.9-1, D.6-1, D.6-4, D.6-5, D.2-2, D.2-4, D.2-5, D.2-6, D.2-7, D.2-8, D.2-9, D.2-10, D.2-11, D.2-13, D.2-3, D.2-15, D.7-ELC-1, D.7- ELC-2, D.7-ELC-3, D.7-ELC-5, D.7-GAS-1, D.7-GAS-2, D.7-TEL-1, C.6-1, MM Cultural 4, C.8-1, C.6-3, C.6-4, C.6-14, D.1-2, D.8-1, H.1.C-3, C.8-2, C.8-3, and

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

10. GENERAL CONDITIONS

10.PLANNING. 6 SP - GENERAL EIR MM (cont.) INEFFECT

C.8-4.
In addition, all Transportation mitigation measures were added as conditions by Transportation in this condition set. Specific references to mitigation measures were not included.

10.PLANNING. 7 SP - EIR MITIGATION INEFFECT

The Following is required by EIR376 and/or any and all Addenda:
Mitigation Measure D.11-2 -Because of the property's location within the 30-mile radius of Mount Palomar Observatory, low pressure sodium vapor lams shall be used for all street lighting. Other potentially lighted areas, (i.e., entry monuments and signage), shall orient light downward and shield lights to prevent direct upward illumination.
Mitigation Measure C-11.4 - The adjacent Winchester Hills Specific Plan proposes all contiguous mountainous areas to be maintained as permanent open space under the control of a Master Homeowner's Association or the Valley-Wide Parks and Recreation District. The open space-conservation areas within the Crossroads at Winchester Specific Plan shall similarly be maintained as permanent open space under the control of Valley-Wide Parks and Recreation District or by a common entity or agency such as the CSA, or similar public/private agency.
Mitigation Measure C.2-10 - All streets shall have a gradient not to exceed 15 percent.
Mitigation Measure C.2-13 - The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
Mitigation Measure C.13-2 - All development shall incorporate energy-saving devices where feasible. These devices may include the following:
-The use of individual meters versus multiple meters;
-The installation of lighting switches and multi-switch provisions for control by occupants and building personnel; and
-The use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property.
Mitigation Measure C.13-3 - Specific measures shall be implemented to reduce natural gas consumption including:
-Use of an automatic flue gas damper when using a gas

10. GENERAL CONDITIONS

10.PLANNING. 7 SP - EIR MITIGATION (cont.) INEFFECT

heating system;
-Use of electrically-lighted pilot lights for all gas systems; and
-Insulation of all gas-heated hot water tanks.

Mitigation Measure C.13-4 - The project applicant will consult with the Southern California Gas Company during the design phase to ensure that the architectural design maximizes energy efficiency through passive heating and cooling, with the use of building orientation, insulations, construction materials, window glazing and roof over-hangs.
Mitigation Measure C.4-7 - Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground.
Mitigation Measure C.5-2 - To reduce construction related noise and to protect the health of persons employed at construction sites, hearing protection equipment shall be worn in compliance with regulations established by the California Occupational Safety and Health Administration.
Mitigation Measure C.5-4 - To reduce construction-related noise, construction operations which produce the highest levels of noise shall be arranged to occur together in the construction program, where practical and feasible, in order to avoid continuing periods of greater annoyance.
Mitigation Measure D.4.2 - For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
-Circulation for pedestrian, vehicles, and police patrols.
-Lighting of streets and walkways.
-Prioritize the effort to provide visibility of doors and windows from the street and between buildings, where practical.
-Privacy fencing meeting minimum height and material standards.
The Sheriffs' Department will continue to be involved in the review of development projects to ensure the Department's concerns are addressed in project design.
Mitigation Measure 9.1 - If library-specific impact fees are established in the future, the developer(s) will pay any such fees in effect at the building permit stage.
Mitigation Measure D.6-2 - The project applicant will be required to dedicate and improve a minimum of 15.5 acres of useable, developed active parkland as identified in the Crossroads in Winchester Specific Plan (this is enforced through the park implementation conditions of approval).

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10. GENERAL CONDITIONS

10.PLANNING. 7 SP - EIR MITIGATION (cont.) (cont.) INEFFECT

Mitigation Measure D.7-ELC-4 - The project applicant will provide SCE with development plans and schedules for construction as they become available so that SCE may begin long-range planning of facilities.
Mitigation Measure D.7-GAS-3-An engineering study will be required to ensure that existing facilities are adequate to accommodate the new development. Detailed information including tract maps and plot plans must be submitted for review by SCG.
Mitigation Measure D.7-TEL-2 - The project applicant will provide SCG with a development phasing schedule so that required upgrades may be scheduled in advance of development.
Mitigation Measure C.6-6 - To reduce construction-related air quality impacts, the contractor shall ensure that ozone precursor emissions from all vehicles and construction equipment are controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.
Mitigation Measure C.6-7 - To reduce construction-related air quality impacts, grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.
Mitigation Measure C.6-8 - To reduce construction-related air quality impacts, during grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.
Mitigation Measure C.6-9 - To reduce construction related air quality impacts, all unpaved roads and parking areas will be watered down or chemically treated for dust control purposes. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.6-10 - To reduce construction-related air quality impacts, trucks leaving construction sites will

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

10. GENERAL CONDITIONS

10.PLANNING. 7 SP - EIR MITIGATION (cont.) (cont.) (cont.) INEFFECT

be washed off. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.2-13 - The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.

Mitigation Measure C.4-7 - Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground.

Mitigation Measure C.6-11 - Major developers will work with the Riverside Transit Agency (RTA) to establish new bus routes and stops to service new development within the Specific Plan area. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits/final inspection. Coordination materials shall include a Staff Report or Meeting Minutes.

10.PLANNING. 8 SP - PA 4 NATURAL STATE INEFFECT

Planning Area 4 shall remain in its natural as much as possibel throughout the life of the project. The rock outcropings are a visual amenity to the community and shall remain.

10.PLANNING. 9 SP - PROJ PA STANDARDS RECOMMND

This implementing project is within residential Planning Areas 10, 14, and 16 of the SPECIFIC PLAN (Crossroads at Winchester). Accordingly, this project is subject to these development standards:

1. All residential lots must be at least 2,800 square feet within Planning Area 10, 3,500 square feet within Planning Area 14, and 2,400 square feet within Planning Area 16.
2. The maximum number of dwelling units in these planning areas is 120 in Planning Area 10, 85 in Planning Area 14, and 200 within Planning Area 16.
3. Residential buildings must conform substantially to the design guidelines in section IV.D of the SPECIFIC PLAN.

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10. GENERAL CONDITIONS

10.PLANNING. 10 SP - 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. 11 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. 12 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 ounty 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. 14 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.

10.PLANNING. 18 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 19 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subject parcels are as follows:

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

a. Residential lots created by this map shall conform to the design standards of the Specific Plan (SP 288) zone.
b. The front yard setback is 10 feet for all residential Planning Areas.
c. The side yard setback is 5 feet for Planning Areas 10 and 14 and 3 feet for Planning Area 16.
d. The street side yard setback is 10 feet for Planning Areas 10 and 14 and 5 feet for Planning Area 16.
e. The rear yard setback is 10 feet for Planning Areas 10 and 14 and 5 feet for Planning Area 16.
f. The minimum average width of each lot is 40 feet for all residential Planning Areas.
g. The maximum height of any building is 40 feet for all residential Planning Areas.
h. The minimum parcel size is 2,800 square feet for Planning Area 10, 3,500 square feet for Planning Area 14, and 2,400 square feet for Planning Area 16.
i. No more than 60% of the lot shall be covered by structure for Planning Areas 10 and 14 and 65% for Planning Area 16.
j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348 AND THE SPECIFIC PLAN ZONING ORDINANCE, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 20 MAP - NPDES COMPLIANCE (1) RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 23 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

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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 cummulative 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 recinded, 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. 24 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.

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 26 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

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. The Coroner will have two working days to determine if the remains are subject to his or her

10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

authority as part of a crime.
If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.
Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:
"The nondestructive removal and analysis of human remains and items associated with Native American human remains.
"Preservation of Native American human remains and associated items in place.
"Relinquishment of Native American human remains and associated items to the descendants for treatment.
"Other culturally appropriate treatment.
The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.
Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide

10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:
"Record the site with the commission or the appropriate Information Center.
"Utilize an open-space or conservation zoning designation or easement.
"Record a document with the county in which the property is located. ?The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.
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 Archaeologist.

10.PLANNING. 27 MAP - UNANTICIPATED RESOURCES RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.
If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:
All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss

10. GENERAL CONDITIONS

10.PLANNING. 27 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.
Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.
* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.
** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 28 MAP - GEO02563 ACCEPTED RECOMMND

County Geologic Report GEO No. 2563, submitted for the project TTM No. 37028 (TR37028), was prepared by Petra Geotechnical, Inc. The report is titled; "Geotechnical Investigation, Winchester Specific Plan No. 288 (The Crossroads in Winchester), 22-Acre Parcel, Located Northwest of the Intersection of Winchester road and East Newport Road, Winchester Area, Riverside County, California," dated December 12, 2001. In addition, Petra has submitted the following reports:
"Geologic Update of Geotechnical Investigation Report, Crossroads in Winchester Specific Plan SPA 288A2, Winchester Area of Riverside County, California", dated January 17, 2012.
"Geotechnical Response to County of Riverside Review Sheet, Crossroads South Project, Tentative Tract 37119, 161[illegible] Acre Site South of Domenigoni Parkway and East of Winchester Roads, Winchester Area of Riverside County, California," dated September 5, 2017.
This document is herein incorporated in GEO02563.
GEO02563 concluded:
1.No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
2.Based on site mapping and aerial photography review the

10. GENERAL CONDITIONS

10.PLANNING. 28 MAP - GEO02563 ACCEPTED (cont.) RECOMMND

likelihood of an active fault traversing the site is very low to remote.
3.A moderate lineament was observed transecting the southern portion of the site during the aerial photography review, and although not likely active, should be evaluated during grading operations.
4.Landsliding, debris flow, and rock fall hazards are considered unlikely at the site.
5.Inundation from a seiche or sudden dam failure from the Diamond Valley Reservoir could occur at the site.
6.According to our analysis, proposed and existing slopes with inclinations of 2:1 (h:v) or flatter at a maximum height of 30 feet are considered to be grossly stable.
GEO02563 recommended:
1.Vegetation including trees, grasses, weeds, brush, shrubs, and any other debris should be stripped from the areas to be graded and properly disposed of offsite.
2.All existing low density, and potentially collapsible soil materials, such as loose man-made fill, colluvium, alluvium, and highly weathered bedrock, will require removal to underlying dense bedrock or dense native soils or to groundwater from each area to receive compacted fill.
3.Dense native soils are defined as undisturbed native materials with an in-place relative density of 85 percent or greater based on ASTM Test method D1557-91.
4.A fill key excavated a minimum depth of 2 feet into competent bedrock or dense native soils will be required at the base of all fill slopes and should be a minimum 15 feet wide or one-half the slope height, whichever is greater.

GEO No. 2563 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2563 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

10.PLANNING. 29 MAP - CONST EQUIP - MM C.5-3 RECOMMND

To reduce construction related noise resulting from poorly tuned or improperly modified vehicles and construction

10. GENERAL CONDITIONS

10.PLANNING. 29 MAP - CONST EQUIP - MM C.5-3 (cont.) RECOMMND

equipment, the contractor shall ensure that all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the County of Riverside Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County of Riverside Building Department. The contractor shall place stationary equipment at a minimum of 500 feet from the property line of existing sensitive receptors (residences to the south), when and where feasible. To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either low-emission propane powered or electric (i.e. forklifts), where practical and feasible.

This condition implements condition 30.PLANNING.75 of the SPECIFIC PLAN.

10.PLANNING. 30 MAP - CONST DUST - MM C.6-2 RECOMMND

To reduce construction-related fugitive dust emissions, the contractor shall provide the County Building and Safety Department with sufficient proof of compliance with SCAQMD Rule 403 and other dust control measures including, but not limited to: -watering active sites three times daily, -requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain), -requiring all trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered and maintain a freeboard height of 12 inches, -suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour, post contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, will occur as soon as possible, -sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets, -posting and enforcement of traffic speed limits of 15 miles per hour or

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10. GENERAL CONDITIONS

10.PLANNING. 30 MAP - CONST DUST - MM C.6-2 (cont.) RECOMMND

less on all unpaved roads, -installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track out, -replacing ground cover in disturbed areas as quickly as possible, and -paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible.

This condition implements condition 30.PLANNING.76 of the SPECIFIC PLAN.

