



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

JANUARY 17, 2018

**Planning
Commissioners
2018**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger
Chairman

4th District
Bill Sanchez
Vice-Chairman

5th District
Eric Kroencke

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

AGENDA

REGULAR MEETING

RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER

First Floor Board Chambers

4080 Lemon Street, Riverside, CA 92501

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. 32165M1 – Applicant: Mark Lundberg – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly side of Montgomery Avenue, southerly side of Park Avenue, and westerly of Hansen Avenue – 49.9 Acres – Zoning: Residential Agricultural (R-A) – Rural Residential (R-R) – Approved Project Description: Schedule "B" Subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft., two (2) water quality basins, and one (1) open space lot totaling 7.41 acres – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32165M1, extending the expiration date to December 21, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34466 – Applicant: Darren Chin – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Open Space: Conservation Habitat (OS-CH) – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 1,099.3 Acres – Zoning: Residential Agricultural (R-A) – Open Area Combining Zone-Residential Developments (R-5) – Citrus/Vineyard (C/V) – Approved Project Description: Schedule "B" Subdivision of 1,099.3 acres into 236 lots consisting of 216 single family residential lots (128 with ½ acre minimum lot size – R-A zoning and 88 with 1 acre minimum lot size – C/V zone), eight (8) winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. The project also proposes a 1.5-acre lot for a future fire station – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34466, extending the expiration date to April 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687 – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Location: Northerly of Nuevo Road, southerly of Sunset Avenue, bisected by Foothill Avenue, and bordered to the north and west by the McCanna Hills Specific Plan No. 246A1 – 67.16 Gross Acres – Zoning: Specific Plan (SP251) – Approved Project Description: Schedule "A" Subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water

quality basins, 18 open space lots totaling 4.9 acres, and three (3) park lots totaling 5.44 acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 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. 35058** – Applicant: Hunsaker & Associates Irvine, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Tourist (CD-CT) (0.20 – 0.35 FAR) – Light Industrial (CD-LI) (0.25-0.60 FAR) – Very High Density Residential (VHDR) (14-20 DU/AC) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 190 Acres – Zoning: Specific Plan (SP338) – Approved Project Description: Schedule “C” Subdivision of 190 acres into 16 lots ranging in size from two (2) acres to 20 acres, and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35058, extending the expiration date to February 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32594** – Applicant: Rancon Group – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum): Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road and easterly of Butterfield Stage Road – 291 Acres – Zoning: Citrus Vineyard (C/V) – Citrus Vineyard – 10 Acre Minimum (C/V-10) – Citrus Vineyard – 20 Acre Minimum (C/V-20) – Approved Project Description: Schedule “D” Subdivision of 291 acres to include 58 clustered residential lots with agricultural buffers on approximately 127 acres, major circulation easement on approximately 11 acres, internal roadways totaling approximately 24 acres, five (5) wineries on approximately 107 acres, and three (3) vineyard lots on approximately 21 acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32594, extending the expiration date to May 8, 2021. 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. 29326** – Applicant: Pete Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Watson Road, westerly of Pierson Road, and easterly of Sultanas Road – 19.1 Acres – Zoning: Specific Plan (Menifee North, SP No. 260) – Approved Project Description: Schedule “A” Subdivision of 19.1 acres into 65 single family residential lots, and one (1) drainage channel lot – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29326, extending the expiration date to December 13, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.7 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture – 10 Acre Minimum – Location: Westerly of I-86, easterly of Van Buren Street, southerly of Avenue 62, and northerly of Avenue 64 – 396.2 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – One Family Dwelling – 5 Acre Minimum (R-1-5) – Planned Residential (R-4) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule “A” Subdivision of 396 acres into 547 residential lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.8 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential – Location: Westerly of Van Buren Street, southerly of Avenue 62, easterly of Calhoun Street, and northerly of Avenue 63 – 162 Acres – Zoning: One Family Dwelling (R-1) – One Family Dwelling – One Acre Minimum (R-1-1) – Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: Schedule “A” Subdivision of 162 acres to be subdivided into 228 single family residential lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 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. 35289** – Applicant: Cathton Investments – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (2½ Acre Minimum) – Location: Northerly of Ramon Road, easterly of Shadow Mountain Lane, and westerly of Thousand Palms Canyon Trail – 50 Gross Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) – Approved Project Description: Schedule “C” Subdivision of 50 acres into six (6) residential lots totaling 29 gross acres with a minimum lot size of 2½ acres, ranging in size from 3.5 acres to six (6) acres, and a 19.3 acre remainder parcel for open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 35289, extending the expiration date to October 5, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 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.
NONE
- 4.0** PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1** **CONDITIONAL USE PERMIT NO. 3762 and VARIANCE NO. 1904 – Intent to Adopt a Negative Declaration –** EA42964 – Applicant: Eukon Group c/o Colleen Khouri & John Pappas – Engineer/Representative: Eukon Group – Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Easterly of Redlands Boulevard, southwesterly of San Timoteo Canyon Road, and northerly of Viper Road – 9.94 acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carriers and their equipment. Sprint will install nine (9) six (6) foot high panel antennas, three (3) two (2) foot diameter microwave dishes, 12 remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install 12 eight (8) foot high panel antennas, two (2) two (2) foot diameter microwave dishes, 12 remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall. Variance No. 1904 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings 1000 ft. If approved, Variance No. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- 4.2** **CONDITIONAL USE PERMIT NO. 3757 and CHANGE OF ZONE NO. 7921 – Exempt from the California Environmental Quality Act (CEQA) Section 15301 and No New Environmental Document Required –** EIR524 – Applicant: Linda R. Davis Family Trust – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential, in the Temecula Valley Wine Country Policy Area – Equestrian District – Location: Northerly of De Portola Road, and both southerly and westerly of Paseo Del Traza, more specifically at 36500 De Portola Road – 10.41 Acres – Zoning: Rural Residential (R-R) – **REQUEST: Conditional Use Permit No. 3757** proposes to convert an existing six (6) bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 sq. ft. home on a 10.41 acre lot. The facility will operate in three shifts and have 23 full-time staff, consisting of four (4) licensed therapists, three (3) certified addiction counselors, 12 behavioral health technicians, two (2) housekeeping staff, and two (2) facility directors. The maximum number of staff at one time is 12 people at the facility. **Change of Zone No. 7921** is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. It will change the site's zoning classification from Rural-Residential to Wine Country-Equestrian. Project Planner: Larry Ross at (951) 955-9294 or email at lross@rivco.org.
- 4.3** **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) 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** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0** DIRECTOR'S REPORT
- 8.0** COMMISSIONERS' COMMENTS



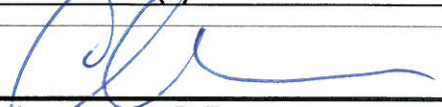
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.1

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Number(s):	TR32165M1	Applicant(s):	
Area Plan:	Lakeview/Nuevo	Applicant(s):	Mark Lundberg
Zoning Area/District:	Nuevo Area	Representative(s):	
Supervisory District:	Fifth District	Representative(s):	
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 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two (2) water quality basins and one (1) open space lot totaling 7.41 acres.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32165M1**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 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. 32165 was originally approved at Planning Commission on October 26, 2005. It proceeded to the Board of Supervisors for final approval on December 21, 2005.

A modification to Tentative Tract Map No. 32165 was approved on September 18, 2007 by the Board of Supervisors. In the minor change to the tract a change from sewer to septic and adjustment of minimum lot size from 20,000 sq. ft. to 21,780 sq. ft. occurred, resulting in a reduction of lots from 78 to 72.

The Third Extension of Time was received December 18, 2017, ahead of the expiration date of December 21, 2017. The applicant and the County discussed conditions of approval and reached consensus on December 21, 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 (December 21, 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.

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.

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.

As a result, the total number years a map may be extended is 6 years. The first and second extensions of time each extended the expiration date by 1 year. 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, this third extension of time will push the tentative map's expiration date another 3 years to December 21, 2020. If a final map has not been recorded prior this date, the fourth extension of time request must be filed 30-days prior to map expiration. The fourth extension of time will grant an additional 1 year, pushing the final expiration date of the tentative tract map to December 21, 2021.

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

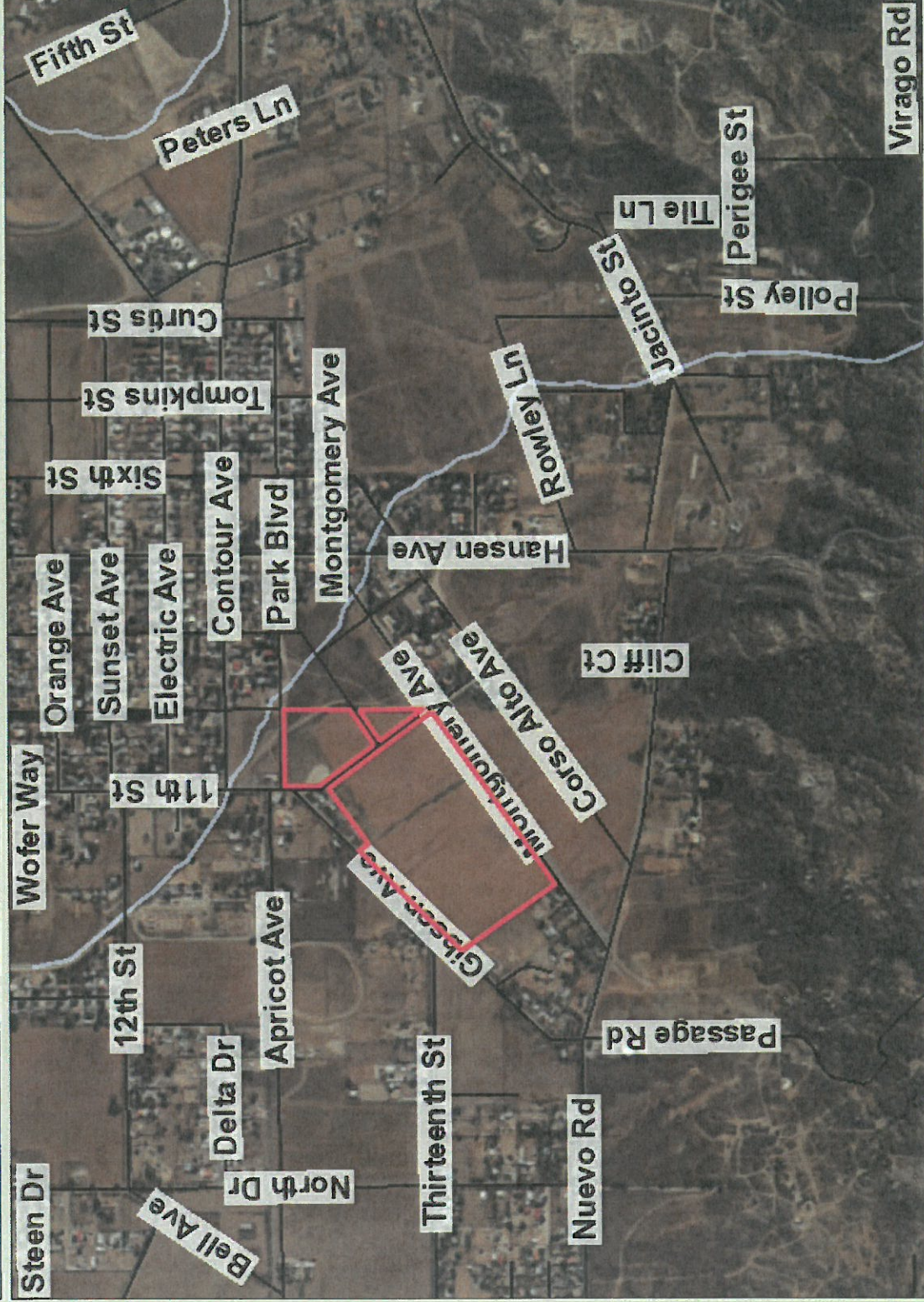
In order for the County to approve a proposed project, the following findings are required to be made:

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.

3rd EOT for TR32165M1

Vicinity Map



- Legend**
- County Centerlines
 - Blueline Streams
 - ▨ City Areas

Notes

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.



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GENERAL NOTES:

1. THESE NOTES AND SPECIFICATIONS GOVERN OVER ANY OTHER CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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LEGEND

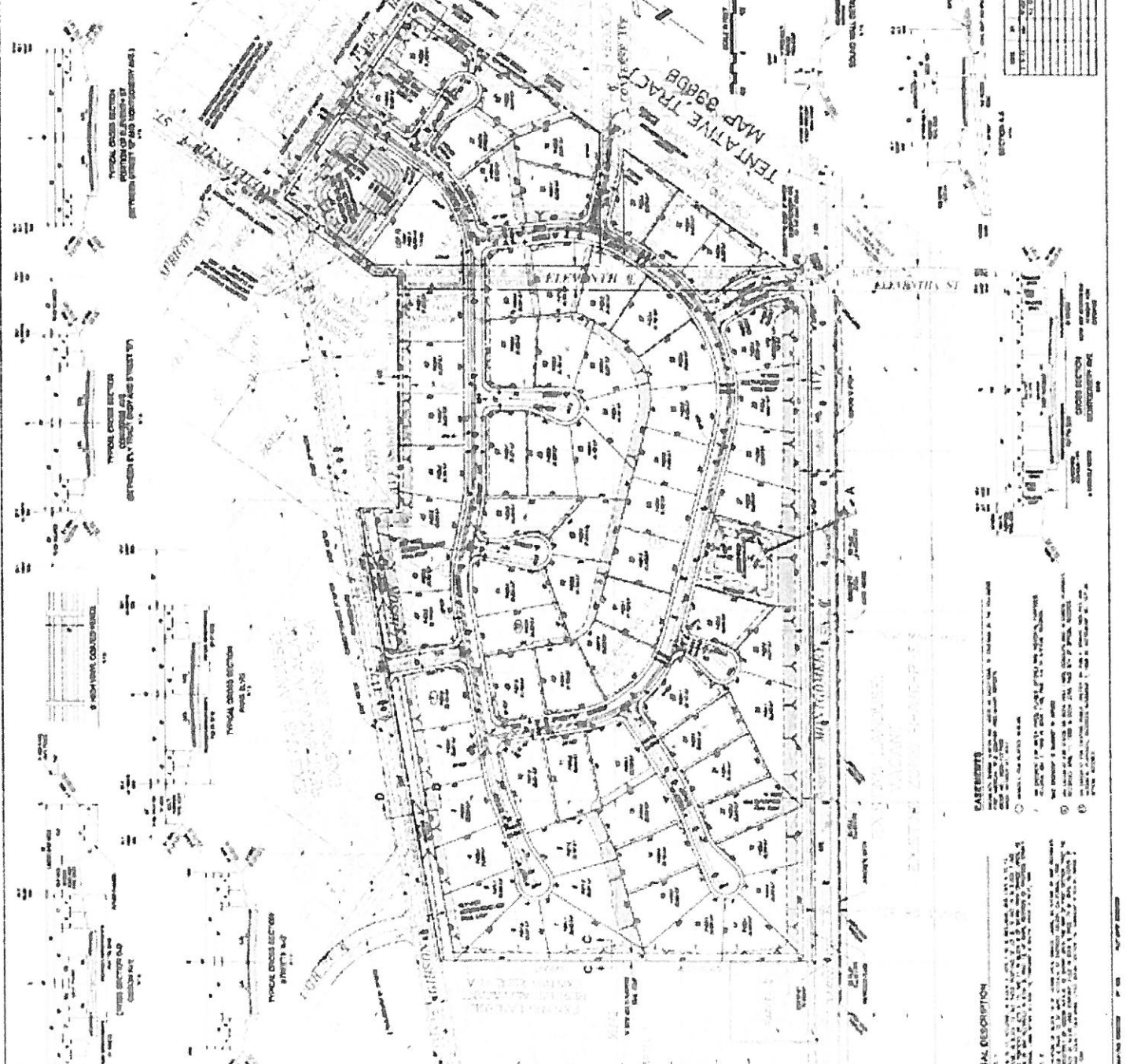
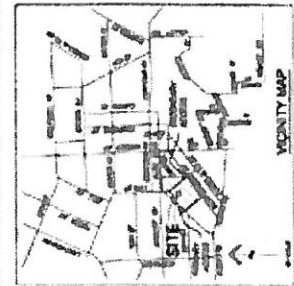
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DOTTED LINE	PROPOSED
DASHED LINE	EXISTING
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ENGINEER/CONSULTANT:
 PROFESSIONAL ENGINEER
 License No. 12345
 State of California

DEVELOPER/OWNER:
 JOHN DOE, INC.
 1234 Main St.
 San Francisco, CA 94101

DATE OF MAP:
 JAN 15, 2024

32165
 MAP OF THE COUNTY OF SAN FRANCISCO



SECTION 300

LOT NO.	AREA (SQ FT)	PERCENTAGE	REMARKS
1	1000	10%	
2	2000	20%	
3	3000	30%	
4	4000	40%	
5	5000	50%	
6	6000	60%	
7	7000	70%	
8	8000	80%	
9	9000	90%	
10	10000	100%	

SECTION 400

SECTION	DESCRIPTION	DATE
1
2
3

LEGAL DESCRIPTION

...

EXEMPTIONS

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Extension of Time Environmental Determination

Project Case Number: TR32165M1
 Original E.A. Number: EA39483
 Extension of Time No.: 3rd EOT
 Original Approval Date: December 21, 2005
 Project Location: North side of Montgomery Avenue, South side of Park Avenue, and West of Hansen Avenue
 Project Description: Schedule "B" Subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two (2) water quality basins and one (1) open space lot totaling 7.41 acres.

On December 21, 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:

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO 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.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	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: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Mark Lundberg <marklundberg@gmail.com>
Sent: Thursday, December 21, 2017 3:14 PM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for TR32165M1 3rd EOT

Gabe,

Thank you for the prompt response. All of the 7 proposed conditions of approval are acceptable to us:

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	

Thank you.

Mark Lundberg
Manager

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Thursday, December 21, 2017 10:30 AM
To: marklundberg@gmail.com
Subject: Recommended Conditions for TR32165M1 3rd EOT

Attn: Mark Lundberg
19102 92nd Ave West
Edmonds, WA 98020

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32165M1.

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.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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County of Riverside California

Plan: TR32165E03

Parcel: 427120004

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

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 Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE Not Satisfied

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 Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED Not Satisfied

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)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG Not Satisfied

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.:

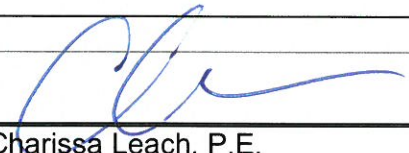
1.2

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Number(s): TR34466
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: Third District
Project Planner: Gabriel Villalobos

Applicant(s):
 Darren Chin
Representative(s):


 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 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a 1 acre minimum lot size in the C/V zone), 8 winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5-acre lot for a future fire station

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34466**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 3, 2021, 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. 34466 was originally approved at Planning Commission on February 7, 2007. It proceeded to the Board of Supervisors along with Change of Zone No. 7275 where both applications were approved on April 3, 2007.

The Second Extension of Time was received October 13, 2017, ahead of the expiration date of April 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on November 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 (November 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. .

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 April 3, 2021. 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.

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.

As a result, the total number years a map may be extended is 6 years. The 1st extension of time granted 1 year. 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, this second extension of time will grant another 3 years, pushing the tentative tract map's expiration date to April 3, 2021. If a final map has not been recorded prior this date, the third extension of time request must be filed 30-days prior to map expiration. The third extension of time will grant another 2 years, pushing the final expiration date of the tentative tract map to April 3, 2023.

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 TR34466



Legend

- County Centerlines
- Blueline Streams
- ⋯ City Areas

Notes

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.

0 3,009 6,019 Feet

REPORT PRINTED ON... 11/30/2017 3:38:13 PM

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Extension of Time Environmental Determination

Project Case Number: TR34466
 Original E.A. Number: EA40635
 Extension of Time No.: 2nd EOT
 Original Approval Date: April 3, 2007
 Project Location: North of Buck Road, south of Borel Road, and west of Warren Road
 Project Description: Schedule B subdivision of 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a 1 acre minimum lot size in the C/V zone), 8 winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5-acre lot for a future fire station.

On April 3, 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:

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO 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.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	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: 
 Gabriel Villalobos, Project Planner

Date: November 30, 2017
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Andrea Arcilla <andrea@epdsolutions.com>
Sent: Wednesday, November 22, 2017 11:59 AM
To: Villalobos, Gabriel
Cc: Wheeler, Timothy
Subject: RE: 2nd EOT TR34466 Recommended Conditions
Attachments: 2nd EOT TR34466 COA.PDF

Hi Gabriel,

We accept the additional conditions for EOT TR34466. Please let me know what the next steps are to complete the map extension.

Thanks!

Andrea Arcilla
E|P|D Solutions, Inc.

andrea@epdsolutions.com
949.278.5413 cell
2030 Main St., Ste. 1200
Irvine, CA 92614
www.epdsolutions.com

From: Wheeler, Timothy [mailto:TWHEELER@RIVCO.ORG]
Sent: Wednesday, November 8, 2017 9:26 AM
To: Andrea Arcilla <andrea@epdsolutions.com>
Cc: Villalobos, Gabriel <GVillalo@rivco.org>
Subject: FW: 2nd EOT TR34466 Recommended Conditions

[Here you go Andrea...](#)

Just reply to Gabriel with your acceptance of the recommended COA.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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From: Ortuno, Arturo
Sent: Tuesday, October 17, 2017 11:02 AM
To: 'darrenc@standardportfolios.com' <darrenc@standardportfolios.com>
Subject: 2nd EOT TR34466 Recommended Conditions

Attn: Darren Chin
Standard Temecula, LLC
488 E. Santa Clara Street, Suite 304
Arcadia, CA 91006

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34466.

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 #: TR34466

Parcel: 964-190-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 10-00000 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. 40

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 #: TR34466

Parcel: 964-190-008

50. PRIOR TO MAP RECORDATION

50.TRANS. 40 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. 18 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 #: TR34466

Parcel: 964-190-008

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. 4 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 #: TR34466

Parcel: 964-190-008

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 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. 8

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

10/17/17
10:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR34466

Parcel: 964-190-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT2 - WQMP COMP AND ENS REG (cont.)

RECOMMND

established. Additionally, the applicants 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: January 17, 2018

PROPOSED PROJECT

Case Number(s): TR33687

Applicant(s): McCanna Hills, LLC

Area Plan: Lakeview/Nuevo

Zoning Area/District: Nuevo Area

Representative(s): N/A

Supervisory District: Fifth 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 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., 5 water quality basins, 18 Open Space lots totaling 4.9 acres, and 3 park lots totaling 5.44 acres.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33687**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 12, 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. 33687 was originally approved at Planning Commission on July 26, 2006. It proceeded to the Board of Supervisors along with Specific Plan No. 251 and Change of Zone No. 7181 where all applications were approved on September 12, 2006.

The First Extension of Time was approved at Planning Commission on July 19, 2017.

The Second Extension of Time was received August 2, 2017, ahead of the expiration date of September 12, 2017. The applicant and the County discussed conditions of approval and reached consensus on October 16, 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 July 19, 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 16, 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.

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.

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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.

As a result, the total number years a map may be extended is 6 years. The 1st extension of time granted 1 year. 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, this second extension of time will grant another 3 years, pushing the tentative tract map's expiration date to September 12, 2020. If a final map has not been recorded prior this date, the third extension of time request must be filed 30-days prior to map expiration. The third extension of time will grant another 2 years, pushing the final expiration date of the tentative tract map to September 12, 2022.

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

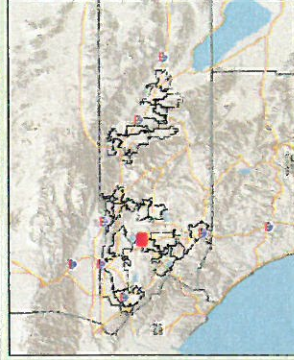
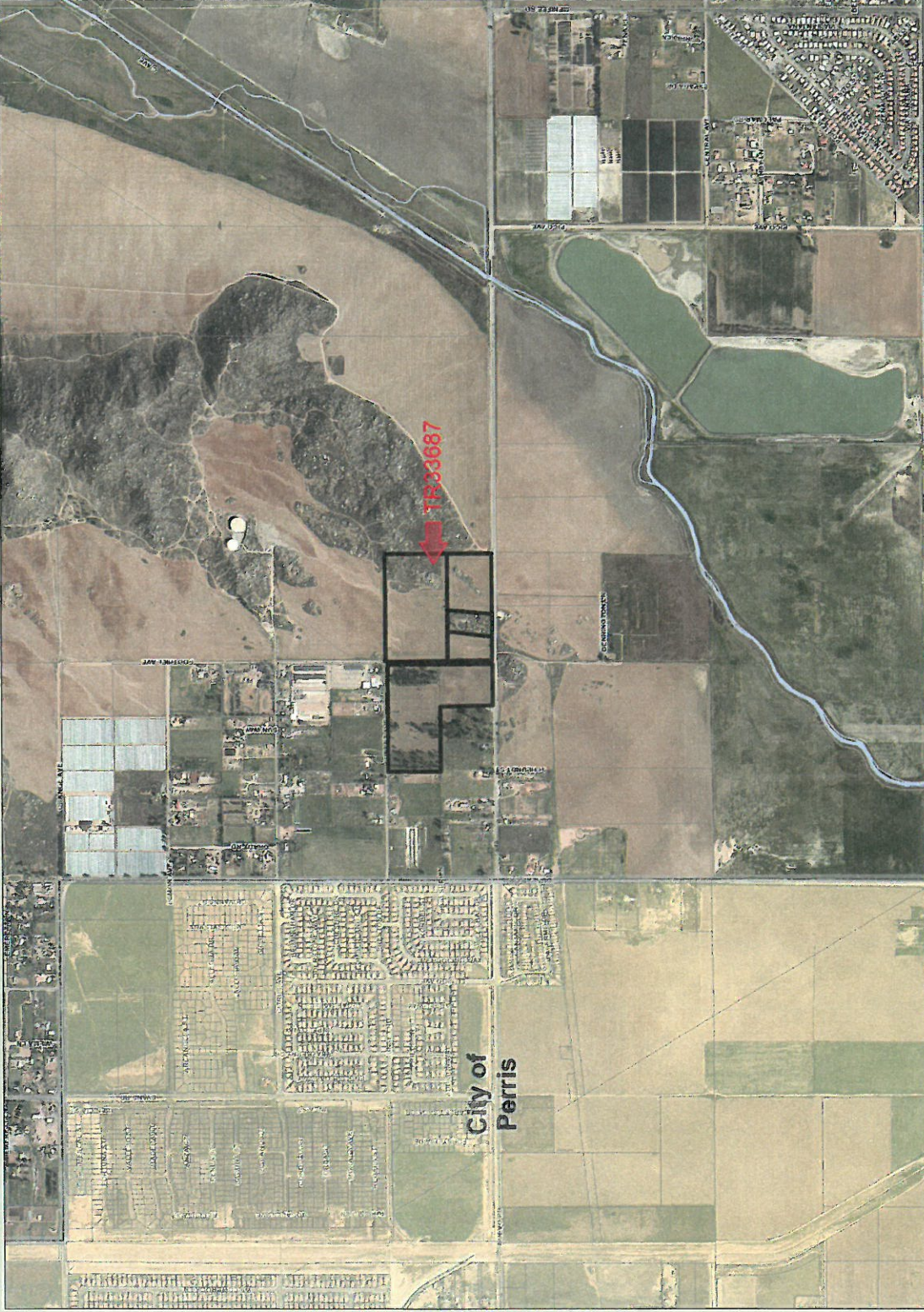
In order for the County to approve a proposed project, the following findings are required to be made:

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 TR33687



Legend

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

Notes

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 11:56:56 AM

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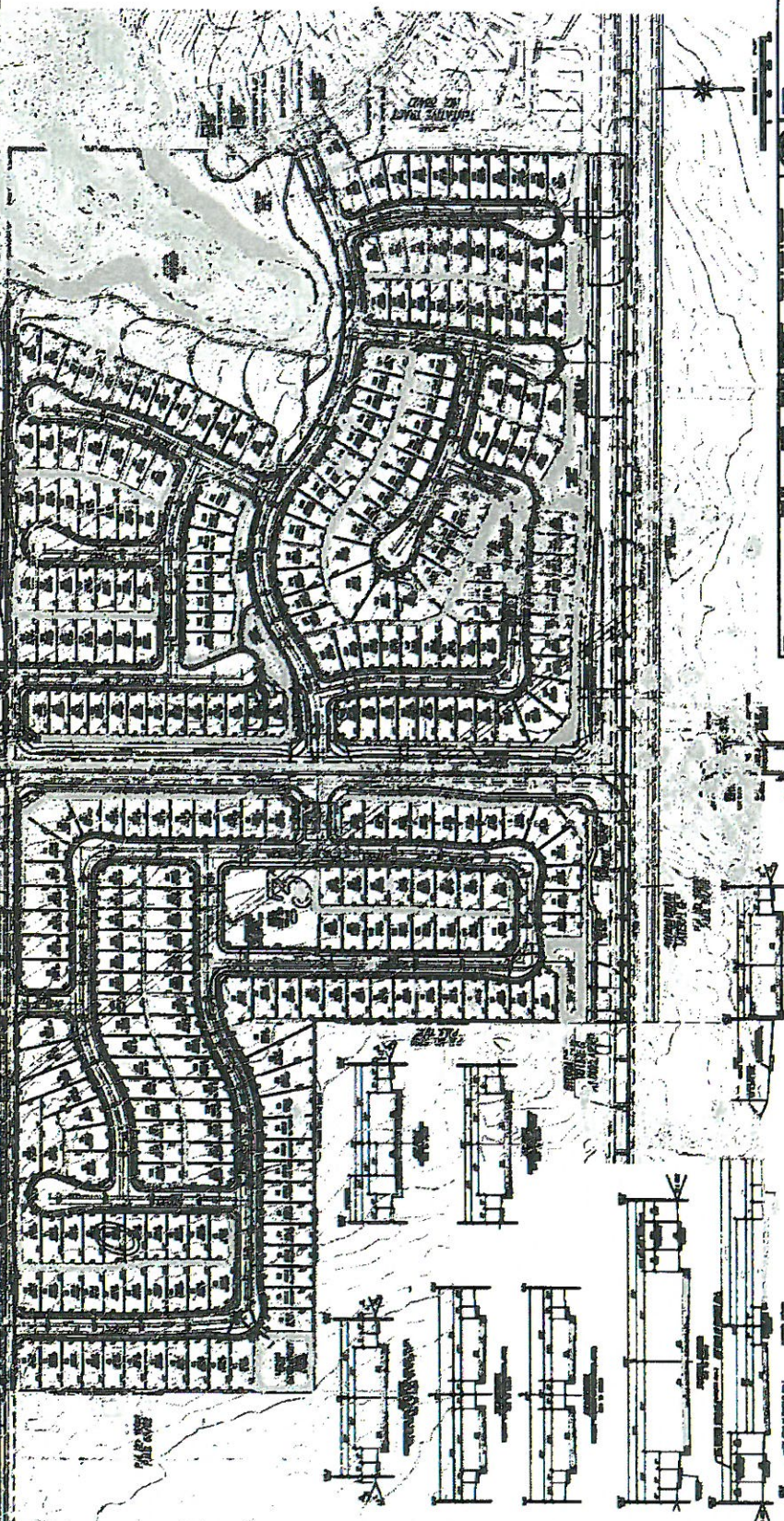
**TENTATIVE TRACT NO. 33687
LAKE NUEVO VILLAGE**
County of Riverside, State of California
AMENDMENT 5 - REVISED

General Information

Tract No.	33687
Map No.	1
City of Riverside	
City of California	
County of Riverside	
State of California	

Legal Description

Project Name LAKE NUEVO VILLAGE
Map No. 1
Tract No. 33687
City of California
County of Riverside



DECIMAL STREET SECTIONS

STREET NO. 1

STREET NO. 2

STREET NO. 3

STREET NO. 4

STREET NO. 5

STREET NO. 6

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Extension of Time Environmental Determination

Project Case Number: TR33687

Original E.A. Number: 40244

Extension of Time No.: Second


Original Approval Date: September 12, 2006

Project Location: North of Nuevo Road, South of Sunset Avenue, bisected by Foothill Avenue, and is bordered to the North and West by the McCanna Hills Specific Plan No. 246A1

Project Description: Schedule "A" Subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., 5 water quality basins, 18 Open Space lots totaling 4.9 acres, and 3 park lots total 5.44 acres.

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:

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO 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.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	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: 
 Gabriel Villalobos, Project Planner

Date: November 29, 2017
 For Charissa Leach, Assistant TLMA Director

Ortuno, Arturo

From: Mark Burkes <mburkes@npland.com>
Sent: Monday, October 16, 2017 8:50 AM
To: Ortuno, Arturo
Cc: Jeff Belger; Vyctoria Luong
Subject: FW: 2nd EOT TR33687 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Arturo,

Please see the email below from Jeff Bulger, the ownership's asset manager. Will this suffice?

Mark Burkes
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)
mburkes@npland.com | npland.com

From: Jeff Belger
Sent: Monday, October 16, 2017 8:42 AM
To: Mark Burkes <mburkes@npland.com>; Vyctoria Luong <VLuong@ihpinc.com>
Subject: RE: 2nd EOT TR33687 Recommended Conditions

Mark, please forward this e-mail to the City.

I, the Extension of Time Applicant, accept the determination of no further conditions of approval.