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 unacceptablility 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. 1 SP - SP288A2/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 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

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP288A2/CONDITIONS (cont.) INEFFECT

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.

Haun Road (NS) at:
Newport Road (EW)
I-215 Southbound Ramps (NS) at:
Newport Road (EW)
I-215 Northbound Ramps (NS) at:
Newport Road (EW)
Antelope Road (NS) at:
Newport Road (EW)
Menifee Road (NS) at:
Newport Road (EW)
La Piedra Road (EW)
Holland Road (EW)
Lindenberger Road (NS) at:
Simpson Road (EW)
Domenigoni Parkway (EW)
Leon Road (NS) at:
Domenigoni Parkway (EW)
Rice Road (NS) at:
Project Driveway (EW)
Domenigoni Parkway (EW)
Seta Street (EW)
Old Newport Road (EW)
Seta Street (NS) at:
Domenigoni Parkway (EW)
Project Driveway (NS) at:
Domenigoni Parkway (EW)
Winchester Road (SR-79) (NS) at:
SR-74 (EW)
Stowe Road (EW)
9th Street (EW)
Simpson Road (EW)
Olive Avenue (EW)
Project Driveway (EW)
Domenigoni Parkway (EW)
Old Newport Road (EW)
Scott Road/Washington Road (EW)
Warren Road (NS) at:
Domenigoni Parkway (EW)
Sanderson Avenue (NS) at:
Mustang Way (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP288A2/CONDITIONS (cont.) (cont.) INEFFECT

Domenigonia Parkway (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 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. 2 SP - SP288A2/TRAFFIC STUDY INEFFECT

Subsequent implementing projects of the Specific Plan shall submit a traffic study in order to identify which geometric and signal improvements shall be required. If the traffic study shows additional improvement(s) are required beyond those identified in the specific plan conditions, the implementing project shall be responsible for the improvement(s) or as approved by the Transportation Department.

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 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

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 2 (cont.) RECOMMND

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 two off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 7 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements.

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10. GENERAL CONDITIONS

10.TRANS. 8 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 association, or any other successor-in-interest, whichever occurs later.

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

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 9 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 development proposals to maintain a Level of Service 'C', along all County maintained roads and conventional state highways. As

10. GENERAL CONDITIONS

10.TRANS. 9 MAP - TS/CONDITIONS (cont.) RECOMMND

an exception, LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections.

The City of Menifee General Plan, Policy C-1.2, requires development to mitigate its traffic impacts and achieve a peak hour Level of Service (LOS) D or better at intersections, except at constrained intersections at close proximity to the I-215 where LOS E may be permitted.

The City of Hemet General Plan Circulation Element Section 4.4.1, establishes LOS D as the lowest acceptable LOS for peak-hour intersection movements and LOS C as the lowest acceptable LOS for roadway segment operations. The City has not adopted an LOS standard for unsignalized intersections. Performance of unsignalized intersections is evaluated on a case-by-case basis.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Haun Road (NS) at:
Newport Road (EW)

I-215 Southbound Ramps (NS) at:
Newport Road (EW)

I-215 Northbound Ramps (NS) at:
Newport Road (EW)

Antelope Road (NS) at:
Newport Road (EW)

Menifee Road (NS) at:
Newport Road (EW)

Lindenberger Road (NS) at:
Domenigoni Parkway (EW)

Leon Road (NS) at:
Domenigoni Parkway (EW)

Rice Road (NS) at:

10. GENERAL CONDITIONS

10.TRANS. 9 MAP - TS/CONDITIONS (cont.) (cont.) RECOMMND

Domenigoni Parkway (EW)

Seta Street (NS) at:
Domenigoni Parkway (EW)

Winchester Road (SR-79) (NS) at:
Domenigoni Parkway (EW)

Winchester Road (SR-79) (NS) at:
Patton Avenue (EW)

Winchester Road (SR-79) (NS) at:
Old Newport Road (EW)

Winchester Road (SR-79) (NS) at:
Scott Road-Washington Street (EW)

Sanderson Avenue (NS) at:
Domenigoni Parkway (EW)

Rice Road (NS) at:
"A" Street (EW)

Rice Road (NS) at:
Seta Street (EW)

Rice Road (NS) at:
"I" Street (EW)

Rice Road (NS) at:
"S" Street (EW)

Rice Road (NS) at:
"J" Street (EW)

Rice Road (NS) at:
East Newport Road (EW)

As such, the proposed project is consistent with the County, City of Menifee, and City of Hemet's General Plan.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

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10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 2 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 vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE INEFFECT

Prior to the approval of any implementing projects 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 General Condition shall be placed on the project indicating the following:

1) Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home",

20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE (cont.) INEFFECT

must not exceed the following worst-case noise levels:

A) 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

B) 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2) A six (6) foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along Domenigoni Parkway.

3) Whenever a construction site is within one-quarter mile (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaked between the hours of 6:00 p.m. and 7:30 a.m. during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition, or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.

4) To inform potential sensitive receivers within 1/4 mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities associated with the project site. Notification shall take place a minimum of five working days prior to anticipated blasting activities.

5) All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications.

6) During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of existing sensitive receptors, when and where feasible.

7) To reduce noise impacts associated with temporary diesel or gasoline powered generators, and where a portable

20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE (cont.) (cont.) INEFFECT

diesel or gas powered generator is necessary, it shall have maximum noise muffling capacity and be located as fas as technically feasible placed a minimum of 500 feet from noise sensitive uses.

8) To minimize or eliminate motor driven noise from construction equipment, contractors shall utilize construction equipment that is either propane or electric powered, when technically feasible.

9) To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

Prior to the Issuance of any Building Permit, the following shall be provided to the Department of Environmental Health, Industrial Hygiene Program for review and approval:

1) A copy of the Precise Grading Plans and Building Architectural Plans.

2) A final acoustical impact analysis study performed for each planning area within Crossroads in Winchester (SP 288 A2). The final acoustical impact analysis will be utilized to confirm this preliminary acoustical impact analysis' findings and to determine building and/or unit specific interior noise levels and potential mitigation measures necessary for the Project to insure interior noise levels will be consistent with County standards.

3) To reduce impacts from loading docks, an analysis shall be done to determine the proposed noise impact to adjacent properties and the loading docks shall be sited or designed such that the applicable noise standards of the adjacent properties are not exceeded.

4) The Industrial Hygiene Program must receive, review and approve the final acoustical report (as listed above) addressing the noise that might be produced from traffic and retail locations, etc. Building design must be shown to reduce interior noise to at or below 45 Ldn for those residential units along Winchester Road (SH-79), Domenigoni Parkway, and Rice Road.

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20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE (cont.) (cont.) (contINEFFECT

5) The applicant shall pay review fees to the Department of Environmental Health for all time spent in review of this project. Fees shall be assessed at time of project submittal for review.

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

20.E HEALTH. 2 ENVIRONMENTAL CLEANUPS 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 approval of any Planning Case project subject to SP 288 A2, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanups Program (ECP) for review and consideration an original copy of an Environmental Assessment Phase 1 Study (EA Phase 1). Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Assessment Phase 2 Study (EA Phase 2) shall be submitted to ECP for review if the information provided in the EA Phase 1 study indicates the requirements. Applicable review fees shall be required.

For further information, please contact ECP at (951) 955-8982.

FLOOD RI DEPARTMENT

20.FLOOD RI. 1 SP ADDITIONAL REVISION REQD INEFFECT

Within 60 days or prior to the County approval of the final SPECIFIC PLAN document (as required by 20.PLANNING.2), additional edits are required to be incorporated. The SP document shall be edited as noted below:

1.Section 4 - Drainage Plan includes passing references to water quality basins. The document shall include further discussions on post-construction water quality mitigation measures in this section and other sections as applicable.

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20. PRIOR TO A CERTAIN DATE

20.FLOOD RI. 1 SP ADDITIONAL REVISION REQD (cont.) INEFFECT

2.The basin locations and size differs between the drainage plan (Figure A-4-2) and grading plan (Figure A-7-2). The figures shall be revised accordingly.

It is the District's opinion that these items can be incorporated into the Draft SP prior to release for public review and thus are not issuing a denial for the project at this time. If these changes have not been included in the Draft SP during the public review process, corrections will be issued.

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.

20.PLANNING. 3 MAP - EXPIRATION DATE DRAFT

The conditionally approved TENTATIVE MAP shall expire three (3) years after the ounty 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.

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30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 2 RETENTION BASINS - NO VECTORS INEFFECT

A General Condition shall be placed on any implementing project within the SPECIFIC PLAN, indicating that any proposed retention basin shall be constructed and maintain in a manner that prevents vector breeding and/or vector nuisances.

EPD DEPARTMENT

30.EPD. 1 SP - BURROWING OWL SURVEY 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 as a 60-Milestone Prior to Grade Condition:

BUOW PRECONSTRUCTION SURVEY
Potential suitable habitat for burrowing owl is present with the Specific Plan, thus pursuant to Objective 6 of the species account for burrowing owl in the MSHCP, within 30 days prior to issuance of any grading permit or site preparation related to the approved Specific Plan00288A2 a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the findings submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. This condition applies to any and all grading permits associated with any entitlement processed under SP00288A2. If the grading permit is not obtained within 30 days of this survey a new survey shall be required. Any owls located during the survey that cannot be avoided according to current avoidance buffers will need to be relocated according to an approved relocation plan. The relocation plan must be submitted to EPD for review and approval.

30.EPD. 2 SP - NESTING BIRD SURVEY 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 as a 60-Milestone Prior to Grade Condition:

NESTING BIRD CLEARANCE SURVEY

30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2 SP - NESTING BIRD SURVEY (cont.) INEFFECT

Prior to issuance of any grading permit or site preparation between February 1st and August 31st a Nesting Bird Clearance Survey must be conducted by a qualified biologist. The results of the survey shall be submitted directly to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If the grading permit is not obtained within 30 days of this survey a new survey shall be required. This condition applies to any and all grading permits associated with any entitlement processed under SP00288A2

30.EPD. 3 EPD - OPEN SPACE CONSERVATION INEFFECT

Per SP00288 PAs 11 & 12 are to be open space conservation. These open space areas must be dedicated to a conservation district or other land management authority prior to approval of any entitlement south of Domenigoni Parkway. Proof of this dedication must be provided to EPD.

PARKS DEPARTMENT

30.PARKS. 1 SP - REGIONAL/COMM TRAILS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), future implementing projects shall be subject to the Non Vehicular System requirements in Section IV.A of the Specific Plan subsection "b" and Figures A-3-7 through A-3-11, and Figure A-8-1.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR DEFERRED

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

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.) DEFERRED

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

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

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

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

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

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

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

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

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

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

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.) (cont.) DEFERRED

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

30.PLANNING. 2 SP - PALEO MONITORING REPORT 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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - PALEO MONITORING REPORT (cont.) NOTAPPLY

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

30.PLANNING. 3 SP - GEOLOGIST'S COMMENTS 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 and satisfied prior to scheduling the project for public hearing:

"County Geologic Report (GEO) No. 2288 was previously reviewed and approved by the County Geologist for the SPECIFIC PLAN. The geotechnical consultant of record for this implementing project shall, at a minimum, update GEO02288 with regards to the specific project design and current standards of practice. Alternatively, a new study focused on the implementing project alone may be submitted.

This update or new study shall be submitted as a new GEO report attached specifically to implementing project (tract map, CUP, etc.). 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 two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - GEOLOGIST'S COMMENTS (cont.) MET

and payment should not be given to the Planner or County Geologist directly.

The new GEO shall be reviewed and approved by the County Geologist prior to scheduling this project for public hearing."

30.PLANNING. 4 SP - ECS LIQUEFACTION DEFERRED

Prior to the approval of any implementing map within the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

"An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that 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. 2288, 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.'"

30.PLANNING. 5 SP - ECS DEBRIS FLOW DEFERRED

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

"An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential debris flow and rockfall hazards. 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. 2288, contain areas of potential debris flow and/or rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading. All slopes

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - ECS DEBRIS FLOW (cont.) DEFERRED

must be maintained protect against erosion and future potential slope failure."

30.PLANNING. 6 SP - ECS PIT/MINE SHAFT DEFERRED

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

"An approximately 5-foot by 5-foot by 15-foot deep pit/mine shaft exists in the bedrock within the hillside located at the southwestern portion of the site (within Planning Area 12). This pit/mine shaft must be backfilled or otherwise secured and eliminated as a hazard as part of site development."

30.PLANNING. 7 SP - CULTURAL RESOURCES DEFERRED

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 issuance of grading permits where archaeological monitoring is required, the County Archaeologist or her/his representative shall attend the pre-grade meeting to ensure that cultural sensitivity training is adequately presented by the Project Archaeologist and Tribal Monitor, as appropriate.