Thanks,

Jeff

Jeff Belger | Vice President

IHP Capital Partners
100 Bayview Circle, Suite 2000
Newport Beach, CA 92660
949-851-2121 main
949-655-7021 direct
ibelger@ihpinc.com

From: Mark Burkes
Sent: Sunday, October 15, 2017 8:46 AM
To: Jeff Belger <JBelger@ihpinc.com>; Vyctoria Luong <VLuong@ihpinc.com>
Subject: FW: 2nd EOT TR33687 Recommended Conditions

Jeff,

Can you get me a letter/memo/email from IHP as requested below? We are good with no new conditions.

Mark Burkes
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)
mburkes@npland.com | npland.com

From: Ortuno, Arturo [<mailto:AOrtuno@rivco.org>]
Sent: Wednesday, October 11, 2017 10:43 AM
To: Mark Burkes <mburkes@npland.com>
Subject: 2nd EOT TR33687 Recommended Conditions

Attn: Mark Burkes
McCanna Hills, LLC
100 Bayview Circle, Suite 2000
Newport Beach, CA 92660

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33687.

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](#)

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County of Riverside California

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COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

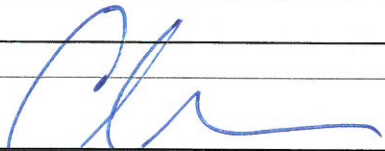
Agenda Item No.:

1.4

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Number(s):	TR35058	Applicant(s):	Hunsaker & Associates Irvine Inc.
Area Plan:	Western Coachella Valley	Representative(s):	
Zoning Area/District:	Bermuda Dunes District		
Supervisory District:	Fourth 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 190 acres into 16 lots ranging in size from 2 acres to 20 acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35058**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 3, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

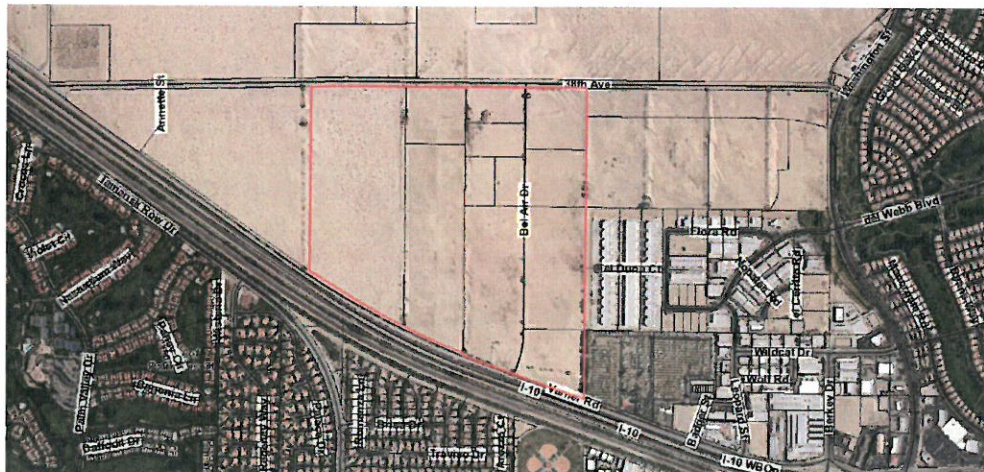


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 35058 was originally approved at Planning Commission on February 3, 2010. It proceeded to the Board of Supervisors along with Specific Plan No. 338 and Substantial Conformance No. 1 where each application was approved on May 18, 2010.

The Second Extension of Time was received November 11, 2017, ahead of the expiration date of February 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 7, 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 11, 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 (December 7, 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.

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.

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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.

2nd EOT for TR35058 Vicinity Map



Legend

- County Centerlines
- Blue Line Streams
- City Areas

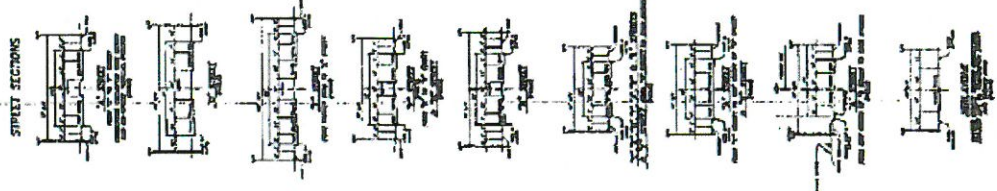
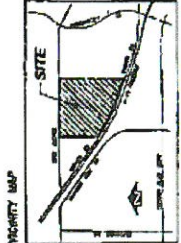
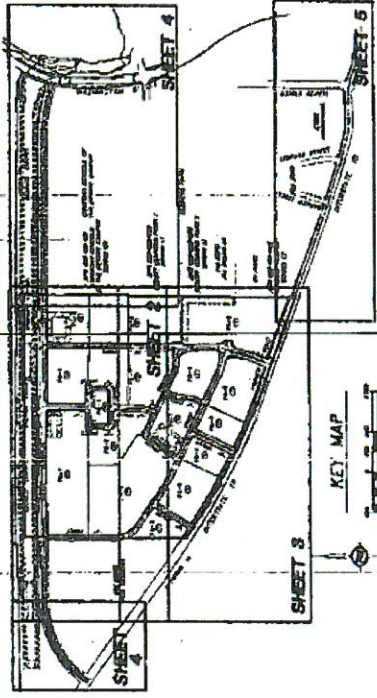
Notes

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.

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MIRASERA
TENTATIVE TRACT MAP NO. 35058
 PROPOSED UNIVERSITY DISTRICT C
 RIVERSIDE COUNTY, CALIFORNIA
 LOCAL ORDINANCE NO. 100000
 PREPARED BY: HUNSAKER & ASSOCIATES



NOTES
 1. THE TRACT MAP NO. 35058 IS A TENTATIVE TRACT MAP FOR THE PROPOSED UNIVERSITY DISTRICT C, RIVERSIDE COUNTY, CALIFORNIA.
 2. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES AND STATE LAWS.
 3. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
 4. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
 5. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
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 9. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
 10. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

MARKS
 ALL MARKS SHOWN ON THIS TRACT MAP ARE THE PROPERTY OF HUNSAKER & ASSOCIATES.
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ASSESSOR PARCEL NUMBERS
 100-100-001
 100-100-002
 100-100-003
 100-100-004
 100-100-005
 100-100-006
 100-100-007
 100-100-008
 100-100-009
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 100-100-016
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 100-100-018
 100-100-019
 100-100-020

LANDMARK NOTES
 C. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
 D. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
 E. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
 F. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
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 K. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
 L. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
 M. THE TRACT MAP NO. 35058 IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
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LOT SUMMARY
 100-100-001
 100-100-002
 100-100-003
 100-100-004
 100-100-005
 100-100-006
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 100-100-019
 100-100-020

STATEMENT OF OWNERSHIP
 I, HUNSAKER & ASSOCIATES, the undersigned, do hereby certify that the above described tract map is a true and correct copy of the original as filed in the office of the County Clerk of Riverside County, California, on this 1st day of January, 2008.

PREPARED BY HUNSAKER & ASSOCIATES 100-100-001 100-100-002 100-100-003 100-100-004 100-100-005 100-100-006 100-100-007 100-100-008 100-100-009 100-100-010 100-100-011 100-100-012 100-100-013 100-100-014 100-100-015 100-100-016 100-100-017 100-100-018 100-100-019 100-100-020		COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 35058 TITLE SHEET 1 OF 5
---	--	---

Extension of Time Environmental Determination

Project Case Number: TR35058
 Original E.A. Number: EA42021
 Extension of Time No.: 2nd EOT
 Original Approval Date: February 3, 2010
 Project Location: North of Varner Road, South of Avenue 38, and West of Washington Street
 Project Description: Schedule C – subdivision of 190 acres into 16 lots ranging in size from two acres to twenty acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3, 575 feet east and 1,000 feet west of the project site on Varner Road.

On February 3, 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:

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO 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.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	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: 
 Gabriel Villalobos, Project Planner

Date: 12/18/17
 For Charissa Leach, Assistant TLMA Director



HUNSAKER & ASSOCIATES

I R V I N E, I N C.

PLANNING
ENGINEERING
SURVEYING
GOVERNMENT RELATIONS

December 7, 2017

IRVINE
LOS ANGELES
PALM DESERT
RIVERSIDE
SAN DIEGO

Mr. Gabriel Villalobos
RIVERSIDE COUNTY PLANNING
4080 Lemon Street, 12th Floor
Riverside CA 92501

Subject: **2nd EOT TR35058 Recommended Conditions**

Dear Gabriel:

Per your e-mail correspondence request, this letter on behalf of the property owner, Mirasera Properties LLC, agrees with the county staff recommendation. That the recommendation "... no additional conditions of approval ..."

Mirasera Properties LLC concurs and wishes to move forward.

Should you have any questions, please do not hesitate to call.

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.


Robert K. Glessner
Sr. Planner

RKG:tl
W.O. 3479-35058X
(f:\cwo\3479-35058X L02-rkg.docx)



PRINCIPALS:

DAVID FRATTONI
FRED GRAYLEE
BRADLEY HAY
PAUL HUDDLESTON
KAMAL KARAM
DOUGLAS STALEY
KRIS WEBER
JOSEPH E. WIGHTMAN

FOUNDING PARTNERS:

RICHARD HUNSAKER
TOM R. McGANNON
JOHN A. MICHLER
DOUGLAS G. SNYDER

Three Hughes
Irvine, California
92618-2021
(949) 583-1010 PH
(949) 583-0759 FX
www.hunsaker.com



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.5

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Number(s): TR32594

Applicant(s):

Area Plan: Southwest

Rancon Group

Zoning Area/District: Rancho California Area

Representative(s):

Supervisory 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 291 acres to include 58 clustered residential lots with agricultural buffers on approximately 127 acres, major circulation easement on approximately 11 acres, internal roadways totaling approximately 24 acres, 5 wineries on approximately 107 acres and 3 vineyard lots on approximately 21 acres.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32594**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 8, 2021, 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. 32594, along with Change of Zone No. 7005, was originally approved at Planning Commission on October 4, 2006. The project proceeded to the Board of Supervisors, along with Change of Zone No. 7330, Tentative Parcel Map No. 32888, Agricultural Preserve Case No. 929, and Agricultural Preserve Case No. 930 where all applications were approved on May 8, 2007.

The Second Extension of Time was received November 14, 2017, ahead of the expiration date of May 8, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 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 (December 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.

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.

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.

As a result, the total number years a map may be extended is 6 years. The 1st extension of time granted 1 year. 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, this second extension of time will grant another 3 years, pushing the tentative tract map's expiration date to May 8, 2021. If a final map has not been recorded prior this date, the third extension of time request must be filed 30-days prior to map expiration. The third extension of time will grant another 2 years, pushing the final expiration date of the tentative tract map to May 8, 2023.

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

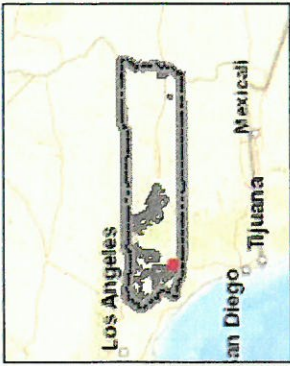
In order for the County to approve a proposed project, the following findings are required to be made:

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.

2nd EOT for TR32594

Vicinity Map



- Legend**
- County Centerlines
 - Blueline Streams
 - City Areas

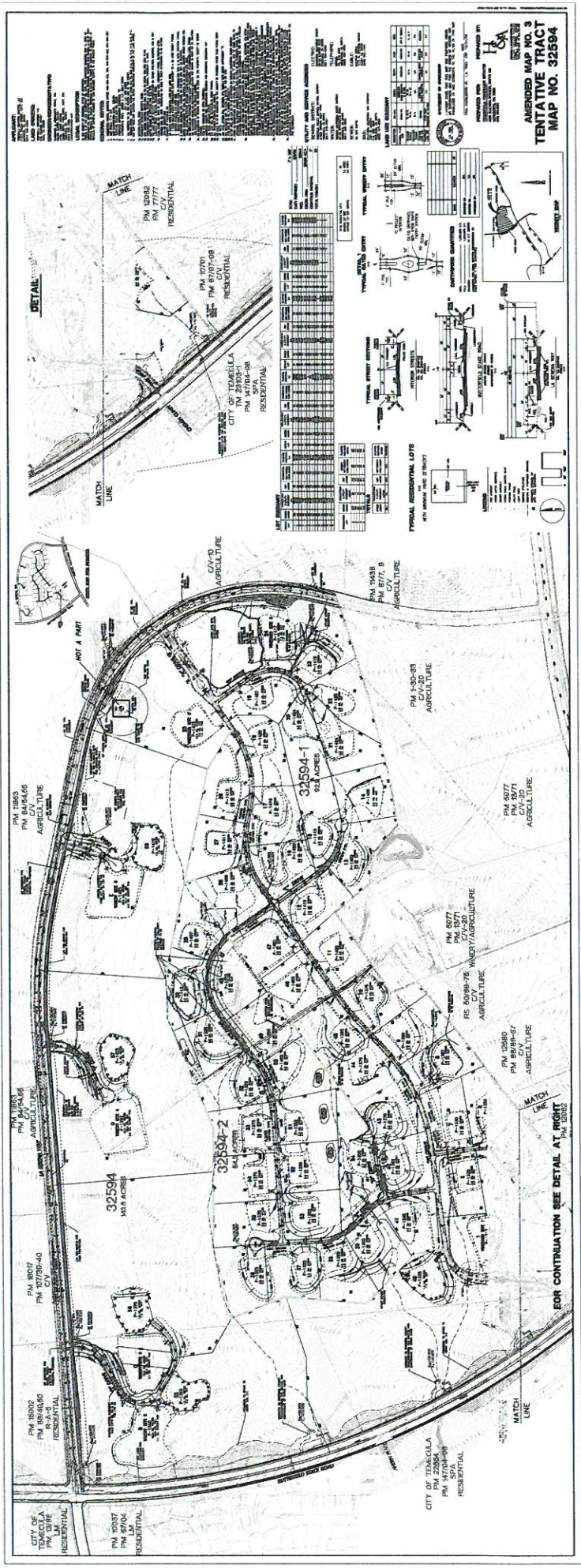
Notes

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REPORT PRINTED ON... 12/18/2017 2:37:30 PM

© Riverside County GIS



**AMENDED MAP NO. 3
TENTATIVE TRACT
MAP NO. 32594**

PROPOSED BY: [Name]

DATE: [Date]

CITY OF TEMPEL, TEXAS

PLAT NO. [Number]

SECTION [Number]

TOWNSHIP [Number]

RANGE [Number]

ACRES [Total]

PERMITS: [List of permits]

RESERVATIONS: [List of reservations]

NOTES: [List of notes]

LEGEND: [List of symbols]

INDEX MAP: [Location of tract]

SCALE: [Scale]

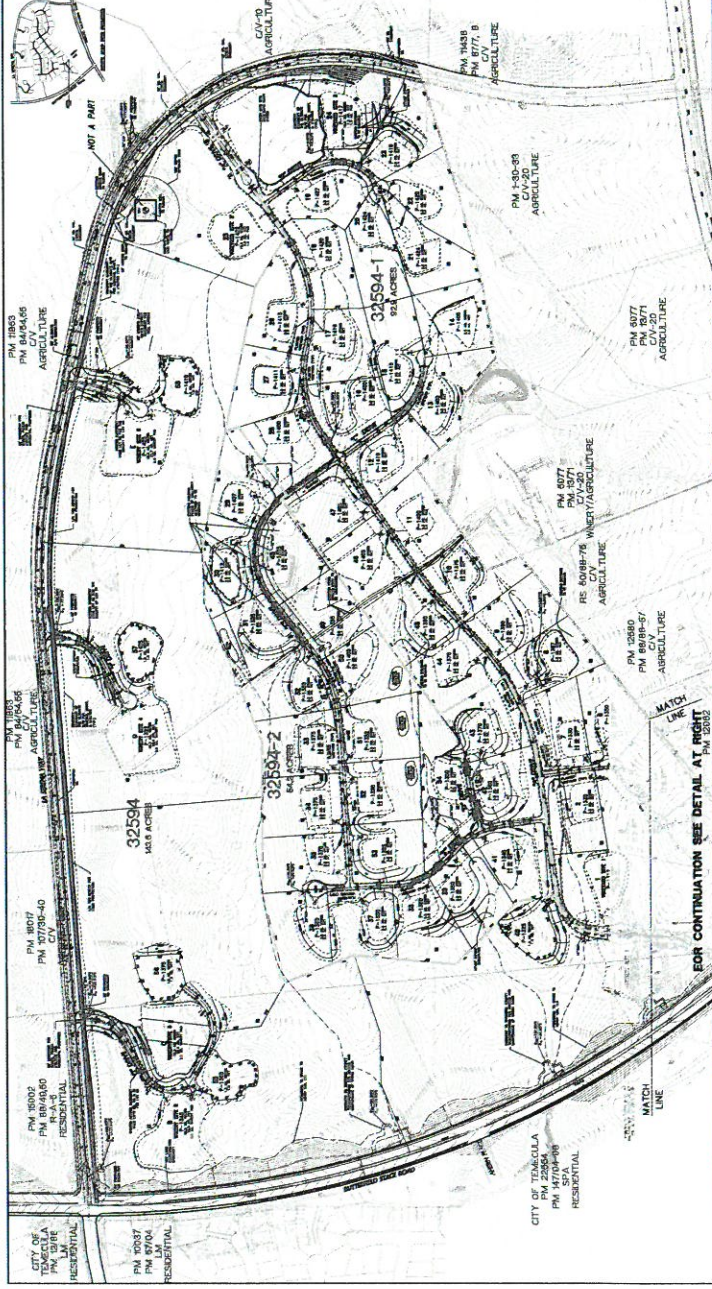
DATE OF RECORDATION: [Date]

RECORDED IN: [Book and Page]

BY: [Recorder Name]

DETAILED LOT INFORMATION

LOT NO.	ACRES	PERMITS	ZONING	RESERVATIONS
32594-1	22.4	CV-10	AGRICULTURE	
32594-2	24.4	CV-10	AGRICULTURE	
32594-3	24.4	CV-10	AGRICULTURE	
32594-4	24.4	CV-10	AGRICULTURE	
32594-5	24.4	CV-10	AGRICULTURE	
32594-6	24.4	CV-10	AGRICULTURE	
32594-7	24.4	CV-10	AGRICULTURE	
32594-8	24.4	CV-10	AGRICULTURE	
32594-9	24.4	CV-10	AGRICULTURE	
32594-10	24.4	CV-10	AGRICULTURE	
32594-11	24.4	CV-10	AGRICULTURE	
32594-12	24.4	CV-10	AGRICULTURE	
32594-13	24.4	CV-10	AGRICULTURE	
32594-14	24.4	CV-10	AGRICULTURE	
32594-15	24.4	CV-10	AGRICULTURE	
32594-16	24.4	CV-10	AGRICULTURE	
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32594-30	24.4	CV-10	AGRICULTURE	
32594-31	24.4	CV-10	AGRICULTURE	
32594-32	24.4	CV-10	AGRICULTURE	
32594-33	24.4	CV-10	AGRICULTURE	
32594-34	24.4	CV-10	AGRICULTURE	
32594-35	24.4	CV-10	AGRICULTURE	
32594-36	24.4	CV-10	AGRICULTURE	
32594-37	24.4	CV-10	AGRICULTURE	
32594-38	24.4	CV-10	AGRICULTURE	
32594-39	24.4	CV-10	AGRICULTURE	
32594-40	24.4	CV-10	AGRICULTURE	
32594-41	24.4	CV-10	AGRICULTURE	
32594-42	24.4	CV-10	AGRICULTURE	
32594-43	24.4	CV-10	AGRICULTURE	
32594-44	24.4	CV-10	AGRICULTURE	
32594-45	24.4	CV-10	AGRICULTURE	
32594-46	24.4	CV-10	AGRICULTURE	
32594-47	24.4	CV-10	AGRICULTURE	
32594-48	24.4	CV-10	AGRICULTURE	
32594-49	24.4	CV-10	AGRICULTURE	
32594-50	24.4	CV-10	AGRICULTURE	



Extension of Time Environmental Determination

Project Case Number: TR32594
 Original E.A. Number: EA39682
 Extension of Time No.: 2nd EOT
 Original Approval Date: May 8, 2007

Project Location: North of Rancho California Road and East of Butterfield Stage Road
 Project Description: A schedule "D" subdivision of 291 acres to include 58 clustered residential lots with agricultural buffers on approximately 127 acres, major circulation easement on approximately 11 acres, internal roadways totaling approximately 24 acres, 5 wineries on approximately 107 acres and 3 vineyard lots on approximately 21 acres

On May 8, 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:

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO 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.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	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: 
 Gabriel Villalobos, Project Planner

Date: 12/18/17
 For Charissa Leach, Assistant TLMA Director



THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

December 4, 2017

To: Gabriel Villalobos

From: Gregg Linhoff

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR32594

Mr. Villalobos:

I am the applicant for the EOT Case TR32594. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation

50-E-HEALTH.8 – EOT-2 – REQ E HEALTH DOCUMENTS

50-TRANS.34 – EOT-2 - FINAL ACCESS AND MAINT

2. Prior to Grading Permit Issuance

60-BS-GRADE.19 – EOT-2 – REQ BMP SWPPP WQMP

60-TRANS-1 – EOT-2 – FINAL WQMP FOR GRADING

3. Prior to Building Permit Issuance

80-TRANS.2 – EOT-2 – WQMP AND MAINTENANCE

4. Prior to Building Final Inspection

90-BS-GRADE.5 – EOT-2 – WQMP REQUIRED

90-TRANS.8 – EOT-2 – WQMP COMP AND BNS REG

Regards,

Gregg Linhoff

TRACT MAP Tract #: TR32594

Parcel: 943-260-003

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 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. 34 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

11/22/17
09:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32594

Parcel: 943-260-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 34

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. 19

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)

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32594

Parcel: 943-260-003

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. 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)

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32594

Parcel: 943-260-003

90. **PRIOR TO BLDG FINAL INSPECTION**

BS GRADE DEPARTMENT

90.BS GRADE. 5 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. 8 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

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09:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32594

Parcel: 943-260-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

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.:

1.6

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Number(s): TR29326

Area Plan: Harvest Valley/Winchester

Zoning Area/District: Homeland Area

Supervisory District: Third District

Project Planner: Gabriel Villalobos

Applicant(s):

Pete Pitassi

Representative(s):

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 acres into 65 single family residential lots, and one drainage channel lot.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29326**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 13, 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. 29326 was originally approved at Planning Commission on December 13, 2006. It proceeded to the Board of Supervisors where the application was approved on March 13, 2007.

The Second Extension of Time was received November 20, 2017, ahead of the expiration date of December 13, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 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 (November 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.

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.

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.

As a result, the total number years a map may be extended is 6 years. The 1st extension of time granted 1 year. 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, this second extension of time will grant another 3 years, pushing the tentative tract map's expiration date to December 13, 2020. If a final map has not been recorded prior this date, the third extension of time request must be filed 30-days prior to map expiration. The third extension of time will grant another 2 years, pushing the final expiration date of the tentative tract map to December 13, 2022.

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

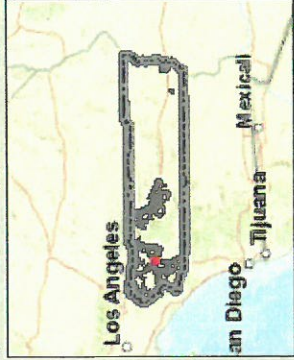
In order for the County to approve a proposed project, the following findings are required to be made:

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.

2nd EOT for TR29326

Vicinity Map



- Legend**
- Parcels
 - County Centerlines
 - Blue-line Streams
 - City Areas

Notes

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... 12/14/2017 4:37:47 PM

© Riverside County GIS



GENERAL NOTES

APPLICANT/OWNER

1974 UNIVERSITY STREET
 LOS ANGELES, CALIFORNIA 90007
 TEL (818) 488-1888
 FAX (818) 488-1888

ENGINEER

PROJ. NO. 129
 4575 W. 119th ST., 119
 WILSON, CALIFORNIA 90707
 TEL (818) 488-1888
 FAX (818) 488-1888

ACREAGE

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 467-346-0184/0183/038

ASSESSOR'S MAP NO.

467-346-0184/0183/038

LAND USE

EXISTING LAND USE: RESIDENTIAL
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: MNRHS NORTH S.F. 880/ R-1
 MAP NO. 1004
 467-346-0184/0183/038

UTILITIES

WATER - METRON MUNICIPAL WATER AGENCY
 SEWER - METRON MUNICIPAL WATER AGENCY
 GAS - SOUTHERN CALIFORNIA GAS CO.
 TELEPHONE - SOUTHERN CALIFORNIA GAS CO.
 CABLE - SOUTHERN CALIFORNIA GAS CO.

SCHOOL DISTRICT

UNIVERSITY CITY ELEMENTARY SCHOOL DISTRICT
 467-346-0184/0183/038

TOPOGRAPHY

UNIVERSITY CITY ELEMENTARY SCHOOL DISTRICT
 467-346-0184/0183/038

LEGAL DESCRIPTION

TRACT 29326, PART OF PART OF PLAT MAP NO. 778
 RECORDED IN BOOK 18, PAGE 1, OF MAPS MADE
 AND FORWARDED TO THE COUNTY CLERK OF LOS ANGELES
 COUNTY, CALIFORNIA, IN ACCORDANCE WITH SECTION 12
 OF THE SUBDIVISION MAP ACT, AS AMENDED.

TENTATIVE MAP

TRACT No. 29326

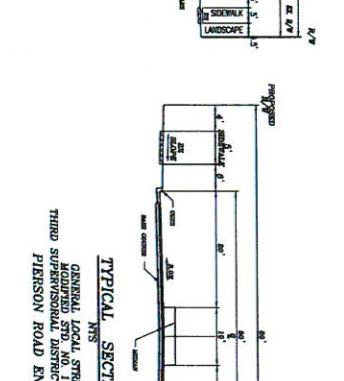
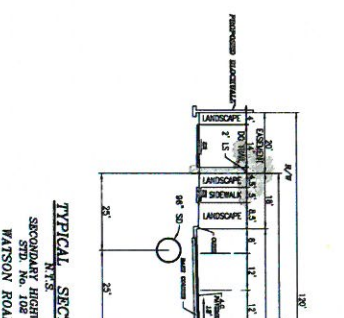
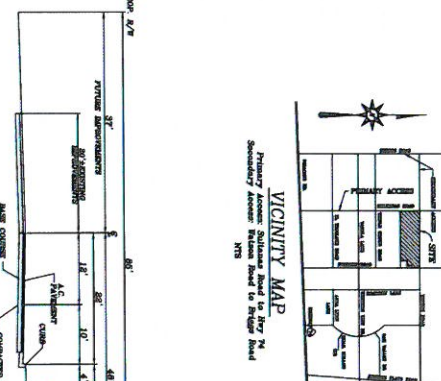
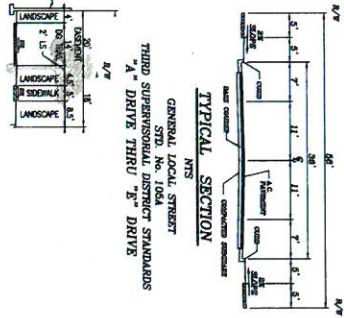
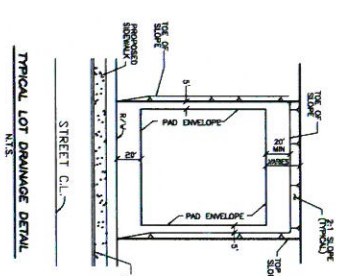
NOTES

1. THIS TENTATIVE MAP SHOWS THE LOTS AND LOTS ARE NOT TO BE CONSIDERED AS SEPARATE UNITS OF LAND.
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3. ALL LOTS ARE TO BE CONSIDERED AS ONE UNIT.
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6. AREA IN FOOT CUBED OF RESIDENTIAL ZONING.
7. - - - - - INDICATES PROPOSED STREETS.
8. (C) INDICATES PRELIMINARY PAD ESTIMATION.
9. SITE IS NOT SUBJECT TO DEVELOPMENT OR DEVELOPER'S OBLIGATION TO PROVIDE A SPECIAL STUDY AREA.
10. ESTIMATION OF ROAD WIDENING.
11. PROPOSED TO BE EITHER NORTH OR SOUTH SIDE OF STREET.
12. NO EXISTING STRUCTURES OR BUILDINGS ON SITE.
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DRAINAGE NOTE

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Underground Services Alert

TOOL FREE 1-800-227-2800

PRIVATE ENGINEERING NOTE

PREPARED UNDER THE DIRECTION OF: PSOMAS

2010 Lind Avenue, Riverside, CA 92507, (951) 787-4447 Fax (951) 682-2378

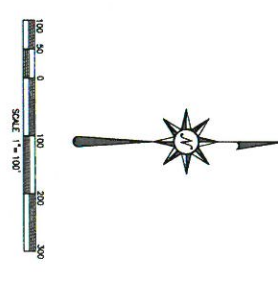
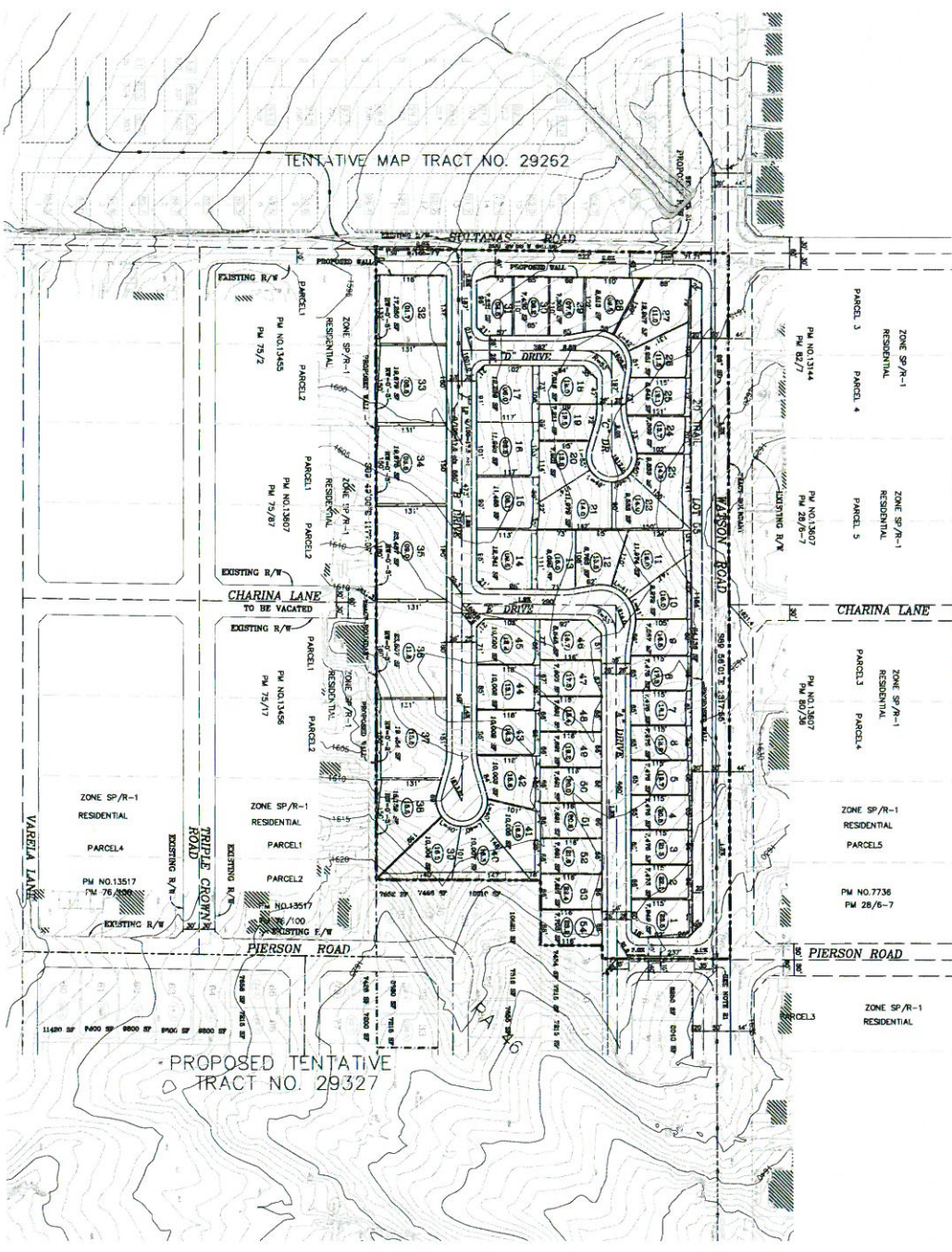
SCHEDULE "A"

TRACT 29326 TENTATIVE MAP

FILE NO. 1098-010

TENTATIVE MAP

TRACT NO. 29326



<p>Underground Service Alert</p> <p>CALL TOLL FREE 1-800-227-2000</p> <p>NO WORKING DATA BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>PREPARED UNDER THE DIRECTION OF: REGISTERED CIVIL ENGINEER NO. 20865 DATE: OCTOBER 2006</p>	<p>PLANS PREPARED BY:</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">PSOMAS</p> <p>2010 Lone Avenue Riverside, CA 92507 (951) 781-8421 Fax: (951) 682-3379</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRAWN BY: _____</td> <td style="width: 50%;">CHECKED BY: _____</td> </tr> <tr> <td>DATE: _____</td> <td>DATE: _____</td> </tr> </table>	DRAWN BY: _____	CHECKED BY: _____	DATE: _____	DATE: _____	<p>TRACT 29326 TENTATIVE MAP</p> <p>FOR: FIRST DEVELOPMENT</p>	<p>PROJ. NO. _____</p> <p>SHEET: 2 OF 2</p> <p>FILE NO.: 1089-010</p>
DRAWN BY: _____	CHECKED BY: _____								
DATE: _____	DATE: _____								

Extension of Time Environmental Determination

Project Case Number: TR29326
 Original E.A. Number: EA38511
 Extension of Time No.: 2nd EOT
 Original Approval Date: December 13, 2006
 Project Location: South of Watson Road, west of Pierson Road, and east of Sultanas Road
 Project Description: Schedule 'A' subdivision of 19.1 acres into 65 single family residential lots, and one drainage channel lot

On December 13, 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:

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO 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.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	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: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 12/18/17
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Peter Pitassi <PPitassi@diversifiedpacific.com>
Sent: Monday, November 27, 2017 6:24 PM
To: Villalobos, Gabriel
Subject: RE: TR29326 2nd EOT Recommended Conditions
Attachments: 2nd EOT TR29326 COA.pdf

Gabriel;

The attached conditions are acceptable to be added to the current conditions for TTM 29326. These include conditions:

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	

I, as the EOT applicant, acknowledge and accept these conditions.