The selected Project Archaeologist for archaeological monitoring work shall be the consultant-of-record for that scope of work. Any changes in archaeological consultant shall require county approval.

The County Archaeologist may make site inspections at any time during site grading to ensure compliance with monitoring requirements."

30.PLANNING. 8 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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP - M/M PROGRAM (GENERAL) (cont.) MET

"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. 9 SP - NON-IMPLEMENTING MAPS 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:

"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. 10 SP - DURATION OF SP VALIDITY 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:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - DURATION OF SP VALIDITY (cont.) NOTAPPLY

If the applicant is in violation of this condition the County may begin revocation hearings for the Project. This condition shall be considered as NOT APPLICALBE 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. 12 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. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

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. 17 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 of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - ADDENDUM EIR (cont.) MET

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. 18 SP - EA REQUIRED NOTAPPLY

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. 19 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 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - SUPPLEMENT TO EIR (cont.) NOTAPPLY

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. 20 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 signficant 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. 21 SP - COMPLETE CASE APPROVALS 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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - COMPLETE CASE APPROVALS (cont.) MET

Supervisors, repectively. This condition may not be DEFERRED."

30.PLANNING. 22 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."

30.PLANNING. 23 SP - PARK AGENCY REQUIRED DEFERRED

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - PARK AGENCY REQUIRED (cont.) DEFERRED

annexed into the Valley Wide Recreation and Park District or 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 the Valley Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 24 SP - AG/DAIRY NOTIFICATION DEFERRED

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 25 SP *- PA PROCEDURES NOTAPPLY

rior 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]:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP *- PA PROCEDURES (cont.) NOTAPPLY

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 26 SP *- COMMON AREA MAINTENANCE DEFERRED

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP *- COMMON AREA MAINTENANCE (cont.) DEFERRED

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area[s] _____."

30.PLANNING. 27 SP *- CC&R RES PUB COMMON AREA DEFERRED

rior 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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP *- CC&R RES PUB COMMON AREA (cont.) DEFERRED

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 Exhibit '___' 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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP *- CC&R RES PUB COMMON AREA (cont.) (cont.DEFERRED

or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 28 SP *- CC&R RES PRI COMMON AREA DEFERRED

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. 28 SP *- CC&R RES PRI COMMON AREA (cont.) DEFERRED

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 Exhibit '___', 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP *- CC&R RES PRI COMMON AREA (cont.) (cont.DEFERRED

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. 29 SP - ARCHAEO M/M PROGRAM DEFERRED

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 archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. 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 required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 30 SP - PALEO M/M PROGRAM DEFERRED

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 32 SP - F&W CLEARANCE NOTAPPLY

Prior to the approval of any implementing project within planning areas 1,2 and/or 3 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construciton within or along the

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - F&W CLEARANCE (cont.) NOTAPPLY

banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain 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 obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 33 SP - ACOE CLEARANCE NOTAPPLY

Prior to the approval of any implementing project within planning areas 1,2 and/or 3 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construciton within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 34 SP - SKR FEE CONDITION DEFERRED

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - SKR FEE CONDITION (cont.) DEFERRED

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 184.9 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 he appropriate fee set forth in that ordinance shall be required.

* The fee may be applied to the proposed area of disturbance or the entire SPECIFIC PLAN site at the discretion of the County Fee Administrator"

30.PLANNING. 35 SP - ENTRY MONUMENTATION DEFERRED

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 Tentative Tract Map or Use Permit.
2. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN."

30.PLANNING. 36 SP - POST GRADING REPORT DEFERRED

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. 36 SP - POST GRADING REPORT (cont.) DEFERRED

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 37 SP - SCHOOL MITIGATION DEFERRED

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 Hemet Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 38 SP - GEO STUDY REQUIRED 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 geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. 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. 39 SP - ARCHAEOLOGIST RETAINED DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condiiton of approval shall be applied to the land division or development permit to ensure that the unique archaeologic resources identified in the Cultural Resources Report

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - ARCHAEOLOGIST RETAINED (cont.) DEFERRED

prepared as part of this SPECIFIC PLAN's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 40 SP - IF HUMAN REMAINS FOUND DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40 SP - IF HUMAN REMAINS FOUND (cont.) DEFERRED

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. 41 SP - LANDSCAPE CONCEPTUAL PLAN 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:

"Provide 2 sets of plans on 24" x 36" sheets at 20 scale that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The Conceptual Landscape Plan shall consider existing landscaping on adjacent and nearby properties and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - LANDSCAPE CONCEPTUAL PLAN (cont.) MET

provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The Conceptual Landscape Plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

This condition shall be considered NOT APPLICABLE for all parcel maps within the SPECIFIC PLAN."

30.PLANNING. 42 SP - MM D.11-3 NOTAPPLY

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:
Mitigation Measure D.11-3 - Prior to approval of the site plan for the commercial center, a lighting plan shall be prepared and approved by the County. The County shall ensure that low-pressure sodium vapor lights are identified in the plan for outdoor areas, and that security lighting and signage will not impact adjacent residential areas

30.PLANNING. 43 SP - MM C.6-13 NOTAPPLY

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:
Mitigation Measure C.6-13 - All parking lots serving new development will be paved. Proof of compliance shall be required prior to approval of the Plot Plan/Tract Map for individual implementing development projects.

30.PLANNING. 44 SP - MM BIO- 1 NOTAPPLY

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

MM Bio 1: A non-jurisdictional determination from USACE and CDFG staff shall be obtained or applicable permits obtained

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - MM BIO- 1 (cont.) NOTAPPLY

by implementing Project developers from these agencies prior to development of the planning areas PA-1 through PA-4.

30.PLANNING. 45 SP - MM C.1-2 MET

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.1-2 -- Pursuant to General Plan policy, detailed geotechnical reports shall be prepared for specific development projects within The Crossroads in Winchester Specific Plan Area. The ground shaking potential, groundwater levels, and areas prone to liquefaction shall be evaluated in the detailed geotechnical reports. These reports shall be prepared when tentative maps and development applications are submitted to the County.

30.PLANNING. 46 SP - MM C.1-3 MET

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.1-3 - According to maps contained in the County's Comprehensive General Plan, liquefaction potential exists in Planning Areas 1 through 7, 9, and 12. For these areas, and as required by the County geologist, the Project developer shall submit detailed remediation reports. Remediation may include removal and recompaction of near surface soils. Soil removal shall be adequate to mitigate the liquefaction and settlement potential to the satisfaction of the County geologist.

30.PLANNING. 47 SP - MM C.1-4 MET

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.1-4 - All grading plans for Specific Plan development projects shall be reviewed by the County Geologist to ensure that adequate measures are implemented to eliminate liquefaction and ground shaking hazards.

30.PLANNING. 48 SP - MM C.2-3 MET

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.2-3 - Prior to any development within

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 48 SP - MM C.2-3 (cont.) MET

any planning area of the Specific Plan, an overall conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each such planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area and shall include: (i) techniques employed to prevent erosion and (ii) approximate time frames for grading; (iii) identification of areas which may be graded during higher probability rain months (January through March); and (iv) preliminary pad and roadway elevations.

30.PLANNING. 49 SP - MM D.2-12 MET

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.2-12 - A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps.

30.PLANNING. 50 SP - MM GHG 4 MET

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

MM GHG 4: The Project will reduce vehicle miles traveled by: designing a master-planned community that creates a suburban center setting, increasing the diversity in land uses, improving the design elements to enhance walkability and connectivity as well as incorporating bicycle lanes and paths, improving the on-site pedestrian network and connecting off-site, and providing traffic calming measures (improvements) on 50 percent of the Project's streets and intersections.

30.PLANNING. 51 SP - MM C.5-5 NOTAPPLY

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.5-5 -To reduce impacts of roadway noise to future on-site residential uses, noise attenuation shall be required. Placement of a six-foot perimeter wall along Domenigoni Parkway shall effectively minimize noise impacts to future residential land uses adjacent to that

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 51 SP - MM C.5-5 (cont.) NOTAPPLY

roadway.

30.PLANNING. 52 SP - MM D.3-8 MET

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.3-8 - The Master Homeowner's Association or appropriate community service district will be responsible for the maintenance of the open space areas. Prior to the approval of any development plan for lands for lands adjacent to open space areas, a fire protection/vegetation management plan shall be submitted to the Fire Department for approval.

30.PLANNING. 53 SP - MM D.6-6 DEFERRED

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.6-6 - The developer(s) will work with Valley-Wide Recreation and Park District to determine the types of facilities to be installed in the on-site parks. No building permits shall be issued for any project until the developer assures, to the satisfaction of the County Planning Department, that agreement between the developer and Valley-Wide has been reached.

30.PLANNING. 54 SP - MM D.2-12 MET

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.2-12 - A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps.

30.PLANNING. 55 SP - MM D.2-14 MET

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.2-14 - Final designs of the water and wastewater transportation systems will be reviewed and approved by EMWD prior to approval of the first tentative tract map or other discretionary permit issued by the County.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 56 SP - MM C.4-8 MET

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.4-8 - Off-site drainage improvements, if any, will be provided at the subdivision phase of the project as required by the Flood Control District.

30.PLANNING. 57 SP - MM C.6-12 NOTAPPLY

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.6-12 - Bus stops and/or bus shelters will be provided at the commercial center. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits.

30.PLANNING. 58 SP - MM D.1-3 NOTAPPLY

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.1-3 - Designate a portion of the commercial parking areas for Park-n-ride use on weekdays between 6:00 a.m. and 6:00 p.m., to encourage ridesharing/transit ridership and reduce commute traffic.

30.PLANNING. 59 SP - MM D.1-9 NOTAPPLY

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.1-9 - Anticipate transit stops at the far side of major intersections as recommended in a traffic study, to accommodate future bus service on key roadways. Provide pedestrian access to the bus stops.

30.PLANNING. 60 SP - MM D.8-3 DEFERRED

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 recordation of a final map:

Mitigation Measure D.8-3 - Prior to recordation of the first subdivision map on the property, a comprehensive waste recycling program for the project shall be submitted

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 60 SP - MM D.8-3 (cont.) DEFERRED

and approved by Riverside County Waste Resources Management District.

30.PLANNING. 61 SP - MM AIR 1 DEFERRED

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 issuance of grading permits:

MM Air 1: To reduce construction equipment emissions during site grading in Phase 1, the contractor's fleet of off-road diesel-powered construction equipment greater than 25 hp shall meet the Tier 2 off-road emissions standards or better. Prior to issuance of grading permits, proof of compliance shall be provided to the County in Project construction specifications, which shall include, but is not limited to, a copy of each unit's certified tier specification.

30.PLANNING. 62 SP - MM BIO 1 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 issuance of grading permits:

MM Bio 1: A non-jurisdictional determination from USACE and CDFG staff shall be obtained or applicable permits obtained by implementing Project developers from these agencies prior to development of the planning areas PA-1 through PA-4.

30.PLANNING. 63 SP - MM CULTURAL 2 DEFERRED

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 issuance of grading permits:

MM Cultural 2 - 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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 63 SP - MM CULTURAL 2 (cont.) DEFERRED

Archaeologist for mitigation 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 or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all mass or rough grading activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, and structure demolition. The Project Archaeologist 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 any required tribal or special interest monitors. Monitoring may be stopped or reduced if in the professional opinion of the Project Archaeologist, and the concurrence of the County Archaeologist, there is no further need for monitoring after a reasonable period of monitoring with negative results.
Pursuant to the recommendation in the Phase II Archeological Testing and Evaluation the soil in and around the central and east central portions of the Locus B, Site 33-0020292, shall be removed under the direction of the archaeological monitor (i.e. controlled removal) and screened for artifacts as part of the monitoring program. 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:
-The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/ permit holder and any required tribal or special interest group monitor throughout the process.
-This agreement shall not modify any approved condition of approval or mitigation measure

30.PLANNING. 64 SP - MM CULTURAL 5 DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 64 SP - MM CULTURAL 5 (cont.) DEFERRED

plot plan, etc.), the following condition shall be placed on the implementing project- Prior to issuance of grading permits:

MM Cultural 5 - 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 it sacred or cultural importance.
-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 County Archaeologist to discuss the significance of the find.
-At the meeting, the significance of the discoveries shall be discussed and after coordination with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Project Archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to whether the resource will be subject to preservation in place or documentation and/or data recovery.
Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties.