Thanks,
Pete

Peter J. Pitassi, AIA, LEED AP
Senior Vice President
Community Design and Forward Planning
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x234
Fax/909-481-1151

Direct/909-373-2616
Cell/909-456-6083
Direct Fax /909-255-7918
ppitassi@diversifiedpacific.com



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From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Wednesday, November 22, 2017 10:52 AM
To: Peter Pitassi
Subject: TR29326 2nd EOT Recommended Conditions

Attn: Pete Pitassi
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29326.

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.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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[County of Riverside California](#)

11/22/17
10:21

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR29326

Parcel: 457-340-020

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 9 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. 35 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 #: TR29326

Parcel: 457-340-020

50. PRIOR TO MAP RECORDATION

50.TRANS. 35 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. 10 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 #: TR29326

Parcel: 457-340-020

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60. TRANS. 5 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. 5 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)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR29326

Parcel: 457-340-020

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

~~90 BS GRADE DEPARTMENT - EOT2 - WQMP REQUIRED - RECOMMEND~~

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. 9

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

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10:21

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR29326

Parcel: 457-340-020

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

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.:

1.7

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Number(s): TR32694

Applicant:

Area Plan: Eastern Coachella Valley

Cliff Woolley

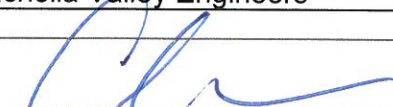
Zoning Area/District: Lower Coachella Valley District

Representative:

Supervisory District: Fourth District

Coachella Valley Engineers

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 396 gross acres into 547 single family residential lots.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32694**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 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

Tract Map No. 32694 was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7027 where both applications were approved on October 17, 2006.

The Second Extension of Time was received September 18, 2017, ahead of the expiration date of October 17, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 10, 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 (November 10, 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.

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.

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.

As a result, the total number years a map may be extended is 6 years. The 1st extension of time granted 1 year. 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, this second extension of time will grant another 3 years, pushing the tentative tract map's expiration date to October 17, 2020. If a final map has not been recorded prior this date, the third extension of time request must be filed 30-days prior to map expiration. The third extension of time will grant another 2 years, pushing the final expiration date of the tentative tract map to October 17, 2022.

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

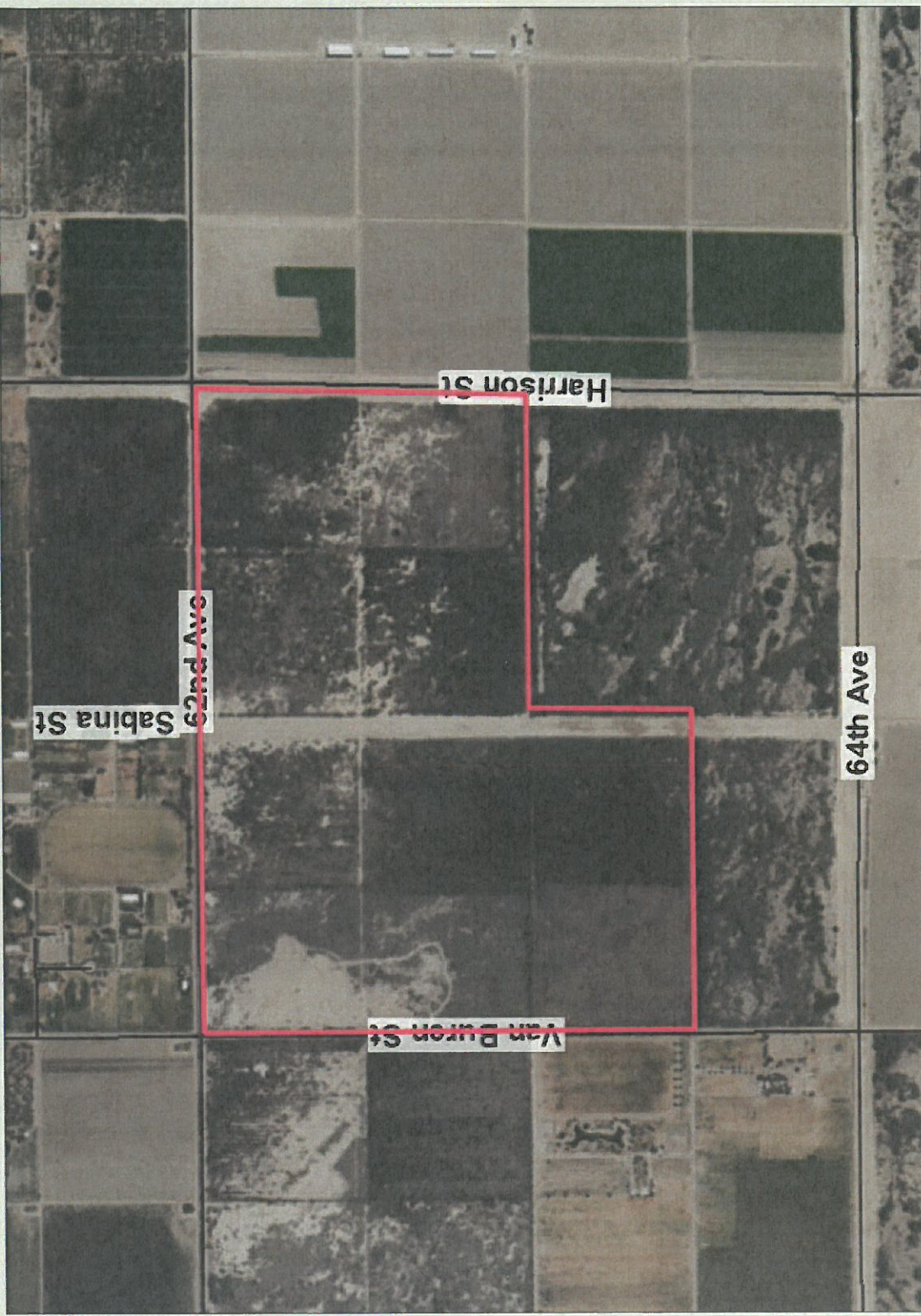
In order for the County to approve a proposed project, the following findings are required to be made:

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 TR32694



Legend

- County Centerlines
- Blueline Streams
- City Areas

Notes

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.



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TENTATIVE TRACT MAP NO. 32694

APN 751-020-001

APN 751-020-002

APN 751-020-003

APN 751-020-004

APN 751-020-005

APN 751-020-006

APN 751-020-007

APN 751-020-008

APN 751-020-009

APN 751-020-010

APN 751-020-011

APN 751-020-012

APN 751-020-013

APN 751-020-014

APN 751-020-015

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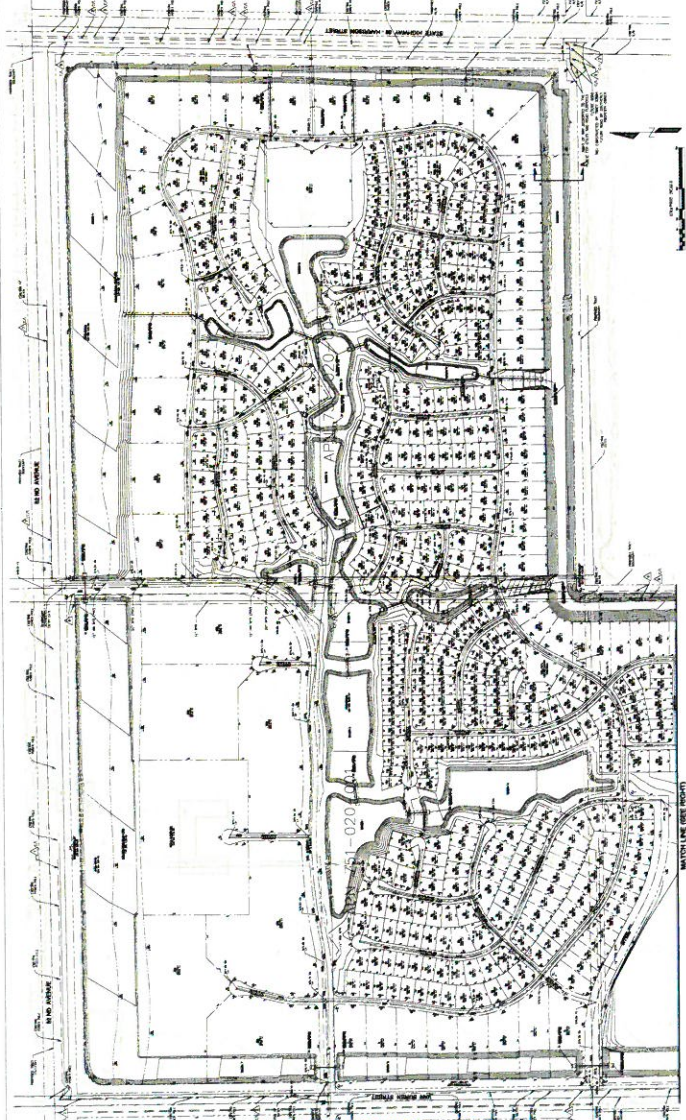
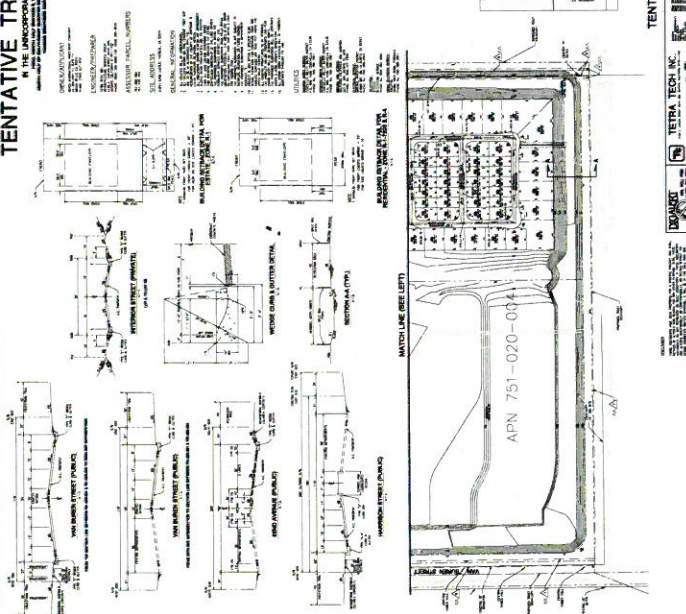
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APN 751-020-098

APN 751-020-099

APN 751-020-100



TENTATIVE TRACT MAP NO. 32694 - 647 LOTS

DEVELOPER: TETRA TECH, INC.

DATE: 11/11/2014

SCALE: AS SHOWN

PROJECT: TETRA TECH, INC.

DATE: 11/11/2014

SCALE: AS SHOWN

PROJECT: TETRA TECH, INC.

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DATE: 11/11/2014

SCALE: AS SHOWN

PROJECT: TETRA TECH, INC.

DATE: 11/11/2014

SCALE: AS SHOWN

Extension of Time Environmental Determination

Project Case Number: TR32694E2
 Original E.A. Number: 39736
 Extension of Time No.: 2nd Extension of Time
 Original Approval Date: June 28, 2006
 Project Location: W/ I-86, S/ Van Buren St, E/ Avenue 62, N/ Avenue 64

Project Description: Tract Map No. 32694 is a Schedule A subdivision of 396 gross acres into 547 residential lots.

On June 28, 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:

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO 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.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	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: *Gabriel Villalobos*
 Gabriel Villalobos, Planner

Date: 1/4/18
 For Charissa Leach, Assistant TLMA Director



MEMORANDUM

TO: Gabriel Villalobos, Urban Regional Planner
County of Riverside

FROM: Cliff Woolley
c/o Coachella Valley Engineers

SUBJECT: TIME EXTENSION OF TENTATIVE TRACT MAP 32694

DATE: November 10, 2017

Please be advised that Cliff Woolley applicant for the Time Extension of Tentative Map 32694 accepts the following conditions:

- 50. E Health # 7 – Req. E. Health Documents
- 50 Trans #49 – Final Access and Maintenance
- 60 BS Grade #15 – Required BMP SWPPP WQMP
- 60 Trans #14 – Final WQMP for Grading
- 80 Trans #4 – WQMP and Maintenance
- 90 BS Grade #3 WQMP Required
- 90 Trans #7 WQMP Comp and BNS Reg

Please call me at 760-360-4200 if you have any questions.

Sincerely,

Cliff Woolley
c/o Coachella Valley Engineers

TRACT MAP Tract #: TR32694

Parcel: 753-110-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH: 7 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. 49 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 #: TR32694

Parcel: 753-110-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 49 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. 15 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 #: TR32694

Parcel: 753-110-001

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 14 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. 4 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 #: TR32694

Parcel: 753-110-001

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. 7 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

10/11/17
11:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32694

Parcel: 753-110-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

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.:

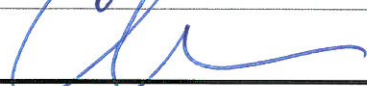
1.8

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Number(s): TR32693
Area Plan: Eastern Coachella Valley
Zoning Area/District: Lower Coachella Valley District
Supervisory District: Fourth District
Project Planner: Gabriel Villalobos

Applicant: Cliff Woolley
Representative: Coachella Valley Engineers


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 162 gross acres into 228 single family residential lots.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32693**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 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. 32693 was originally approved at Planning Commission on July 12, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7027 and was approved on October 17, 2006.

The Second Extension of Time was received September 18, 2017, ahead of the expiration date of October 17, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 10, 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 (November 10, 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.

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.

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.

As a result, the total number years a map may be extended is 6 years. The first extension of time extended the expiration date by 1 year. 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, this second extension of time will push the tentative map's expiration date another 3 years to October 17, 2020. If a final map has not been recorded prior this date, the third extension of time request must be filed 30-days prior to map expiration. The third extension of time will grant an additional 2 years, pushing the final expiration date of the tentative tract map to October 17, 2021.

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 TR32693



Legend

- County Centerlines
- Blueline Streams
- City Areas

Notes

ACIT

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.