30.PLANNING. 65 SP - MM C.15-4 DEFERRED

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 issuance of grading permits:

Mitigation Measure C.15-4 - For any grading activity that involves excavation below a depth of five feet from natural

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 65 SP - MM C.15-4 (cont.) DEFERRED

grade, a paleontological resource monitoring program shall be developed and submitted to the County Department of Building and Safety prior to the issuance of the associated grading permit. The program shall include for monitoring the site, by a qualified professional, for paleontological resources during 50 percent of the time of mass grading activities.

If paleontological resources are discovered during the monitoring activities, and such resources are determined to be potentially significant, resource recovery and/or recordation operations shall occur as directed by a qualified professional. Such operations may include resource salvage, preparation of recovered specimens, identification and curation, and written documentation.

The qualified monitor is empowered to temporary halt or divert grading equipment to allow removal of abundant or large specimens.

30.PLANNING. 66 SP - MM C.2-2 DEFERRED

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 issuance of grading permits:

Mitigation Measure C.2-2 -All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan of the SPECIFIC PLAN and shall implement all the grading-related recommendations in the Geotechnical Investigation Report prepared by the Garret Group, LLC, and the supplemental Geologic Update prepared by Petra Geotechnical, Appendix B.

30.PLANNING. 67 SP - MM C.2-4 DEFERRED

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 issuance of grading permits:

Mitigation Measure C.2.4 - Prior to initial grading activities, a detailed soils report and geotechnical study

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 67 SP - MM C.2-4 (cont.) DEFERRED

shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control erosion and dust.

30.PLANNING. 68 SP - MMC.2-5 DEFERRED

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 issuance of grading permits:

Mitigation Measure C.2-5 - Prior to any on-site grading for each project or group of projects, a detailed grading plan shall be prepared. A grading permit shall be obtained from the County of Riverside, as required by County Ordinance No. 457, prior to grading.

30.PLANNING. 69 SP - MM C.2-6 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 issuance of grading permits:

Mitigation Measure C.2-6 - Grading work on the entire project site shall be balanced on-site whenever possible.

30.PLANNING. 70 SP - MM C.2-7 DEFERRED

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 issuance of grading permits:

Mitigation Measure C.2-7 - The graded form shall reflect natural terrain in conference with General Plan slope grading practices.

30.PLANNING. 71 SP - MM C.2-8 DEFERRED

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 71 SP - MM C.2-8 (cont.) DEFERRED

on the implementing project- Prior to issuance of grading permits:

Mitigation Measure C.2-8 - Potential brow ditches, terrace drains, or other minor swales shall be lined with natural erosion control materials or concrete and shall comply with NPDES "Best Management Practices.

30.PLANNING. 72 SP - MM C.2-11 DEFERRED

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 issuance of grading permits:

Mitigation Measure C.2-11 - The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.

30.PLANNING. 73 SP - MM C.2-12 DEFERRED

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 issuance of grading permits:

Mitigation Measure C.2-12 - Where cut and fill slopes are created higher than ten feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.

30.PLANNING. 74 SP - MM C.2-14 DEFERRED

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 issuance of grading permits:

Mitigation Measure C.2-14 - Graded, but undeveloped land shall be maintained weed-free and planted with interim

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 74 SP - MM C.2-14 (cont.) DEFERRED

landscaping within 90 days of completion of grading, unless building permits are obtained.

30.PLANNING. 75 SP - MM C.5-3 DEFERRED

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 issuance of grading permits:

Mitigation Measure C.5-3 - To reduce construction related noise resulting from poorly tuned or improperly modified vehicles and construction equipment, the contractor shall ensure that all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the County of Riverside Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County of Riverside Building Department. The contractor shall place stationary equipment at a minimum of 500 feet from the property line of existing sensitive receptors (residences to the south), when and where feasible. To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either low-emission propane powered or electric (i.e. forklifts), where practical and feasible.

30.PLANNING. 76 SP - MM C.6-2 DEFERRED

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 grading permit final inspection:

Mitigation Measure C.6-2 -To reduce construction-related fugitive dust emissions, the contractor shall provide the County Building and Safety Department with sufficient proof of compliance with SCAQMD Rule 403 and other dust control measures including, but not limited to:
-watering active sites three times daily,
-requiring the application of non-toxic soil stabilizers

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 76 SP - MM C.6-2 (cont.) DEFERRED

according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain),
-requiring all trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered and maintain a freeboard height of 12 inches,
-suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour, post contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, will occur as soon as possible,
-sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets,
-posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads,
-installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track out,
-replacing ground cover in disturbed areas as quickly as possible, and
-paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible.

30.PLANNING. 77 SP - MM D.2-13 DEFERRED

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 issuance of building permits:

Mitigation Measure D.2-13 - Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped areas. Mulch will improve the water storage capacity of the soil by reducing the evaporation and compaction.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 78 SP - MM D.8-2 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 issuance of building permits:

Mitigation Measure D.8-2 - All commercial use shall be required to use trash compactors for non-recyclable wastes. Enclosures for the collection of recyclable materials shall be provided at the commercial center.

30.PLANNING. 79 SP - MM GHG 2 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 issuance of building permits:

Mitigation Measure GHG 2: To reduce energy consumption, the Project shall install Energy Star-rated appliances. A Title 24 worksheet shall be submitted with all building plans to be approved by Building and Safety.

30.PLANNING. 80 SP - MM GHG 3 DEFERRED

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 issuance of building permits:

Mitigation Measure GHG 3: To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project. A Title 24 worksheet shall be submitted with all building plans to be approved by Building and Safety.

30.PLANNING. 81 SP - MM C.5-6 DEFERRED

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 issuance of building permits:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 81 SP - MM C.5-6 (cont.) DEFERRED

Mitigation Measure C.5-6 -. Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for each planning area within the Crossroads in Winchester SPA No. 2. The final acoustical impact analysis shall be utilized to confirm this preliminary acoustical impact analysis' findings and to determine building- and/or unit-specific interior noise levels and potential mitigation measures necessary for the Project to ensure interior noise levels will be consistent with County standards.
In general, the following principles should be followed:
-Loading areas will be located away from any adjacent residential uses and will be screened as necessary to reduce noise impacts.
-Block walls will be required as necessary to separate loud commercial and park activities from adjacent residential uses.
-Outdoor mechanical equipment will be screened with noise-attenuating barriers.
-The commercial and community park parking lots should be located away from residential and other noise sensitive uses.
-Additional rear yard setbacks, where appropriate, for residential uses which back up to the commercial or parks.
-Within the community parks, facilities for active recreational uses-such as basketball courts and playgrounds-should be located away from residential lots to the extent feasible.
As part of the development plan review process for any portion of the proposed Project that proposes loading docks, an analysis shall be done to determine the potential noise impacts to adjacent properties and the loading docks shall be sited or designed such that the applicable noise standards of the adjacent properties are not exceeded.

30.PLANNING. 82 SP - MM D.3-7 DEFERRED

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 issuance of building permits:

Mitigation Measure D.3-7 - Fire flow requirements shall be incorporated into overall project design. A fire flow of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 82 SP - MM D.3-7 (cont.) DEFERRED

1,000 gpm at 20 psi residual pressure for a two-hour duration shall be required for single-family residential uses. Fire flows for commercial uses shall be 5,000 gpm for three hours.

30.PLANNING. 83 SP - MM CULTURAL 3 DEFERRED

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 issuance of building permit final inspection:

MM Cultural 3 - Prior to final inspection of the first building permit, the developer/permit holder shall submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Archeologist'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.

30.PLANNING. 84 SP - PA 2 PARK PLANS NOTAPPLY

Plans for the Planning Area 2 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/ multifamily project in Planning Area 4. Any subdivision or multifamily project in Planning Area 4 shall not be approved unless the park plans for Planning Area 2 are approved concurrently.

30.PLANNING. 85 SP - PA 2 PARK CONSTRUCTION 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:

The park for Planning Area 2 shall be constructed prior to the 1st building permit issuance in Planning Area 4.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 86 SP - PA 8 PARK PLANS MET

Plans for the Planning Area 8 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/ multifamily project in Planning Area 7 and/or 10, whichever comes first. Any subdivision or multifamily project in Planning Area 7 and/or 10 shall not be approved unless the park plans for Planning Area 8 are approved concurrently.

30.PLANNING. 87 SP - PA 8 PARK CONSTRUCTION DEFERRED

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 park for Planning Area 8 shall be constructed prior to the 1st building permit issuance in Planning Area 7 and/or 10.

30.PLANNING. 88 SP - PA 16 PARKS PLANS MET

Plans for the Planning Area 16 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/ multifamily project in Planning Area 15. Any subdivision or multifamily project in Planning Area 15 shall not be approved unless the park plans for Planning Area 16 are approved concurrently.

30.PLANNING. 89 SP - PA 16 PARK CONSTRUCTION DEFERRED

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 park for Planning Area 16 shall be constructed prior to the 1st building permit issuance in Planning Area 15.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP288A2/SIGNALS INEFFECT

The project proponent shall be responsible for the design and installation of traffic signal(s) at the intersections of:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP288A2/SIGNALS (cont.) INEFFECT

Signals not eligible for fee credit:
Seta Street (NS) at Domenigoni Parkway (EW)
Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW)
(signal modification for additional lanes)
Signals eligible for fee credit only if constructed in the ultimate location:
Rice Road (NS) at Domenigoni Parkway (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.

30.TRANS. 2 SP - SP288A2/GEOMETRICS INEFFECT

The intersection of Rice Road (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: N/A
Westbound: one shared left-turn/right-turn lane - stop controlled

The intersection of Rice Road (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following 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 Rice Road (NS) at Seta Street (EW) shall be improved to provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP288A2/GEOMETRICS (cont.) INEFFECT

Northbound: one through lane, one shared through/right-turn lane
Southbound: one left-turn lane, two through lanes
Eastbound: N/A
Westbound: one shared left-turn/right-turn lane - stop controlled

The intersection of Rice Road (NS) at Old Newport Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane - stop controlled
Eastbound: one shared left-turn/through lane
Westbound: one shared through/right-turn lane

The intersection of Seta Street (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following 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 Project Driveway (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics:

Northbound: one right-turn lane
Southbound: one right-turn lane
Eastbound: three through lanes, one right-turn lane
Westbound: three through lanes, one right-turn lane
NOTE: This intersection is restricted to right-in/right-out turning movements. Applicant shall provide appropriate channelization to enforce this turning movement restriction.

The intersection of Winchester Road (SR-79) (NS) at Project Driveway (EW) shall be signalized and improved to provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP288A2/GEOMETRICS (cont.) (cont.) INEFFECT

Northbound: one through lane
Southbound: one shared through/right-turn lane
Eastbound: one right-turn lane
Westbound: N/A
NOTE: This intersection is restricted to right-in/right-out turning movements. Applicant shall provide appropriate channelization to enforce this turning movement restriction.

The intersection of Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one right-turn lane with overlap
Southbound: one left-turn lane, two through lanes, one right-turn lane
Eastbound: two left-turn lanes, three through lanes, one right-turn lane
Westbound: two left-turn lanes, three through lanes, one 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.

30.TRANS. 3 SP - SP288A2/CREDIT/REIMBURSEM INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP288A2/CREDIT/REIMBURSEM (cont.) INEFFECT

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.

30.TRANS. 4 SP - SP288A2/INTERCONNECT INEFFECT

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW) to the signal at Seta Street (NS) and Domenigoni Parkway (EW) and to the signal at Rice Road (NS) and Domenigoni Parkway (EW).

The traffic signal at Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW) shall be ultimately interconnected with a signal at Seta Street and Rice Road. The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnections.

or as approved by the Transportation Department.

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 2 MAP - SOLID WASTE SERVICE RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division 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 land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 7 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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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. 4 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.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

coordinated with the District's Right-of-Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the Environmental Constraint Sheet (ECS) to accompany the final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Salt Creek-Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plans which have been 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. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1 PRJ - 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 PRJ - SP PARK AGENCY REQD (cont.) RECOMMND

annexed into the Valley Wide Recreation and Park District or 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 implements condition 30.PLANNING.23 of the SPECIFIC PLAN.

50.PLANNING. 2 PRJ - SP AG/DAIRY NOTICE RECOMMND

PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

This condition implements condition 30.PLANNING.24 of the SPECIFIC PLAN.

50.PLANNING. 4 PRJ - 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 PRJ - SP COMMON AREA MAIN (cont.) RECOMMND

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: park areas, basins, expanded parkway, entry monuments, paseos, and other open space areas.

This condition implements condition 30.PLANNING.26 of the SPECIFIC PLAN.

50.PLANNING. 5 PRJ - SP CC&R PUB COMN AREA RECOMMND

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,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 PRJ - SP CC&R PUB COMN AREA (cont.) RECOMMND

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 Exhibit '___' 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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 PRJ - SP CC&R PUB COMN AREA (cont.) (cont.) RECOMMND

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.27 of the SPECIFIC PLAN.

50.PLANNING. 6 PRJ - SP CC&R PRI COMN AREA RECOMMND

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

50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 PRJ - SP CC&R PRI COMN AREA (cont.) RECOMMND

incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 PRJ - SP CC&R PRI COMN AREA (cont.) (cont.) RECOMMND

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

This condition implements condition 30.PLANNING.28 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.

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 2,800 square feet in Planning Area 10, 3,500 square feet in Planning Area 14, and 2,400 square feet in Planning Area 16.

C. All lot sizes and dimensions on the FINAL MAP shall be

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

in conformance with the development standards of the Specific Plan (SP 288) 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 numbered lots on the FINAL MAP.

50.PLANNING. 10 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Specific Plan No. 288 Substantial Conformance No. 1 and Change of Zone No. 7947 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 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 Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS SHALL BE PREPARED (cont.) RECOMMND

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. 29 MAP - ECS NOTE DAM INUNDATION RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of Diamond Valley Lake which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits.

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. 33 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

This condition implements SPECIFIC PLAN condition 30.PLANNING.24.

50.PLANNING. 34 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. 35 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. 2288, 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.'

This condition implements condition 30.PLANNING.4 of the SPECIFIC PLAN.

50.PLANNING. 36 MAP - ECS DEBRIS FLOW 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 debris flow and rockfall hazards. 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. 2288, contain areas of potential debris flow and/or rockfall hazards. These areas must be assessed by the project

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - ECS DEBRIS FLOW (cont.) RECOMMND

engineering geologist and project geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained protect against erosion and future potential slope failure.

This condition implements condition 30.PLANNING.5 of the SPECIFIC PLAN.

50.PLANNING. 37 MAP - ECS PIT/MINE SHAFT RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. A note shall be placed on the ECS as follows:

An approximately 5-foot by 5-foot by 15-foot deep pit/mine shaft exists in the bedrock within the hillside located at the southwestern portion of the site (within Planning Area 12). This pit/mine shaft must be backfilled or otherwise secured and eliminated as a hazard as part of site development.

This condition implements condition 30.PLANNING.6 of the SPECIFIC PLAN.

50.PLANNING. 38 MAP - WASTE RECYC - MM D.8-3 RECOMMND

Prior to recordation of the first subdivision map on the property, a comprehensive waste recycling program for the project shall be submitted and approved by Riverside County Waste Resources Management District.

This condition implements condition 30.PLANNING.60 of the SPECIFIC PLAN.

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 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.

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50. PRIOR TO MAP RECORDATION

50.SURVEY. 2 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Domenigoni Parkway, Winchester Road (SH-79), Rice Road, Newport Road (east of street "P" except one 32' access for lot 379, park site), and Seta Street and so noted on the final map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

50.TRANS. 2 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. 3 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR31633.

50.TRANS. 4 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. 5 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. 6 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.

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50. PRIOR TO MAP RECORDATION

50 TRANS. 7 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 along Winchester Road (SH-79), Rice Road, Domenigoni Parkway, Newport Road (east of street "P"), Seta Street, street "A" at entry, street "G" at entry, and street "J" (between Rice Road to street "O".

(2) Streetlights.

(3) Traffic signals located on Domenigoni Parkway at intersection of Seta Street, and Domenigoni Parkway at intersection of Rice Road.

(4) Graffiti abatement of walls and other permanent structures,

(5) 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 or other electric provider.

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50.TRANS. 8 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 9 MAP - LANDSCAPING/TRAILS 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 Winchester Road (SH-79), Rice Road, Domenigoni Parkway, Newport Road (east of street "P"), Seta Street, street "A" at entry, street "G" at entry, and street "J" (between Rice Road to street "O").

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 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. 10 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 11 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. 12 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. 13 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 14 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. 15 MAP - DEDICATIONS RECOMMND

Seta Street (Public Road) is designated as COLLECTOR STREET and shall be improved with 44'full-width AC pavement and 6" concrete curb and gutter within the 74 foot full-width dedicated right-of-way in accordance with County Standard

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - DEDICATIONS (cont.) RECOMMND

No. 103, Section "A", Ordinance 461. (44'/74')

NOTE:
1. A 6' sidewalk shall be constructed within the 15' parkway per Standard No. 103, Ordinance 461.

Rice Road (Newport Road to Domenigoni Parkway), (Public Road), along project boundary is designated MAJOR HIGHWAY and shall be improved with 76'-98' full-width AC pavement, 8" concrete curb and gutter (both sides), within a 118'-140' full-width dedicated right-of-way in accordance with County Standard No. 93, pages (1 of 2) and (2 of 2), Ordinance 461.

NOTES:
1. A 5'concrete meandering sidewalk shall be constructed within the 21' parkway.

2. Rice Road at Newport Road intersection shall be improved with 81' AC pavement over 123' right-of-way per Standard No. 93, pages (1 of 2) and (2 of 2), Ordinance 461.

3. Rice Road at Domenigoni Parkway intersection shall be improved with 98' AC pavement over 140' right-of-way per Standard No. 93, pages (1 of 2) and (2 of 2), Ordinance 461.

4. Coordinate improvements with MS4302 (IP150019) and TR31632.

50.TRANS. 16 MAP-EXISTING CALTRANS MAINT'D RECOMMND

Winchester Road (SH-79) is a paved CALTRANS maintained road designated EXPRESSWAY and shall be improved with 56' half-width AC pavement and 20' median, and matching up asphalt concrete paving, reconstruction or resurfacing of existing paving as determined by CALTRANS within the 110' half-width dedicated right-of-way in accordance with County Standard No. 82, pages (1 of 2) and (2 of 2), Ordinance 461.

NOTES:
1. Street improvement plans along Winchester Road (SH-79) shall be submitted to CALTRANS for review and approval.

2. Parkway improvement plan along Winchester Road (SH-79)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP-EXISTING CALTRANS MAINT'D (cont.) RECOMMND

shall be submitted to County Transportation Department for review and approval.

50.TRANS. 17 MAP - PRIVATE STREETS RECOMMND

Street "S" and portion of street "P" (Entry) are reserved private streets and shall be improved with 46'full-width AC pavement and 6" concrete curb & gutter within the 56 foot full-width reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (46'/56') (Modified for increased improvements from 36' to 46' AC pavement and reduced parkway from 10' to 5'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:
1. A 5' sidewalk shall be constructed adjacent the curb line within the 5' parkway.

2. A 6' raised curb landscaped entry media shall be constructed at the centerline of the street.

3. The nose of median shall be 35' radial from the flow line.

Street "G" and street "A" (Entry) are reserved private ENTRY STREETS and shall be improved with 46'full-width AC pavement and 6" concrete curb and gutter within the 74 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (46'/74') (Modified for increased improvements from 44' to 46' AC pavement and reduced parkway from 15' to 14'.)

NOTES:
1. A 5' sidewalk shall be constructed within the 14' parkway per Standard No. 103, Ordinance 461.

2. A 6' raised curb landscaped entry media shall be constructed at the centerline of the street.

3. The nose of median shall be 35' radial from the flow line.

Street "O" (street "K" to street "J"), street "K" (street "O" to cul-de-sac bulb), and portion of street "J" (Rice

50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - PRIVATE STREETS (cont.) RECOMMND

Road to street "O") are reserved private streets and shall be improved with 44'full-width AC pavement and 6" concrete curb and gutter within the 66 foot full-width reserved private road easement in accordance with County Standard No. 104, Section "A", Ordinance 461. (44'/66') (Modified for 5' sidewalk on both sides.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:
1. A 5' sidewalk shall be constructed adjacent the right-of-way line within the 11' parkway.

Street "I", and a portion of street "J" and "A" are reserved private streets and shall be improved with 36'full-width AC pavement and 6" concrete curb and gutter within the 56 foot full-width reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:
1. A 5' sidewalk shall be constructed adjacent the right-of-way line within the 11' parkway.

Streets "L", "M", "N", "AA", "GG", part of street "K", and unnamed private roads are reserved private streets and shall be improved with 32'full-width AC pavement and 6" concrete curb and gutter within the 44 foot full-width reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (32'/44'). (Modified for reduced improvements from 36' to 32' AC pavement and reduced right-of-way from 56' to 44'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:
1. A 6' sidewalk shall be constructed adjacent the curb line within the 6' parkway.

Streets "B", "C", "E", "D", "Q", "R", "T", "U", and portion of street "P" are reserved private streets and shall be

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50.TRANS. 17 MAP - PRIVATE STREETS (cont.) (cont.) RECOMMND

improved with 36'full-width AC pavement and 6" concrete curb and gutter within the 46 foot full-width reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/46'). (Modified for reduced right-of-way from 56' to 46'.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:
1. A 5' sidewalk shall be constructed adjacent the curb line within the 5' parkway.

2. All reserved private streets shall be improved per Amended Exhibit No. 2, dated 4/19/2017.

50.TRANS. 18 MAP - PART-WIDTH RECOMMND

E. Newport Road (Public Road) along project boundary (from Winchester Road (SH-79) to west project boundary) shall be improved with 8" concrete curb and gutter (project side), 58'-63' feet part-width AC pavement (38'-43' on the project side and 20' on opposite side of the centerline)' within the 79'-84' part-width dedicated right-of-way minimum (59'-64' on the project side and 20' on the other side of the centerline) as directed by the Director of Transportation and in accordance with County Standard No. 93, Ordinance 461.

NOTES:
1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.

2. E. Newport Road at Rice Road intersection shall be improved with 58' to 75' part-width AC pavement over 79' to 96' part-width right-of-way, minimum, per Standard No. 93, pages (1 of 2) and (2 of 2), Ordinance 461.

3. Newport Road from Rice Road to westerly project boundary shall be improved with 58' part-width AC pavement over 79' part-width right-of-way, minimum, per Standard No. 93, Ordinance 461.

4. The project proponent shall obtain the required off-site right-of-way for required road improvements and off-site grading easement prior to final map recordation or

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - PART-WIDTH (cont.) RECOMMND

commencement of construction, whichever comes first.

5. Lot access shall be restricted on Newport Road and so noted on the final map with the exception of lot 299.

50.TRANS. 19 MAP - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Domenigoni Parkway shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, part E, page 10 of the "Policies and Guidelines" available on the internet at:
http://rctlma.org/trans/General-Information/Pamphlets-Brochures.

If you have any questions, please call the Plan Check Section at (951) 955-6527.

50.TRANS. 20 MAP-LINE-OF-SIGHT EASEMENT/SUR RECOMMND

In order to secure adequate sight distance along lots 56, 71, 109-112, OS lot "N", "M", and OS lot "I", no trees, walls or any other obstructions over 2 feet high shall be allowed per County Standard No. 821, Ordinance 461, in the limited use area.

Note:
The developer/owner of TR37119 has the responsibility to educate and display this condition of approval to the prospective home buyers.

50.TRANS. 21 MAP-OFF-SITE PHASING ACCESS RD RECOMMND

Should project proponent choose to phase any portion of this project, the project proponent shall provide two independent off-site access roads to County maintained roads. Said off-site access roads shall be 32' AC pavement, minimum, on 60' dedicated right-of-way or as determined by the Director of Transportation.

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50.TRANS. 23 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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

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

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The 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.

50.TRANS. 24 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:
Seta Street (NS) at Domenigoni Parkway (EW)

Signals eligible for fee credit if installed in the ultimate location:
Rice Road (NS) at Domenigoni Parkway (EW)

or as approved by the Transportation Department.

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50.TRANS. 24 MAP - TS/DESIGN (cont.) RECOMMND

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 25 MAP - TS/GEOMETRICS RECOMMND

The intersection of Rice Road at Domenigoni Parkway shall be improved with a traffic signal and to provide the following geometrics:
Northbound: One left turn lane. One through lane. One shared through and right turn lane.
Southbound: One left turn lane. One shared through and right turn lane.
Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.
Westbound: One left turn lane. Three through lanes. One right turn lane.

The intersection of Seta Street at Domenigoni Parkway shall be improved with a traffic signal and to provide the following geometrics:
Northbound: One left turn lane. One right turn lane.
Southbound: Not applicable.
Eastbound: Three through lanes. One right turn lane.
Westbound: One left turn lane. Three through lanes.

The intersection of Winchester Road (SR-79) at Domenigoni Parkway shall be improved to provide the following geometrics:
Northbound: One left turn lane. Two through lanes. One right turn lane.
Southbound: One left turn lane. Two through lanes. One right turn lane.
Eastbound: Two left turn lanes. Three through lanes. One right turn lane.
Westbound: Two left turn lanes. Three through lanes. One right turn lane.