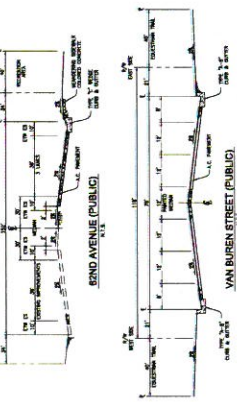
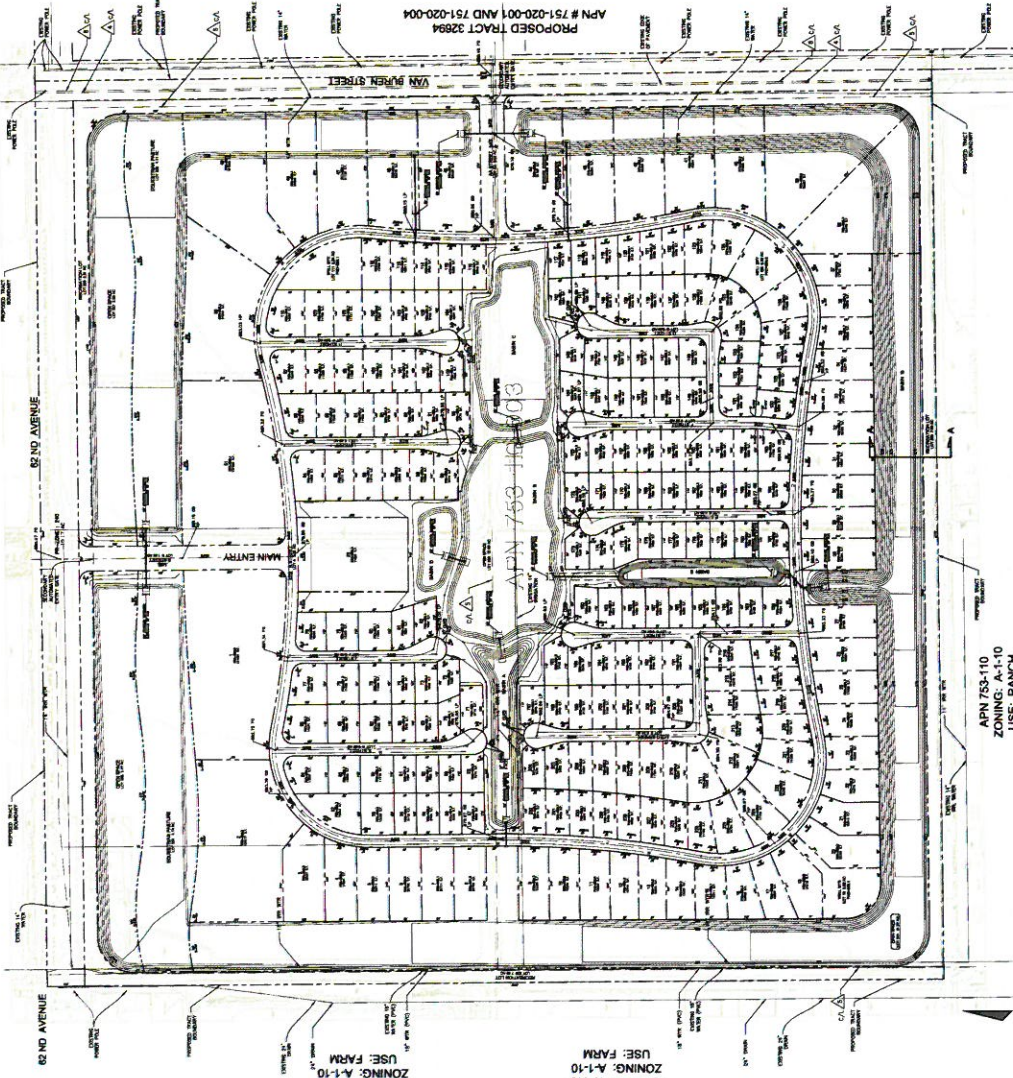
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© Riverside County GIS

TENTATIVE TRACT MAP NO. 32693

IN THE UNINCORPORATED COUNTY OF RIVERSIDE, CALIFORNIA
 NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST SAN JUAN VALLEY



SECTION A-A (TYP.)

FLOOD ZONE
 THE FLOOD ZONE FOR THIS TRACT MAP IS SHOWN BY A SHADING PATTERN AS SHOWN ON THE ATTACHED FLOOD ZONE MAP.

LAND USE SUMMARY
 TOTAL ACRES: 228.00
 ZONING: A-1-10
 USE: FARM

ASSESSOR'S PARCEL NUMBERS
 751-020-001
 751-020-002

SITE ADDRESS
 11111 VAN BUREN STREET, RIVERSIDE, CA 92504

GENERAL INFORMATION
 1. THIS TRACT MAP IS SUBMITTED FOR RECORD IN ACCORDANCE WITH SECTION 56000 OF THE CALIFORNIA GOVERNMENT CODE.
 2. THE TRACT MAP IS PREPARED BY AN ENGINEER LICENSED IN THE STATE OF CALIFORNIA.
 3. THE TRACT MAP IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 56000 OF THE CALIFORNIA GOVERNMENT CODE.
 4. THE TRACT MAP IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 56000 OF THE CALIFORNIA GOVERNMENT CODE.
 5. THE TRACT MAP IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 56000 OF THE CALIFORNIA GOVERNMENT CODE.

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SCHOOL DISTRICT
 RIVERSIDE COUNTY SCHOOLS

EARTHWORK
 ALL EXISTING EARTHWORK TO BE REMOVED AND REPAIRED TO ORIGINAL GRADE.

LEGAL DESCRIPTION
 THE TRACT MAP IS PREPARED IN ACCORDANCE WITH SECTION 56000 OF THE CALIFORNIA GOVERNMENT CODE.

BASIS OF BEARINGS
 ALL BEARINGS AND DISTANCES ARE AS SHOWN ON THE ATTACHED SURVEY MAP.

EXISTING EARTHWORK
 ALL EXISTING EARTHWORK TO BE REMOVED AND REPAIRED TO ORIGINAL GRADE.

PROPOSED EARTHWORK
 ALL PROPOSED EARTHWORK TO BE SHOWN ON THE ATTACHED SURVEY MAP.

SECTION A-A (TYP.)

WEDGE CURB & GUTTER DETAIL

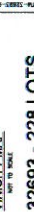
BUILDING SETBACK DETAIL FOR RESIDENTIAL - ZONE R-12780

BUILDING SETBACK DETAIL FOR ESTATE - ZONE R-1

INTERIOR STREET (PRIVATE)

VAN BUREN STREET (PUBLIC)

END AVENUE (PUBLIC)



ENGINEER'S CERTIFICATE
 I, THE UNDERSIGNED ENGINEER, HEREBY CERTIFY THAT THE TRACT MAP IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 56000 OF THE CALIFORNIA GOVERNMENT CODE.

DATE
 11/11/2024

SCALE
 1" = 100'

PROJECT NO.
 32693

CLIENT
 TETRA TECH INC.

DATE
 11/11/2024

SCALE
 1" = 100'

Extension of Time Environmental Determination

Project Case Number: TR32693E2
 Original E.A. Number: 39736
 Extension of Time No.: 2nd Extension of Time
 Original Approval Date: July 12, 2006
 Project Location: W/ Van Buren St, S/ Avenue 62, E/ Calhoun St, N/ Avenue 63

Project Description: Tract Map No. 32693 is a Schedule A subdivision of 162 gross acres into 228 residential lots.

On July 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:

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO 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.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	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: *Gabriel Villalobos*
 Gabriel Villalobos, Planner

Date: 1/4/18
 For Charissa Leach, Assistant TLMA Director



MEMORANDUM

TO: Gabriel Villalobos, Urban Regional Planner
County of Riverside

FROM: Cliff Woolley
c/o Coachella Valley Engineers

SUBJECT: TIME EXTENSION OF TENTATIVE TRACT MAP 32693

DATE: November 10, 2017

Please be advised that Cliff Woolley applicant for the Time Extension of Tentative Map 32694 accepts the following conditions:

- 50. E Health # 7 – Req. E. Health Documents
- 50 Trans #41 – Final Access and Maintenance
- 60 BS Grade #14 – Required BMP SWPPP WQMP
- 60 Trans # 13 – Final WQMP for Grading
- 80 Trans # 6 – WQMP and Maintenance
- 90 BS Grade # 9 WQMP Required
- 90 Trans # 9 WQMP Comp and BNS Reg

Please call me at 760-360-4200 if you have any questions.

Sincerely,

Cliff Woolley
c/o Coachella Valley Engineers

TRACT MAP Tract #: TR32693

Parcel: 753-110-003

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7. 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. 41 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 #: TR32693

Parcel: 753-110-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 41 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. 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.

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 #: TR32693

Parcel: 753-110-003

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 13 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. 6 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 #: TR32693

Parcel: 753-110-003

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.
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. 9 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

10/11/17
11:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32693

Parcel: 753-110-003

90. PRIOR TO BLDG FINAL INSPECTION

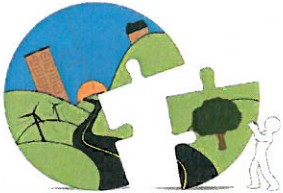
90.TRANS. 9

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.:

1.9

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Number(s): TR35289

Area Plan: Western Coachella Valley

Zoning Area/District: Thousand Palms District

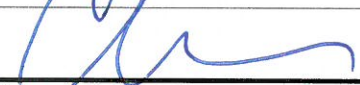
Supervisory District: Fourth District

Project Planner: Gabriel Villalobos

Applicant(s):

Catton Investments

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 50 acres into six (6) residential lots totaling twenty-nine (29) gross acres, with a minimum lot size of 2½ acres, ranging in size from 3.5 acres to six (6) acres, and a 19.3 acre remainder parcel for open space.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35289**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 5, 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. 35289 was originally approved at Planning Commission on July 14, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7673 where both applications were approved on October 5, 2010.

The First Extension of Time was received September 18, 2017, ahead of the expiration date of October 5, 2017. The applicant and the County discussed conditions of approval and reached consensus on October 11, 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 11, 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.

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.

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.

As a result, the total number years a map may be extended is 6 years. 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, this first extension of time will push the tentative tract map's expiration date to October 5, 2020. If a final map has not been recorded prior this date, the second extension of time request must be filed 30-days prior to map expiration. The second extension of time will grant another 3 years, pushing the final expiration date of the tentative tract map to October 5, 2023.

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

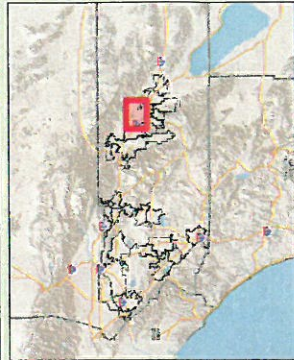
In order for the County to approve a proposed project, the following findings are required to be made:

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 TR35289



Legend

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

Notes

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 11:31:28 AM

© Riverside County RCIT GIS

NO.	REVISIONS	DATE

**TENTATIVE TRACT MAP NO. 35289
PROPOSED IMPROVEMENT SCHEDULE "C"
AND PRELIMINARY GRADING PLAN**

PERMIT DATE: JULY 26, 2009
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

MAP AS SUBMITTED TO THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FOR RECORDATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT ON JULY 26, 2009.
ASSESSORS PARCEL NUMBERS:
GAYNOR, 115-2000000
COMBUSTION DEVELOPER:
2222 CALIFORNIA AVE., SUITE 100
RIVERSIDE, CALIFORNIA 92503
PROJECT: 115-2000000

LEGAL DESCRIPTION:
REMAINING PART OF AN UNDIVIDED TRACT OF 1.20 ACRES, MORE OR LESS, BEING PART OF THE TRACT DESCRIBED IN TRACT MAP NO. 10368, AS RECORDED IN PUBLIC WORKS DEPARTMENT RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SECTION 36, T4S, R15E, S4E, 115-2000000
SECTION 36, T4S, R15E, S4E, 115-2000000

GENERAL NOTES:
1. THIS TRACT MAP IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 5, OF THE CALIFORNIA GOVERNMENT CODE.
2. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
3. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHTS-OF-WAY, AND OTHER INTERESTS AFFECTING THE TRACT.
4. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS OF RECORD.

EXHIBIT A-1
SECTION A-A
INTERIOR PRIVATE STREET

ABBREVIATIONS

▲	PROPOSED GRADE POINT
▽	EXISTING GRADE POINT
○	PROPOSED CURB POINT
□	EXISTING CURB POINT
△	PROPOSED UTILITY POINT
▽	EXISTING UTILITY POINT
○	PROPOSED ELEVATION
□	EXISTING ELEVATION
▲	PROPOSED ELEVATION
▽	EXISTING ELEVATION
○	PROPOSED ELEVATION
□	EXISTING ELEVATION

ESTIMATED QUANTITIES

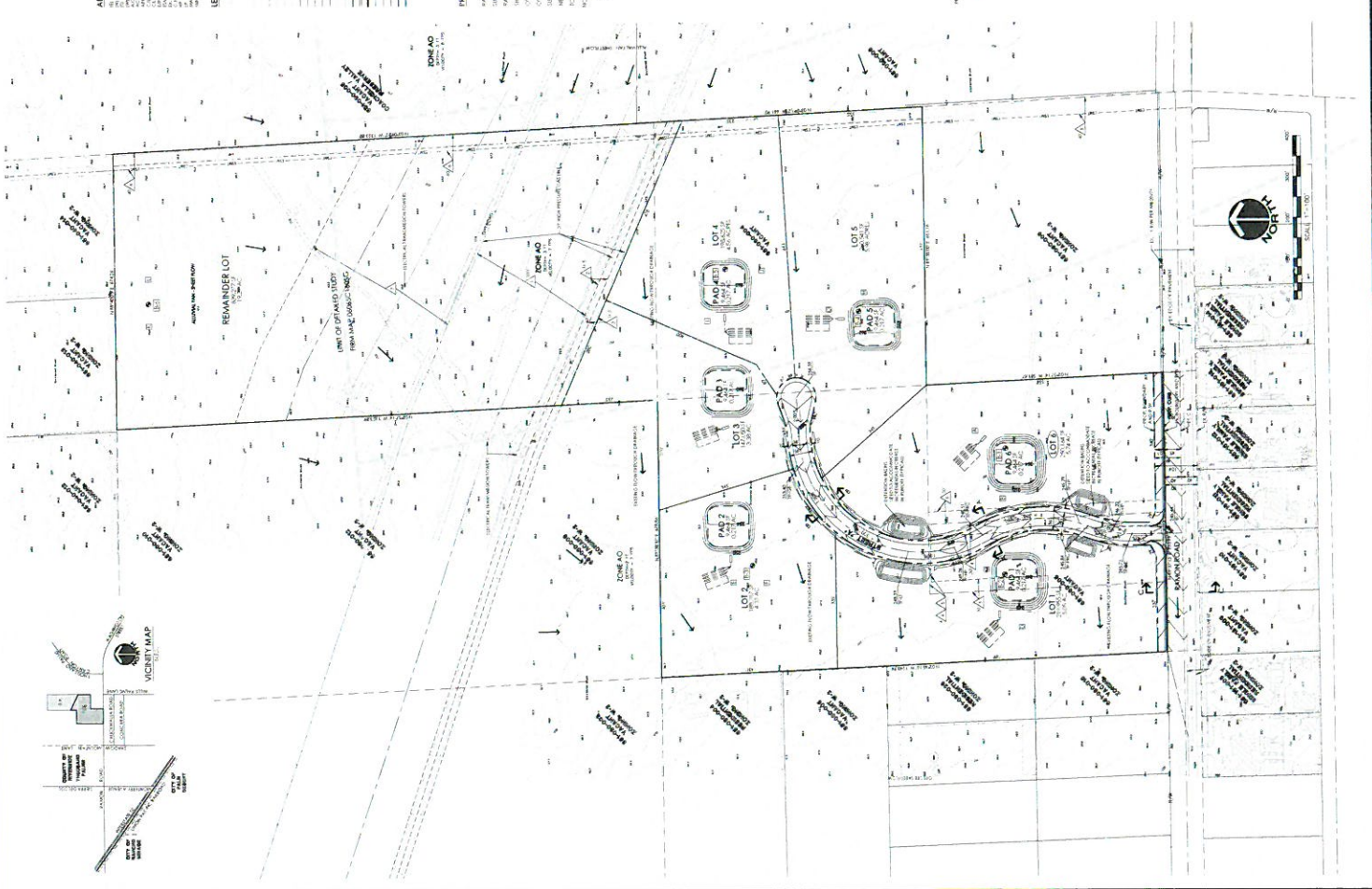
NO.	DESCRIPTION	UNIT	QUANTITY
1	GRAVEL	CY	1,200.00
2	CONCRETE	CY	1,200.00
3	ASPHALT	CY	1,200.00
4	PAVEMENT	CY	1,200.00
5	UTILITY	CY	1,200.00
6	WATER	CY	1,200.00
7	SEWER	CY	1,200.00
8	LANDSCAPE	CY	1,200.00
9	CONCRETE	CY	1,200.00
10	ASPHALT	CY	1,200.00
11	PAVEMENT	CY	1,200.00
12	UTILITY	CY	1,200.00
13	WATER	CY	1,200.00
14	SEWER	CY	1,200.00
15	LANDSCAPE	CY	1,200.00
16	CONCRETE	CY	1,200.00
17	ASPHALT	CY	1,200.00
18	PAVEMENT	CY	1,200.00
19	UTILITY	CY	1,200.00
20	WATER	CY	1,200.00
21	SEWER	CY	1,200.00
22	LANDSCAPE	CY	1,200.00
23	CONCRETE	CY	1,200.00
24	ASPHALT	CY	1,200.00
25	PAVEMENT	CY	1,200.00
26	UTILITY	CY	1,200.00
27	WATER	CY	1,200.00
28	SEWER	CY	1,200.00
29	LANDSCAPE	CY	1,200.00
30	CONCRETE	CY	1,200.00
31	ASPHALT	CY	1,200.00
32	PAVEMENT	CY	1,200.00
33	UTILITY	CY	1,200.00
34	WATER	CY	1,200.00
35	SEWER	CY	1,200.00
36	LANDSCAPE	CY	1,200.00
37	CONCRETE	CY	1,200.00
38	ASPHALT	CY	1,200.00
39	PAVEMENT	CY	1,200.00
40	UTILITY	CY	1,200.00
41	WATER	CY	1,200.00
42	SEWER	CY	1,200.00
43	LANDSCAPE	CY	1,200.00
44	CONCRETE	CY	1,200.00
45	ASPHALT	CY	1,200.00
46	PAVEMENT	CY	1,200.00
47	UTILITY	CY	1,200.00
48	WATER	CY	1,200.00
49	SEWER	CY	1,200.00
50	LANDSCAPE	CY	1,200.00

LEGEND

- ▲ PROPOSED GRADE POINT
- ▽ EXISTING GRADE POINT
- PROPOSED CURB POINT
- EXISTING CURB POINT
- △ PROPOSED UTILITY POINT
- ▽ EXISTING UTILITY POINT
- PROPOSED ELEVATION
- EXISTING ELEVATION
- ▲ PROPOSED ELEVATION
- ▽ EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING ELEVATION

EXHIBIT A-2
SECTION B-B
INTERIOR PRIVATE STREET

EXHIBIT A-3
SECTION C-C
RAMON ROAD (PUBLIC STREET)



MSA CONSULTING, INC.
Professional Civil Engineers & Land Surveyors
14500 New Hope Drive • Brea, CA 92780
Telephone: (714) 766-1111 • Fax: (714) 766-1112

Extension of Time Environmental Determination

Project Case Number: TR35289
 Original E.A. Number: 41989
 Extension of Time No.: First
 Original Approval Date: October 5, 2010
 Project Location: North of Ramon Road, East of Shadow Mountain Lane, West of Thousand Palms Canyon Trail
 Project Description: Schedule "C" Subdivision of 50 acres into six (6) residential lots totaling twenty-nine (29) gross acres, with a minimum lot size of 2½ acres, ranging in size from 3.5 acres to six (6) acres, and a 19.3 acre remainder parcel for open space.