The intersection of Rice Road at "A" Street shall be improved to provide the following geometrics:
Northbound: One through lane. One shared through and right

50. PRIOR TO MAP RECORDATION

50.TRANS. 25 MAP - TS/GEOMETRICS (cont.) RECOMMND

turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at Seta Street shall be improved to provide the following geometrics:
Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at "I" Street shall be improved to provide the following geometrics:
Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at "J" Street shall be improved to provide the following geometrics:
Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at East Newport Road shall be improved to provide the following geometrics:
Northbound: Not Applicable
Southbound: Two left turn lanes. One right turn lane.
Eastbound: One shared left turn and through lane.
Westbound: One through lane. One 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

50. PRIOR TO MAP RECORDATION

50.TRANS. 25 MAP - TS/GEOMETRICS (cont.) (cont.) RECOMMND

and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

Should the project be phased the roadway improvements shall be constructed in accordance with the following phasing:

Phase I Roadway Improvements:
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase I, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; and Rice Road and Seta Street.

Phase II Roadway Improvements:
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the northerly side of East Newport Road at its ultimate cross section as a major highway adjacent to project boundary line.
- Construct partial width improvements on the westerly side Of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase II, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; Rice Road and Seta Street; Rice Road and "I" Street; Rice Road and "J" Street; and Rice Road and East Newport Road.

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50.TRANS. 25 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) RECOMMND

Phase III Roadway Improvements:
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the northerly side of East Newport Road at its ultimate cross section as a major highway adjacent to project boundary line.
- Construct partial width improvements on the easterly & westerly side of Rice Road at its ultimate Cross section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase III, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; Rice Road and "S" Street; and Rice Road and East Newport Road.

Phase IV Roadway Improvements:
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase IV, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; and Rice Road and "A" Street.

Phase V Roadway Improvements:
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase V, including the improvements

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; and Rice Road and Seta Street.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and include the necessary water quality features to mitigate the impacts of each phase which shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows for each phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 37119 is located within the limits of both the Salt Creek Channel - Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plans 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. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP/MONITOR (cont.) RECOMMND

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 content (eg. Professional Geologist), as appropriate. One original signed copy 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

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. 7 PRJ - 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 161.67 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.34 of the SPECIFIC PLAN.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 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 ounty 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 ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 23 MAP - NPDES COMPLIANCE (2) RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 24 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Specific Plan No. 288 Substantial Conformance No. 1 and Change of Zone No. 7947 have been approvd and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 27 MAP - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the appropriate tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American 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.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - CRMP REQUIRED RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall ensure that a County certified professional archaeologist has been contracted to develop and implement a Cultural Resource Monitoring Program (CRMP) for all ground disturbing activities to be conducted for the development of this site. A CRMP shall be developed that addresses the details of all resource monitoring activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as for the treatment of potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMP shall include detailed information on, but shall not be limited to, the following:

Archaeological Monitors - An adequate number of qualified archaeological monitors shall be present during all ground disturbing activities associated with site development, including all project-related off-site improvements, to ensure these activities are adequately observed and documented relative to the required mitigation measures to be employed during site grading activities and for the presence of any previously unanticipated cultural resources that may be unearthed. Inspection of excavations will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the monitoring Tribe shall attend the pre-grading meeting with the project contractors to provide cultural sensitivity training (training) for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas of the site that are to be avoided; the areas of the site that require controlled grading techniques; what resources could potentially be identified during earthmoving activities; the requirements of the CRMP; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - CRMP REQUIRED (cont.) RECOMMND

properly evaluated; and any other appropriate protocols. 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 maintained and shall be included as an exhibit or appendix to the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Feature Relocation - Site(s) CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 cannot be avoided through Project redesign. Hence, the Project Supervisor, Project Archaeologist and County Archaeologist shall meet onsite to determine the strategy for relocating these features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to commence and using professional archaeological methods, photo documentation of each feature in situ shall occur and any visible artifacts shall be recovered and recorded. 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 shall be prepared. All relocation information shall be included in the Phase IV

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - CRMP REQUIRED (cont.) (cont.) RECOMMND

Monitoring Report.

Controlled Grading- The bedrock milling features at cultural site CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading plan will be developed by the Project Archaeologist to ensure the systematic removal of the ground surface surrounding these features are monitored to allow for the identification, documentation and recovery of any potential subsurface cultural deposits that may be present in close proximity to these features. Results of all controlled grading activities shall be included in the Phase IV monitoring report.

Temporary Fencing - Temporary fencing shall be required during any and all grading activities for the protection of cultural site(s) CA-RIV-10229, CA-RIV-10230, CA-RIV-10232, CA-RIV-5790, CA-RIV-5795, CA-RIV-5797, CA-RIV-8146, and CA-RIV-6907. Prior to commencement of brushing and grading, the project archaeologist shall identify the site boundaries for each of these sites and determine an adequate buffer for protection of the site(s). Upon approval of these buffers by the County Archaeologist, the applicant shall direct the installation of the temporary fencing under the guidance of the project archaeologist. The fencing shall remain in-place until all grading operations have been completed.

Artifact Disposition - The landowner(s) shall relinquish ownership of all cultural resources, with the exception of sacred items, burial goods, and Human Remains. 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 and certain procedures shall be followed. All archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), will be curated at the Western Science Center and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - CRMP REQUIRED (cont.) (cont.) (cont.) RECOMMND

be transferred, including title, to the Western Center and are to be accompanied by payment of the fees necessary for permanent curation at the Western Center. Evidence of curation 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. This letter shall be included in the appendix of the Phase IV Cultural Resources Monitoring Report.

60.PLANNING. 29 MAP - FEATURE DOCUMENTATION RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: Full documentation of all bedrock milling feature that cannot be avoided through Project redesign [CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146] shall be completed. This condition shall be cleared upon receipt of a letter from the archaeological consultant to the County Archaeologist verifying that this work has been completed. All information gathered and specific details concerning this work shall be included in the final Phase IV report.

60.PLANNING. 30 MAP - TIER 2 - MM AIR 1 RECOMMND

To reduce construction equipment emissions during site grading in Phase 1, the contractor's fleet of off-road diesel-powered construction equipment greater than 25 hp shall meet the Tier 2 off-road emissions standards or better. Prior to issuance of grading permits, proof of compliance shall be provided to the County in Project construction specifications, which shall include, but is not limited to, a copy of each unit's certified tier specification.

This condition implements condition 30.PLANNING.61 of the SPECIFIC PLAN.

60.PLANNING. 31 MAP - GRADING DSGN - MM C.2-2 RECOMMND

All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan of the SPECIFIC PLAN and shall implement all the grading-related recommendations in the Geotechnical Investigation Report prepared by the Garret Group, LLC, and the supplemental

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31 MAP - GRADING DSGN - MM C.2-2 (cont.) RECOMMND

Geologic Update prepared by Petra Geotechnical, Appendix B.

This condition implements condition 30.PLANNING.66 of the SPECIFIC PLAN.

60.PLANNING. 32 MAP - SOILS/GEOTECH - MM C.2-4 RECOMMND

Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control erosion and dust.

This condition implements condition 30.PLANNING.67 of the SPECIFIC PLAN.

60.PLANNING. 33 MAP - NATURAL TERR - MM C.2-7 RECOMMND

The graded form shall reflect natural terrain in conference with General Plan slope grading practices.

This condition implements condition 30.PLANNING.70 of the SPECIFIC PLAN.

60.PLANNING. 34 MAP - NPDES DRAIN - MM C.2-8 RECOMMND

Potential brow ditches, terrace drains, or other minor swales shall be lined with natural erosion control materials or concrete and shall comply with NPDES "Best Management Practices.

This condition implements condition 30.PLANNING.71 of the SPECIFIC PLAN.

60.PLANNING. 35 MAP - SLOPES ROUND - MM C.2-11 RECOMMND

The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.

This condition implements condition 30.PLANNING.72 of the SPECIFIC PLAN.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 36 MAP - SLOPE LS - MM C.2-12 RECOMMND

Where cut and fill slopes are created higher than ten feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.

This condition implements condition 30.PLANNING.73 of the SPECIFIC PLAN.

TRANS DEPARTMENT

60.TRANS. 1 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements.

60.TRANS. 2 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 MAP - CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://rctlma.org/trans/Land-Development/Funding-Programs/Rad-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV CULTURAL RPT RECOMMND

PRIOR TO GRADING PERMIT FINAL: A Phase IV Cultural Resources Monitoring Report shall be prepared for all ground disturbing activities associated with this grading permit. This report shall follow the County of Riverside Planning Department's Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include documentary evidence of the required pre-grade cultural sensitivity training, documentary evidence of all feature relocations, results of all residue analysis and site/feature testing that may have been performed, and documentary evidence of all materials accessioned to the Western Center. In the event this project is phase-graded, a Phase IV report shall be required prior to grading final for each grading permit

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PHASE IV CULTURAL RPT (cont.) RECOMMND

for each phase of grading. Each subsequent grading permit Phase IV report shall add onto the previous Phase IV report with the accumulated information for the current grading permit Phase IV information/documentation. Hence, the final-phase-of-grading Phase IV report will represent a comprehensive report containing the collection of data, documentation and analysis of all cultural resources monitoring activities performed for this project development.

70.PLANNING. 3 MAP - GRADED UNDEV - MM C.2-14 RECOMMND

Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.

This condition implements condition 30.PLANNING.74 of the SPECIFIC PLAN.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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 Residental Code, Califorina 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

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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 37119 is located within the limits of both the Salt Creek Channel - Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plans 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.

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 PRJ - POST GRADING REPORT RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 PRJ - POST GRADING REPORT (cont.) RECOMMND

This condition implements condition 30.PLANNING.36 of the SPECIFIC PLAN.

80.PLANNING. 2 PRJ - SCHOOL MITIGATION RECOMMND

PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified School District shall be mitigated in accordance with state law.

This condition implements condition 30.PLANNING.37 of the SPECIFIC PLAN.

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.

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

Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for each planning area within the Crossroads in Winchester SPA No. 2. The final acoustical impact analysis shall be utilized to confirm this preliminary acoustical impact analysis' findings and to determine building- and/or unit-specific

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - ACOUSTICAL STUDY (cont.) RECOMMND

interior noise levels and potential mitigation measures necessary for the Project to ensure interior noise levels will be consistent with County standards. In general, the following principles should be followed: -Loading areas will be located away from any adjacent residential uses and will be screened as necessary to reduce noise impacts. -Block walls will be required as necessary to separate loud commercial and park activities from adjacent residential uses. -Outdoor mechanical equipment will be screened with noise-attenuating barriers. -The commercial and community park parking lots should be located away from residential and other noise sensitive uses. -Additional rear yard setbacks, where appropriate, for residential uses which back up to the commercial or parks. -Within the community parks, facilities for active recreational uses-such as basketball courts and playgrounds-should be located away from residential lots to the extent feasible. As part of the development plan review process for any portion of the proposed Project that proposes loading docks, an analysis shall be done to determine the potential noise impacts to adjacent properties and the loading docks shall be sited or designed such that the applicable noise standards of the adjacent properties are not exceeded.

This condition implements SPECIFIC PLAN condition 30.PLANNING.81 and MM C.5-6 of the SPECIFIC PLAN EIR.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FNL SITE DEV PLOT PLAN (cont.) RECOMMND

County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Guidelines and Standards and the Design Guidelines of 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.

LOTS 121-231 as shown on the TENTATIVE MAP are small lots with relatively square proportions with a mix of front and alley loaded access. It is intended that the final site of development for these lots shall make best use of these proportions to enhance living space visibility and minimize garage face visibility to the street or alley. While the TENTATIVE MAP does not specifically include paseo areas on the opposite side of a lot where an alley exists, the incorporation of one is encouraged to allow product with rear garage access from the alley and front pedestrian access via a common paseo area between lots.

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.

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80.PLANNING. 20 MAP - FNL SITE DEV PLOT PLAN (cont.) (cont.) RECOMMND

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 DEVELOPENT plot plan conditon 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.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide Recreation and Park District has 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - LANDSCAPE PLOT PLAN (cont.) RECOMMND

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.

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)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

NOTES:

The Landscape plot plan my 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 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 incorprorated 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. 23 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. 23 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, the SPECIFIC PLAN, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

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

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80.PLANNING. 24 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 25 MAP - VW FACIL AGMT - MM D.6-6 RECOMMND

The developer(s) will work with Valley-Wide Recreation and Park District to determine the types of facilities to be installed in the on-site parks. No building permits shall be issued for any project until the developer assures, to the satisfaction of the County Planning Department, that agreement between the developer and Valley-Wide has been reached.