On October 5, 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:

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO 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.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	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: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 1/4/18
 For Charissa Leach, Assistant TLMA Director

Cathton Investments, Inc.

Suite 210, 5324 Calgary Trail
Edmonton, Alberta
T6H 4J8

Bus. No.: (780) 438-2626
Fax. No.: (780) 438-2632
Email: rmanning@cathton.ca

October 11, 2017

Mr. Arturo Ortuño
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Fl.
Riverside CA, 92501

Subject: Extension of Time for TR 35289 – 1st Request

Dear Mr. Ortuño,

Cathton Investments, Inc. has reviewed the County's new conditions for our project in Thousand Palms, Planning Case No.TR35289 and is in acceptance of the following conditions:

- 50. E HEALTH. 4 – REQ HEALTH DOCUMENTS
- 50. TRANS.28 – EOT FINAL ACCESS AND MAINT
- 60. BS GRADE.17 – REQ BMP SWPPP WQMP
- 60. TRANS .2 – FINAL WQMP FOR GRADING
- 80. TRANS.3 – WQMP AND MAINTENANCE
- 90. BS GRADE .4 – WQMP REQUIRED
- 90. TRANS.10 – WQMP COMP AND BNS REG

Please continue to process this second Extension of Time request for Planning Commission approval. Any further correspondence should be directed to Robert Manning at rmanning@cathton.ca

Yours truly,

CATHTON INVESTMENTS, INC.



Robert A. Manning
President

TRACT MAP Tract #: TR35289

Parcel: 651-060-005

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. 28 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 #: TR35289

Parcel: 651-060-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 28 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. 17 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 #: TR35289

Parcel: 651-060-005

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2 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. 3 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 #: TR35289

Parcel: 651-060-005

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:

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 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

10/11/17
10:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR35289

Parcel: 651-060-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT1 - WQMP COMP AND BNS REG (cont.)

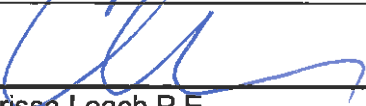
RECOMMND

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)

Agenda Item No.:
Area Plan: Reche Canyon/Badlands
Zoning District: Pass & Desert
Supervisory District: Fifth
Project Planner: Tim Wheeler
Planning Commission: January 17, 2018

Conditional Use Permit No. 3762
Variance No. 1904
Environmental Assessment No. 42964
Applicant: Eukon Group c/o Colleen Khouri & John Pappas
Engineer/Representative: Eukon Group



Charissa Leach P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall.

Variance No. 1904 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

PROJECT LOCATION:

East of Redlands Blvd., Southwest of San Timoteo Canyon Road, north of Viper Road. Parcel address is 9100 Redlands Blvd.

PROJECT BACKGROUND:

The proposed project is for the installation of a new 105 foot lattice tower wireless communication facility. The tower is being constructed due to an existing Southern California Edison lattice tower being decommissioned (where currently Sprint has their antennas and equipment). This project site is located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP in Cell Group T in Cell Number 385). As such the project went through a Habitat Acquisition & Negotiation Strategy (HANS) review (HANS2273). The HANS was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to section 6.6.2 of the WRMSHCP. The RCA/JPR review concurred with the County that no conservation is described or required for the proposed project.

So as to preserve the natural topography, shape, and size of the subject parcel and to align itself with the existing surrounding area views and development; the proposed wireless facility has been designed as a lattice tower. The height of the tower (at 105 feet) will allow for multiple co-locations to occur on it without

the need for further disturbance on the subject parcel or the surrounding area; lessening the disturbance within the WRMSHCP cell, as the proposed project site is already disturbed. Due to the agreed upon placement location of the project, a variance application (Variance No. 1904) was submitted to address the need for a smaller setback requirement.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural: Rural Mountainous (R: RM) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to the north, south, east and west; with Rural: Rural Residential (R: RR) (5 Acre Minimum) also to the north and east; and Open Space: Conservation Habitat also to the west. |
| 3. Existing Zoning: | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning: | Controlled Development Areas (W-2) to the north, south, east, and west. |
| 5. Existing Land Use: | Residential Dwellings and Existing Southern California Edison (SCE) lattice tower(s). |
| 6. Surrounding Land Use: | Residential Dwellings, Existing Southern California Edison (SCE) lattice tower(s), and Vacant Land. |
| 7. Project Data: | Total Acreage: 9.94 Acres
Lease Area: 1,600 Square Feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42964**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE VARIANCE NO. 1904, subject to the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3762, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan Land Use Designation of Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and is located within the Reche Canyon/Badlands Area Plan, which allows for uses including small scale commercial uses.
2. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to the north, south, east and west. Designations Rural: Rural Residential

(R: RR) (5 Acre Minimum) and Open Space: Conservation Habitat are also in the surrounding area as well.

3. The project site has a Zoning Classification of Controlled Development Areas (W-2) with a minimum lot size of 20,000 square feet. The proposed use, a wireless communication facility, is a permitted use in that zoning classification, subject to approval of a conditional use permit.
4. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north, south, east and west.
5. The subject property is currently being used for a single family residence, detached structures, and has an existing Southern California Edison (SCE) lattice electrical tower with existing wireless communication facilities attached to it; on the parcel. The neighboring parcel to the south, under continual ownership, provides ingress/egress to this proposed wireless communication site by a recorded ingress/egress easement (Doc# 2017-0235295).
6. Vacant land, single family residences, detached structures, and other SCE lattice electrical towers with wireless communication facilities attached to them have been constructed in the subject property vicinity.
7. Variance No. 1904 is a request to allow for a reduced setback requirement and topography, location and surrounding consideration. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1904 would allow for a setback 520 feet from the nearest habitable dwelling. This setback still allows for a safe distance if it were to fall over due to unforeseen circumstances; as the setback distance is almost 5 times the height of the proposed lattice tower. The variance is necessary due to the special circumstances of the subject property's topography, location and surrounding area. The undulating nature of the property with prominent peaks and valleys preclude the setting of the wireless facility tower in low lying valleys surrounded by elevated high ridgelines. The wireless signal strength could be compromised if the tower were situated in a low lying area. Additionally, the site is further compromised since it is located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP), which deprives it of privileges enjoyed by other properties in the vicinity that have the same zoning classification. The areas required for conservation on the property surrounding the project site pursuant to the WRMSHCP and pursuant to Joint Project Review by the Regional Conservation Authority limit the project's location to a specific area on the property, so as to avoid disturbance to the areas called out for conservation. Other properties in the vicinity do not have the same developable area restriction, or have also obtained variances to allow for certain development. This variance is needed to allow adherence to the RCA/JPR determination for the specified, limited location of the site on the subject parcel which limits grading onsite to an area previously disturbed by an access road and turnout area.
8. The proposed use, a wireless communication facility, meets the requirements for approval in accordance with Ordinance No. 348 and has met the specific processing requirements and development standards for other wireless communication facilities based on the following:
 - a. The project is not located in a sensitive viewshed. The proposed use, a wireless communication facility, has a "lattice tower" design to better blend in with existing lattice towers in the surrounding area of Reche Canyon. The lattice tower design is visually minimally intrusive, as it blends into the skyline and replaces an existing lattice electrical tower facility that is being decommissioned. The

lattice tower design keeps with the already established surroundings of the neighboring parcels and area, which already includes existing Southern California Edison towers of the same height or taller that provide utilities to and through the area and beyond. Therefore, the facility will not be located in a sensitive viewshed.

- b. The supporting equipment for the proposed use, a lattice wireless communication facility, is screened from view by an 8 foot high block wall. The height is needed to fully screen the equipment from view and the wall provides the needed fire protection required by the state.
- c. A fully executed copy of the lease agreement entered into by the underlying property owner has been provided to the County.
- d. The Riverside County Information Technology Department (RCIT) has reviewed the necessary documents for FAA clearances. No further documentation or letter is needed.
- e. The project's area of disturbance is minimal due to the restrictions of the subject property location in the WRMSHCP. The area of disturbance is reduced to the total 1,600 foot lease area and the access road to it from San Timoteo Road; as it is directly next to the existing disturbed area of the decommissioned SCE lattice electrical tower.
- f. The project will be enclosed by an 8 foot high block wall. The additional height is deemed appropriate and needed for fully screening the supporting equipment and for fire protection standards. The block wall will meet the Countywide Design Guidelines.
- g. The site for the project has a zoning classification of (W-2). Section 19.406 of Ordinance No. 348 allows wireless communication facilities to be located in the W-2 zone with an approved conditional use permit.
- h. Section 19.410.c. of Ordinance No. 348 provides that other wireless communication facilities shall not exceed a height of 105 feet. The height for the proposed project is 105 feet, meeting the height standard.
- i. The project, by its placement on the subject property in the pre-approved location per the HANS review (HANS 2273), is sited to minimize impacts to the surrounding community and has no biological resources as noted in the documents provided in this report package.
- j. No landscaping is proposed for this project as to avoid any further disturbance in the WRMSHCP cell.
- k. The project has lighting proposed for inside the lease area for both carriers (Sprint and Verizon). Said lighting is screened, shielded, and directed down towards to respective carrier's lease area inside the overall total 1,600 foot lease area that is enclosed by an 8 foot high block wall.
- l. A standard condition of approval has been added to ensure that all noise produced by the project will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 520 feet away.
- m. The project provides space for temporary parking with the non-exclusive access easement from the road right of way to in front of the total 1,600 foot lease area enclosure gate.

- n. The project provides an all-weather surface for access through a recorded non-exclusive easement from the road right of way.
 - o. All power and communication lines for the project are proposed to be underground.
 - p. The project is proposed within the ridgelines of the surrounding area. Existing lattice electrical towers with wireless communication facilities attached to them of the same height or taller on or near the subject property are existing in the area; providing utilities to and through the area and beyond. This wireless lattice communication tower replaces an already-existing SCE lattice electrical tower with wireless communication facilities attached to it that is being decommissioned. The viewshed will therefore not experience any additional disturbance.
 - q. The project is set back approximately 520 feet from the nearest habitable dwelling. Ordinance No. 348 requires a setback from habitable dwellings of 1000 feet. Due to the configuration and layout of the subject property, no location on the property would meet this setback requirement. If approved, Variance No. 1904 would allow for a setback of 520 feet. The variance is necessary due to the special circumstances of the subject property's configuration and location within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP), which deprives it of privileges enjoyed by other properties in the vicinity that have the same zoning classification. The areas required for conservation on the property pursuant to the WRMSHCP and pursuant to Joint Project Review by the Regional Conservation Authority limit the project's location to a specific area on the property, so as to avoid disturbance to the areas called out for conservation. Other properties in the vicinity do not have the same developable area restriction, or have obtained variances to allow for certain development. If granted, the variance will allow for the reduced setback of 520 feet from the nearest habitable dwelling.
 - r. The project's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area. They will be fully screened and enclosed by an eight (8) foot high block wall in a neutral beige or brown earth tone color and treated with anti-graffiti coating.
9. This project is located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP in Cell Group T in Cell Number 385). As such the project went through a Habitat Acquisition & Negotiation Strategy (HANS) review (HANS2273). The HANS was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to section 6.6.2 of the WRMSHCP. The RCA/JPR review concurred with the County that no conservation is described or required for the proposed project and that the project will be contained within the described 1,600 foot area on the proposed site plan. A copy of the RCA/JPR determination letter dated January 11, 2017 is included with this report package.
10. Fire protection and suppression services will be available for the project through Riverside County Fire Department. A Riverside County Fire Station is approx. 3.70 miles from the project site.
11. 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 via an all-weather access road (12 feet wide) with access gates that are equipped with rapid entry Knox Box systems. The access road can support 40,000 lbs. of weight for vehicles. An eight (8) foot high block wall around the 1,600 foot enclosure meets fire protection standards and provides buffering from both sides of the wall to prevent fire damage and protect the project site. A copy of

the engineered letter is included in the staff report package. Additionally, the 1,600 foot enclosure meets the weed abatement needs for fire protection.

12. Environmental Assessment No. 42964 did not identify any potentially significant impacts.
13. Geological Reports for geological hazards and geological investigations were prepared and submitted under GEO02564. These reports were concluded and conditions of approval added to the project. A copy of the conclusion letter dated November 30, 2017 is in the staff report package.
14. In compliance with Assembly Bill 52 (AB52), on November 14, 2016 notices regarding this project were mailed to all Native American groups who had requested to be noticed pursuant to AB 52. No consultation was requested. The 29 Palms Band of Mission Indians requested a copy of the TCNS number for the project. That information was provided and the Tribe has expressed no further interest in the project with no further review or concerns as of July 5, 2017. Consultation was requested by the Morongo Band of Mission Indians. Morongo requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. Morongo also requested that although the cultural report did not recommend monitoring during construction, Morongo feels that there is a potential for subsurface resources to be present and recommends Tribal monitoring during grading activities. However, as no Tribal Cultural resources were identified during consultation and there are no Tribal Cultural Resources present on the project property, there will be no monitoring required.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Mountainous (R: RM) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. A city's sphere of influence; or,
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. A County Service Area; or,

3. The project site is located within:
 - a. A High Fire Area or State Responsibility Area; and,
 - b. A moderate liquefaction area; and,

4. The subject site is currently designated as Assessor's Parcel Number 473-070-015.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03762**

VICINITY/POLICY AREAS

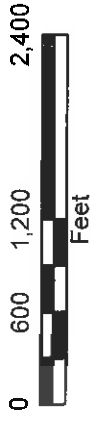
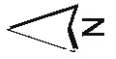
Supervisor: Ashley
District 5

Date Drawn: 09/28/2017
Vicinity Map



Zoning Area: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing use, land use designations for unincorporated Riverside County. The General Plan is subject to change. For further information, please contact the Riverside County Planning Department office at Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)633-3277 (Eastern County) or Website: <http://www.co.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03762