This condition implements condition 30.PLANNING.53 of the SPECIFIC PLAN.

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80.PLANNING. 26 MAP - DRGHT TLRNT - MM D.2-13 RECOMMND

Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped areas. Mulch will improve the water storage capacity of the soil by reducing the evaporation and compaction.

This condition implements condition 30.PLANNING.77 of the SPECIFIC PLAN.

80.PLANNING. 27 MAP - HIGH EFF LT - MM GHG 3 RECOMMND

To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project. A Title 24 worksheet shall be submitted with all building plans to be approved by Building and Safety.

This condition implements condition 30.PLANNING.80 of the SPECIFIC PLAN.

80.PLANNING. 28 MAP - PA 8 PARK CONSTRUCTION RECOMMND

The park for Planning Area 8 shall be constructed prior to the 1st building permit issuance in Planning Area 7 and/or 10.

This condition implements condition 30.PLANNING.87 of the SPECIFIC PLAN.

80.PLANNING. 29 MAP - PA 17 PARK CONSTRUCTION RECOMMND

The park for Planning Area 17 shall be constructed prior to the 1st building permit issuance in Planning Area 16.

This condition implements condition 30.PLANNING.89 of the SPECIFIC PLAN.

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

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80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Landscaping along Winchester Road (SH-79), Rice Road, Domenigoni Parkway, Newport Road (east of street "P"), Seta Street, street "A" at entry, street "G" at entry, and street "J" (between Rice Road to street "O".

(2) Streetlights.

(3) Traffic signals located on Domenigoni Parkway at intersection of Seta Street and Domenigoni Parkway at intersection of Rice Road.

(4) Graffiti abatement of walls and other permanent structures.

(5) 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;

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

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
3) Shading plans for projects that include parking lots/areas;
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 LMD/CSA/CFD/Valleywide, 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

cost is $2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 5 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:
Seta Street (NS) at Domenigoni Parkway (EW)

Signals eligible for fee credit if installed in the ultimate location:
Rice Road (NS) at Domenigoni Parkway (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.

80.TRANS. 6 MAP - TS/GEOMETRICS RECOMMND

The intersection of Rice Road at Domenigoni Parkway shall be improved with a traffic signal and to provide the following geometrics:
Northbound: One left turn lane. One through lane. One shared through and right turn lane.
Southbound: One left turn lane. One shared through and right turn lane.
Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.
Westbound: One left turn lane. Three through lanes. One right turn lane.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 MAP - TS/GEOMETRICS (cont.) RECOMMND

The intersection of Seta Street at Domenigoni Parkway shall be improved with a traffic signal and to provide the following geometrics:
Northbound: One left turn lane. One right turn lane.
Southbound: Not applicable.
Eastbound: Three through lanes. One right turn lane.
Westbound: One left turn lane. Three through lanes.

The intersection of Winchester Road (SR-79) at Domenigoni Parkway shall be improved to provide the following geometrics:
Northbound: One left turn lane. Two through lanes. One right turn lane.
Southbound: One left turn lane. Two through lanes. One right turn lane.
Eastbound: Two left turn lanes. Three through lanes. One right turn lane.
Westbound: Two left turn lanes. Three through lanes. One right turn lane.

The intersection of Rice Road at "A" Street shall be improved to provide the following geometrics:
Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at Seta Street shall be improved to provide the following geometrics:
Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at "I" Street shall be improved to provide the following geometrics:
Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

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80.TRANS. 6 MAP - TS/GEOMETRICS (cont.) (cont.) RECOMMND

The intersection of Rice Road at "J" Street shall be improved to provide the following geometrics:
Northbound: One through lane. One shared through and right turn lane.
Southbound: One left turn lane. Two through lanes.
Eastbound: Not Applicable.
Westbound: One shared left and right turn lane. Stop controlled.

The intersection of Rice Road at East Newport Road shall be improved to provide the following geometrics:
Northbound: Not Applicable
Southbound: Two left turn lanes. One right turn lane.
Eastbound: One shared left turn and through lane.
Westbound: One through lane. One 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.

Should the project be phased the roadway improvements shall be constructed in accordance with the following phasing:

Phase I Roadway Improvements:
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase I, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road

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80.TRANS. 6 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) RECOMMND

and "A" Street; and Rice Road and Seta Street.

Phase II Roadway Improvements:
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the northerly side of East Newport Road at its ultimate cross section as a major highway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase II, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; Rice Road and Seta Street; Rice Road and "I" Street; Rice Road and "J" Street; and Rice Road and East Newport Road.

Phase III Roadway Improvements:
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the northerly side of East Newport Road at its ultimate cross section as a major highway adjacent to project boundary line.
- Construct partial width improvements on the easterly & westerly side of Rice Road at its ultimate
Cross section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase III, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; Rice Road and "A" Street; Rice Road and "S" Street; and Rice Road and East Newport Road.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) (RECOMMND

Phase IV Roadway Improvements:
- Construct partial width improvements on the southerly side of Domenigoni Parkway at its ultimate cross-section as an urban arterial adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase IV, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; and Rice Road and "A" Street.

Phase V Roadway Improvements:
- Construct partial width improvements on the easterly side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to project boundary line.
- Construct partial width improvements on the westerly side of Rice Road at its ultimate cross-section as a major highway adjacent to project boundary line.
- Construct full width improvements on all internal roadways within Phase V, including the improvements described above for the following intersections: Rice Road and Domenigoni Parkway; Seta Street and Domenigoni Parkway; Winchester Road (SR-79) and Domenigoni Parkway; and Rice Road and Seta Street.

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 Department of Waste Resources 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

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

80. PRIOR TO BLDG PRMT ISSUANCE

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

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 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

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.) RECOMMND

annual inspections.

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

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

1.Precise grade inspection.

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

1.Installation of slope planting and permanent irrigation on required slopes.

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 MAP - PVT RD GDG INSP'S RECOMMND

Prior to final building inspection, the developer / applicant shall be responsible for obtaining the following inspections and reports required by Ordinance 457 for the proposed paved private road.

Required Inspections:

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Inspection of Final Paving

4.Inspection of onsite storm drain facilities constructed as part of the private road.

Required Reports:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - PVT RD GDG INSP'S (cont.) RECOMMND

certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

2.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

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.

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

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.

FIRE DEPARTMENT

90.FIRE. 2 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-5282

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 website: www.rcwatershed.org/about/materials-library.

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

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.) RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a minimum six (6) foot high decorative block wall on residential lots facing Winchester Road/SR-79 or as otherwise determined by the acoustic study required by condition 80.PLANNING.15. 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.

90.PLANNING. 5 MAP - LANDSCAPING COMPLIANCE RECOMMND

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

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

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - QUIMBY FEES (2) (cont.) RECOMMND

park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Park District.

90.PLANNING. 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

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 15 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. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 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.

90.TRANS. 4 MAP - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone E4 of the Menifee Valley Road and Bridge Benefit District.

90.TRANS. 5 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - 80% COMPLETION (cont.) RECOMMND

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. 6 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 Winchester Road (SH-79), Rice Road, Domenigoni Parkway, Newport Road (east of street "P"), Seta Street, street "A" at entry street "G" at entry, and street "J" (between Rice Road to street "O").

90.TRANS. 7 MAP - LC LNDSCP INSPECT DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - LC LNDSCP INSPECT DEPOSI (cont.) RECOMMND

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. 8 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. 9 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 ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - LC COMPLY W/LNDSCP/IRR (cont.) RECOMMND

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.

90.TRANS. 10 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:
Seta Street (NS) at Domenigoni Parkway (EW)

Signals eligible for fee credit if installed in the ultimate location:
Rice Road (NS) at Domenigoni Parkway (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. 11 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Rice Road (NS) at Domenigoni Parkway (EW) to the signal at Winchester Road (SR-79) (NS) and Domenigoni Parkway (EW).

The traffic signal at Rice Road (NS) at Domenigoni Parkway (EW) shall be ultimately interconnected with a signal at Leon Road (NS) at Domenigoni Parkway (EW). The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect between Rice Road and Leon Road.

TRACT MAP Tract #: TR37119 Parcel: 461-220-013

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 MAP - TS/INTERCONNECT (cont.) RECOMMND

or as approved by the Transportation Department.

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 Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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

DATE: June 21, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Fire – Strategic Planning Bureau
Riv. Co. Building & Safety – Grading
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Winchester MAC
EMWD
CALTRANS District # 8
Santa Ana Reg. Water Quality Board
South Coast Air Quality Management
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Southern California Edison
Southern California Gas Co.

TENTATIVE TRACT MAP NO. 37119 – EA: 42908 – Applicant: SR Conestoga LLC – Engineer/Representative: Albert Webb and Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium High Density Residential (CD: MHDR), Community Development: High Density Residential (CD: HDR), Open Space: Conservation (OS: C), Open Space: Recreation (OS:R) as reflected in the Specific Plan – Location: westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, northerly of Newport Road - Zoning: SP Zone (SP) as reflected in the Specific Plan – REQUEST: The **TENTATIVE TRACT MAP** is a Schedule "A" subdivision of 166.03 acres into three hundred and ninety-nine (399) single-family residential lots, three (3) open space lots, two (2) park and water quality basin lots, and two (2) lots for future high density residential development. APNs: 461-210-019, 461-220-006, 461-220-005, 461-220-014, 461-220-015, 461-220-018.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 30, 2016**. All LDC/DRT 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 **Russell Brady,** Project Planner, at **(951) 955-3025** or email at **rbrady@rctlma.org** / **MAILSTOP# 1070**.

Public Hearing Path: 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.

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

February 1, 2017

Attention: Planning

Subject: Tentative Tract Map No. 37119

Please be advised that the division of the property shown on Tentative Tract Map No. 37119 will not unreasonably interfere with the free and compiete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.

Salvador Flores
Title and Real Estate Services
Real Properties

2 Innovation Way
Pomona, CA 91768

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and SR Conestoga, LLC, a Delaware Limited Liability Company authorized to transact business in California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APNs 461-220-005, 461-220-006, 461-220-013, 461-220-014, 461-220-015, 461-220-018, and 461-210-019 ("PROPERTY"); and,

WHEREAS, on May 25, 2016, PROPERTY OWNER filed an application for Tract 37119 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the 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 any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars ($20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:	PROPERTY OWNER:
Office of County Counsel	SR Conestoga, LLC
Attn: Melissa Cushman	Attn: Jim Lytle
3960 Orange Street, Suite 500	41391 Kalmia Street, Suite 200
Riverside, CA 92501	Murrieta, CA 92562

7. ***Default and Termination***. This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
b. Rescind any PROJECT approvals previously granted;
c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. ***Effective Date***. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: _____
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 6/2/17

PROPERTY OWNER:
SR Conestoga, LLC, A Delaware Limited Liability Company

SR Conestoga, LLC, a Delaware Limited Liability Company

By: Strata Conestoga, LLC, a Delaware Limited Liability Company
Its Managing Member

By: _____
David C. Michan
Manager

Dated: 5/5/17

By: Conestoga Development, LLC, a California Limited Liability Company
Its Managing Member

By: _____
James A. Lytle
Manager

Dated: 5/5/17

FORM APPROVED COUNTY COUNSEL
BY: _____ 5/31/17
MICHELLE CLACK DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On May 9, 2017 before me, Denise Rogelia Davila, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared David C. Michan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

DENISE ROGELIA DAVILA
Commission # 2130563
Notary Public - California
San Diego County
My Comm. Expires Oct 17, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of RIVERSIDE)

On MAY 5, 2017 before me, CINDY R SMITH NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared JAMES A CUTLE, MANAGER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CINDY R. SMITH
COMM. #2078900
Notary Public · California
Riverside County
My Comm. Expires Aug. 21, 2018

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim PlanningDirector

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- [x] TRACT MAP
- [ ] REVISED MAP
- [ ] PARCEL MAP
- [ ] MINOR CHANGE
- [ ] REVERSION TO ACREAGE
- [ ] AMENDMENT TO FINAL MAP
- [ ] VESTING MAP
- [ ] EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR37119 DATE SUBMITTED: 5-25-16

APPLICATION INFORMATION

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

Mailing Address: 41391 Kalmia Street, Suite 200
Street

Murrieta CA 92562
City *State* *ZIP*

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: danielle.logsdon@webbassociates.com

Mailing Address: 3788 McCray Street
Street

Riverside 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, Suite 200
Street

Murrieta CA 92562
City *State* *ZIP*

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

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

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.

Jim Lytle
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.

☐ See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-220-013, -014, -015, -018,-005,-006, & 461-210-019

Section: 33 Township: 5S Range: 2W

Approximate Gross Acreage: 159 Ac.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Newport Road, South of Domenigoni Parkway, East of Winchester Road, West of Rice Road.

Thomas Brothers map, edition year, page number, and coordinates: page 869 1&2 - E&F

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):

This schedule A tentative map is part of the Crossroads Specific Plan SPA 288A2. This will include two future high density residential lots, three open space recreation lots, two open space conservation areas, and 443 medium-high density residential lots.

Related cases filed in conjunction with this request:

None

Is there a previous development application filed on the same site: Yes ■ No ☐

If yes, provide Case No(s). CZ05947, LLA05398, SP00288 (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): EIR00376

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: GE002288

Is water service available at the project site: Yes ■ No ☐

If "No," how far must the water line(s) be extended to provide service? (distance in 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? (distance in 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: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes ☐ No ■

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

_____

What is the anticipated route of travel for transport of the soil material?

_____

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☐

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ■ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ■

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ■

Does the subdivision exceed more than one acre in area? Yes ■ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed location)?

■ Santa Ana River ■ Santa Margarita River ☐ Whitewater River

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 4/1/16

Owner/Representative (2) _____ Date _____

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana Region Watershed of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). New developments and redevelopment projects within Santa Margarita Region Watershed must mitigate their post construction water quality impacts by complying with Section 6 of the individual Co-permittee Jurisdictional Runoff Management Plan (JRMP). Some development and redevelopment projects may be required to submit a project-specific WQMP/SSMP in compliance with Section 6 of the DAMP and with Section 6 of the individual Co-permittee JRMP. Projects within the Whitewater watershed may refer to Appendix H of the Whitewater River Region Stormwater Management Plan (SWMP). These documents are available on-line at:

http://rcflood.org/NPDES/SantaAnaWS.aspx,
http://rcflood.org/NPDES/SantaMargaritaWS.aspx, and
http://rcflood.org/NPDES/WhitewaterWS.aspx

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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.

APPLICATION INFORMATION

Applicant Name: SR Conestoga, LLC

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Street

Murrieta CA 92562
City *State* *ZIP*

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Jennifer Gillen E-Mail: jennifer.gillen@webbassociates.

Mailing Address: 3788 McCray Street
Street

Riverside CA 92506
City *State* *ZIP*

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

Property Owner Name: SR Conestoga, LLC

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Street

Murrieta	CA	92562
City	*State*	*ZIP*

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) 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 applicant 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 this application, the applicant 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.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

James A. Lytle — *PRINTED NAME OF PROPERTY OWNER(S)*

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-220 ~~461-220-113~~, -014, -015, -018, ~~-005, -006 &~~ 461-210-019

Approximate Gross Acreage: 159 Ac.

General location (nearby or cross streets): North of Newport Road, South of

Domenigoni Parkway, East of Winchester Road, West of Rice Road.

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

Amend Specific Plan No. 288 zoning text for Section 2. E pertaining to Planning Area 10 and 16

Related cases filed in conjunction with this request:

TR37119

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016

SP00288S1

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

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

Contact Person: Jim Lytle E-Mail:

Mailing Address: 41391 Kalmia Street, Suite 200
Street

Murreita CA 92562
City *State* *ZIP*

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: jennifer.gillen@webba

Contact Person: Jennifer Gillen E-Mail:

Mailing Address: 3788 McCray Stret
Street

Riverside 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:

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Street

Murrieta CA 92562
City *State* *ZIP*

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and

email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) 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 applicant 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 this application, the applicant 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.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

James A. Lytle

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Project proposes a change to zoning ordinance text for development standards related to Planning Area 16 (Section 2.0 of The Crossroads of Winchester Specific Plan No. 288, Amendment No. 2) which substantially conforms to specific plan.

Related cases filed in advance of, or concurrently with, this request:

TR37119, CZ07947

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-220-013, -014, -015, -018, -005, -006 & 461-210-019

Approximate Gross Acreage: 159 Ac.

General location (nearby or cross streets): North of Newport Road, South of Domenigoni Parkway, East of Winchester Road, West of Rice Road.

Have there been any prior requests for substantial conformance? Yes ☐ No ☑

If yes, of what nature?

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1058 SP SC Condensed Application.docx
Created: 07/02/2015 Revised: 05/17/2016

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR)

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

CHANGE OF ZONE NO. 7947, SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1, TENTATIVE TRACT MAP NO. 37119 – **Intent to Consider an Addendum to an Environmental Impact Report (EIR)** – EA42908 – Applicant: SR Conestoga LLC – Engineer: Albert Webb and Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, and northerly of Newport Road – Zoning: Specific Plan (SP 288) – **REQUEST:** The **CHANGE OF ZONE** proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16. The **SPECIFIC PLAN SUBSTANTIAL CONFORMANCE** proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan. The **TENTATIVE TRACT MAP** proposes a Schedule "A" Subdivision of 161.67 acres into 373 single-family residential lots, three (3) open space lots, two (2) park, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	**DECEMBER 6, 2017**
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Russell Brady at (951) 955-3025 or e-mail at rbrady@rivco.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 will consider approving 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 addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 16, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07947/SP00288S1/TR37119 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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.

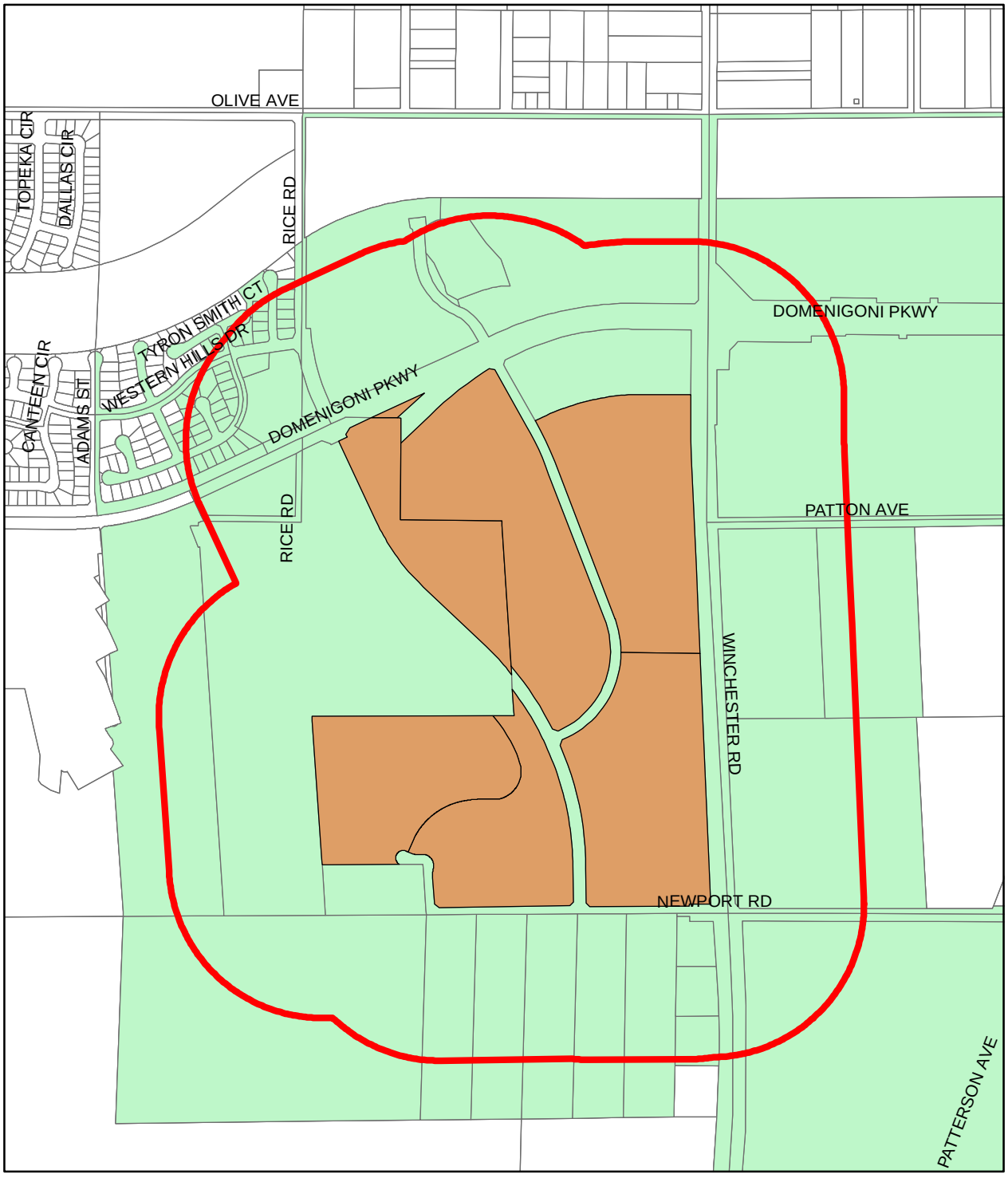
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

County of Riversidee
CZ07947 SP00288S1 TR37119 (1000 feet buffer)



N

0 1,000 2,000

Feet

Disclaimer: 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.

Source : County of Riverside
Author : Vinnie Nguyen

461220018
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220018
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220005
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220013
WINCHESTER 12 PARTNERS
ROGER A ALFRED
HELEN M THOMAS
40 VIA SANTA MARIA
SAN CLEMENTE CA 92672

461220014
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220006
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461200043
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461210019
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461200046
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461210020
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220015
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220022
REGENT WINCHESTER
C/O C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461220021

C/O C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461320003
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321018
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461320001
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340017
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340013
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321015
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461341002
VALLEY WIDE REC & PARK DIST
P O BOX 907
SANJACINTO CA 92581

461340015
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340005
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461320002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461320004
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340007
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340018
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461341001
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461340010
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321020
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321013
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321016
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321019
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340008
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321014
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321017
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461220021

C/O C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461321021
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340006
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340009
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340016
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461220024

461340014
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461220023
PECHANGA BAND OF LUISENO INDIANS
C/O C/O GARY DUBOIS
P O BOX 2183
TEMECULA CA 92593

465190057
BRUCE ALLEN
C/O C/O COOPER AND COMPANY INC
13661 166TH ST
BONNER SPRINGS KS 66012

465190030
ZENY WARD
2571 YUCCA RD
OCEANSIDE CA 92054

465180016
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

Valley-Wide Recreation and Parks Dist.
901 W. Esplanade Way
San Jacinto, CA 92582

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

ATTN: Gayet Adame
Eastern Information Center (UCR)
Riverside, CA 92521-0418

Winchester MAC
Attn: Andy Domenigoni, Chairperson
31851 Winchester Road
Winchester, CA 92596

CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

Valley-Wide Recreation and Parks Dist.
901 W. Esplanade Way
San Jacinto, CA 92582

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

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31851 Winchester Road
Winchester, CA 92596

CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

TR37119

Owner:
Crossroads at Winchester
27710 Jefferson Avenue, #302
Temecula, CA 92590

Engineer:
Albert Webb and Associates
3788 McCray Street
Riverside, CA 92506

Owner:
Crossroads at Winchester
27710 Jefferson Avenue, #302
Temecula, CA 92590

Engineer:
Albert Webb and Associates
3788 McCray Street
Riverside, CA 92506

Owner:
Crossroads at Winchester
27710 Jefferson Avenue, #302
Temecula, CA 92590

Engineer:
Albert Webb and Associates
3788 McCray Street
Riverside, CA 92506

Applicant:
SR Conestoga LLC
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

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SR Conestoga LLC
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

Applicant:
SR Conestoga LLC
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

COUNTY OF RIVERSIDE N* REPRINTED * R1606042
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street	39493 Los Alamos Road	38686 El Cerrito Rd
Second Floor	Suite A	Indio, CA 92211
Riverside, CA 92502	Murrieta, CA 92563	(760) 863-8271
(951) 955-3200	(951) 694-5242	

****
****

Received from: SR CONESTOGA LLC $50.00
paid by: CK 8339
EA42908
paid towards: CFG06280 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By_____ May 25, 2016 10:07
MGARDNER posting date May 25, 2016

****
****

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$50.00

Overpayments of less than $5.00 will not be refunded!

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COUNTY OF RIVERSIDE N* REPRINTED * 0017982
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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
Palm Desert, CA 92211
(760) 863-8271

****
****

Received from: PROPERTY MANAGEMENT P.M. $928.00
paid by: CK 1541 90-3582
paid towards: CFG00980
at parcel:
appl type: XCFG

By_____ Mar 20, 1996 18:50
RIV posting date Mar 20, 1996

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Account Code	Description	Amount

Overpayments of less than $5.00 will not be refunded!

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