LAND USE

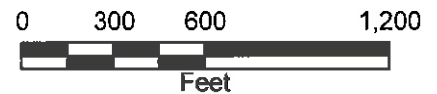
Supervisor: Ashley
District 5

Date Drawn: 09/28/2017
Exhibit 1



Zoning Area: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfnra.org>

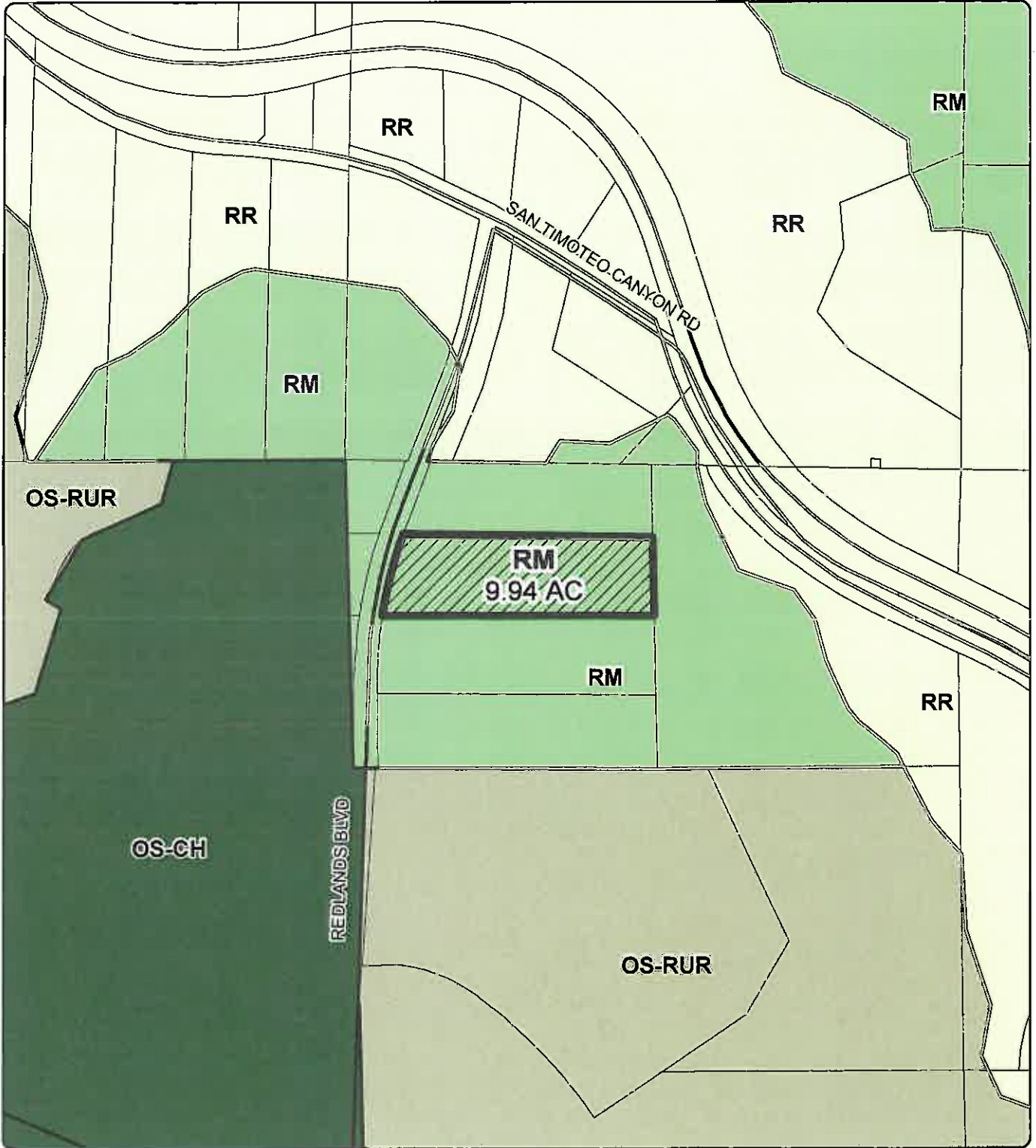
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03762

EXISTING GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 09/28/2017
Exhibit 5



Zoning Area: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdima.org>

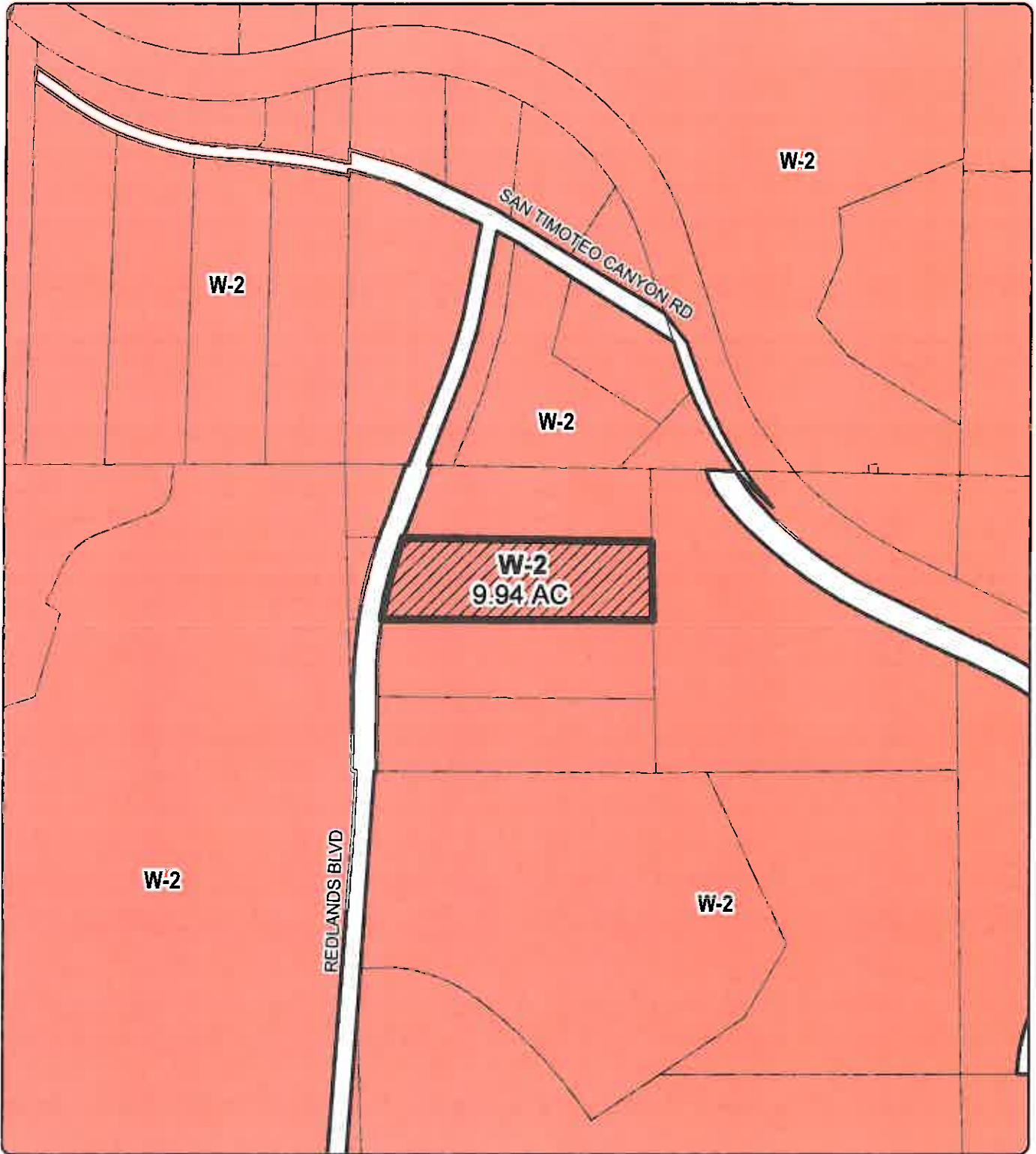
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03762

EXISTING ZONING

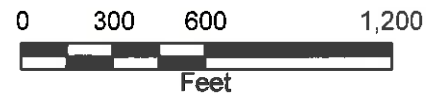
Supervisor: Ashley
District 5

Date Drawn: 09/28/2017
Exhibit 2



Zoning Area: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <https://planning.redtma.org>

APPLICANT



6591 IRVINE CENTER DRIVE,
IRVINE, CALIFORNIA 92618

ENGINEER



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

DRAWN BY: EV/RAC/JR
CHECKED BY: RB

REVISIONS

NO.	DATE	DESCRIPTION
0	08/21/17	100% ZONING DRAWING
1	06/08/16	SPRINT OJ COMMENTS
2	03/16/16	PLANNING COMMENTS
3	07/25/16	SOZ ZONING DRAWING

LEASOR

NO.	DATE	DESCRIPTION
0		

PROJECT INFORMATION

HIGH RIDGE -
CHRISTIAN
PROPERTY
RV25XC276
9060 REDLANDS BOULEVARD
REDLANDS, CA 92373

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

CONSTRUCTION DRAWING

DO NOT SCALE DRAWING

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSION AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL CONTRACTOR NOTES

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
T-2	MEMORANDUM OF AGREEMENT	0
T-3	MEMORANDUM OF AGREEMENT	0
L-1	SITE SURVEY	1
L-2	SITE SURVEY	1
A-1	PLOT PLAN	0
A-2	SITE PLAN	0
A-3	ENLARGED SITE PLAN	0
A-4	PROPOSED ANTENNA PLAN	0
A-5	PROPOSED EQUIPMENT LAYOUT	0
A-6	PROPOSED NORTH AND EAST ELEVATION	0

SHEET INDEX

LANDLORD:	INITIALS	DATE
CONSTRUCTION MANAGER:		
RF ENGINEER:		
SITE ACQUISITION MANAGER:		
ZONING MANAGER:		
UTILITY COORDINATOR:		
PROGRAM REGIONAL MANAGER:		
NETWORK OPERATIONS MANAGER:		

APPROVALS

APPROVED BY:	INITIALS	DATE



**HIGHER RIDGE -
CHRISTIAN PROPERTY**

RV25XC276
9060 REDLANDS BOULEVARD
REDLANDS, CA 92373

PROJECT DESCRIPTION

SPRINT WIRELESS PROPOSES TO INSTALL AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

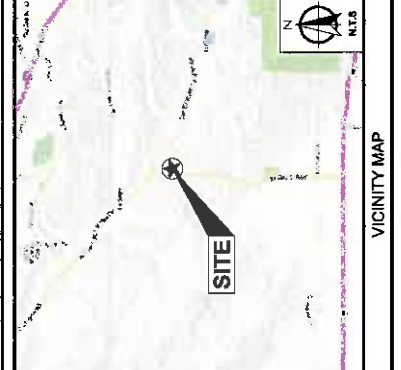

- 100' HIGH LATTICE TOWER
- INSTALLATION OF (1) 120' SECTION
- EQUIPMENT CABINETS WITHIN A
- INSTALL (2) 2" W/WORKING DISK
- INSTALLATION OF (1) CONK
- EQUIPMENT CABINET WITH NEW
- INSTALL (1) BREXID BATTERY BUMP
- INSTALL (1) PFC CABINET
- INSTALL (1) AU FIBER DISTRIBUTION
- INSTALL (2) 100' HIGHS AT EACH SECTOR
- INSTALL (3) 100' HIGHS
- INSTALLATION OF (2) 1/2" PANEL
- 105' HIGH LATTICE TOWER
- INSTALLATION OF (12) ERICSSON
- WRS-12 8/7 A2 MODULES ON
- TOWER AND (1) HIGH LATTICE
- PROTECTION MATS AT ANTENNA
- ELECTRICAL SERVICE
- SECURE FIBER AND DC POWER
- LINES TO EACH SECTOR
- INSTALLATION OF FIBER
- SERVICES



DRIVING DIRECTIONS

FROM SPRINT OFFICE, 6591 IRVINE CENTER DRIVE, IRVINE, CA

1. HEAD NORTHWEST ON IRVINE CENTER DR TOWARD OTTSEY
2. TURN RIGHT ONTO IRVINE BLVD
3. MAKE THE RIGHT TURN ONTO CA-133 N
4. MAKE THE RIGHT TURN ONTO CA-241 N
5. MAKE THE RIGHT TURN ONTO CA-60 E
6. TAKE EXIT 83 B FOR CA-60 E/P-23 S TOWARD SAN DIEGO/ANGLO
7. MERGE ONTO CA-60 E
8. KEEP LEFT AT THE FORK TO CONTINUE ON CA-60 E
9. MAKE THE RIGHT TURN ONTO SAN RICHARD CANYON RD
10. TURN LEFT ONTO REDLANDS BLVD
11. ADDRESS 9060 SAN RICHARD CANYON RD

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE THESE CODES SHALL BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO:

1. 2016 CALIFORNIA ADMINISTRATIVE CODE
2. 2016 CALIFORNIA BUILDING CODE
3. 2016 CALIFORNIA ELECTRIC CODE
4. 2016 CALIFORNIA PLUMBING CODE
5. 2016 CALIFORNIA FIRE CODE
6. 2016 CALIFORNIA MECHANICAL CODE
7. CITY/COUNTY ORDINANCES
8. HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CHAPTER 11B, SECTION 1103E.

CODE COMPLIANCE

PROPERTY OWNER: 9060 REDLANDS BOULEVARD, REDLANDS, CA 92373

CONTACT INFO: PAUL CHRISTIAN, PHONE: (949) 528-6282

SITE ADDRESS: 9060 REDLANDS BOULEVARD, REDLANDS, CA 92373

COORDINATE: 33° 56' 18.8" N (NAD 83), -117° 09' 08.4" W (NAD 83)

APN: 433-078-015

ZONING: W-2 CONTROLLED DEVELOPMENT AREA

JURISDICTION: COUNTY OF RIVERSIDE

PROPOSED USE: TELECOMMUNICATIONS FACILITY

TOP OF STRUCTURE: 5105'-0" (ASL)

GROUND ELEVATION: 4180' ASL

PROPOSED LEASE AREA: 388.47 (sq. ft.)

PROJECT INFORMATION

APPLICANT/LESSEE: SPRINT, 6591 IRVINE CENTER DRIVE, IRVINE, CA 92618, CONTACT: JOE BIRAN, PHONE: (949) 344-5034, EMAIL: joe_biran@sprint.com

LEASING MANAGER: EUKON, 65 POST, SUITE 1000, IRVINE, CA 92618, CONTACT: KARYL O'CONNOR-PHELPS, PHONE: (949) 344-5034, EMAIL: karyl.p@eukon.com

ENGINEER: EUKON, 65 POST, SUITE 1000, IRVINE, CA 92618, CONTACT: KARYL O'CONNOR-PHELPS, PHONE: (949) 344-5034, EMAIL: karyl.p@eukon.com

CONSTRUCTION MANAGER: EUKON, 65 POST, SUITE 1000, IRVINE, CA 92618, CONTACT: KARYL O'CONNOR-PHELPS, PHONE: (949) 344-5034, EMAIL: karyl.p@eukon.com

PROJECT TEAM

CONSTRUCTION MANAGER: EUKON, 65 POST, SUITE 1000, IRVINE, CA 92618, CONTACT: KARYL O'CONNOR-PHELPS, PHONE: (949) 344-5034, EMAIL: karyl.p@eukon.com

RF ENGINEER: EUKON, 65 POST, SUITE 1000, IRVINE, CA 92618, CONTACT: KARYL O'CONNOR-PHELPS, PHONE: (949) 344-5034, EMAIL: karyl.p@eukon.com

SITE ACQUISITION MANAGER: EUKON, 65 POST, SUITE 1000, IRVINE, CA 92618, CONTACT: KARYL O'CONNOR-PHELPS, PHONE: (949) 344-5034, EMAIL: karyl.p@eukon.com

UTILITY COORDINATOR: EUKON, 65 POST, SUITE 1000, IRVINE, CA 92618, CONTACT: KARYL O'CONNOR-PHELPS, PHONE: (949) 344-5034, EMAIL: karyl.p@eukon.com

PROGRAM REGIONAL MANAGER: EUKON, 65 POST, SUITE 1000, IRVINE, CA 92618, CONTACT: KARYL O'CONNOR-PHELPS, PHONE: (949) 344-5034, EMAIL: karyl.p@eukon.com

NETWORK OPERATIONS MANAGER: EUKON, 65 POST, SUITE 1000, IRVINE, CA 92618, CONTACT: KARYL O'CONNOR-PHELPS, PHONE: (949) 344-5034, EMAIL: karyl.p@eukon.com

APPLICANT:



**8691 IRVINE CENTER DRIVE,
IRVINE, CALIFORNIA 92618**

ENGINEER:



**65 POST SUITE 1000
IRVINE, CA 92618
TEL: (949) 653-8566**

DRAWN BY: EF/PAC/JR
CHECKED BY: RB

REVISIONS	DATE	DESCRIPTION
0	03/20/17	100% ZONING DRAWING
C	04/06/16	SPRINT CM COMMENTS
B	03/30/16	PLANNING COMMENTS
A	01/25/16	90% ZONING DRAWING
REV	DATE	DESCRIPTION

LICENSE:

PROJECT INFORMATION:

**HIGH RIDGE -
CHRISTIAN
PROPERTY
RV25XC276**

9060 REDLANDS BOULEVARD
REDLANDS, CA 92373

SHEET TITLE:

**MEMORANDUM OF
AGREEMENT**

SHEET NUMBER:

T-2

DOC 8271 03/31/16 Page 2 of 4

MEMORANDUM OF AGREEMENT

TO: Applicant
FROM: Eukon Engineering, Inc.

DESCRIPTION OF OWNER'S PROPERTY: [Detailed description of the property and zoning requirements]

DATE: 03/31/16

PROJECT: HIGH RIDGE - CHRISTIAN PROPERTY

2017-0283510

MEMORANDUM OF AGREEMENT

TO: Applicant
FROM: Eukon Engineering, Inc.

DESCRIPTION OF OWNER'S PROPERTY: [Detailed description of the property and zoning requirements]

DATE: 03/31/16

PROJECT: HIGH RIDGE - CHRISTIAN PROPERTY

DOC 8271 03/31/16 Page 3 of 4

MEMORANDUM OF AGREEMENT

TO: Applicant
FROM: Eukon Engineering, Inc.

DESCRIPTION OF OWNER'S PROPERTY: [Detailed description of the property and zoning requirements]

DATE: 03/31/16

PROJECT: HIGH RIDGE - CHRISTIAN PROPERTY

DOC 8271 03/31/16 Page 4 of 4

MEMORANDUM OF AGREEMENT

TO: Applicant
FROM: Eukon Engineering, Inc.

DESCRIPTION OF OWNER'S PROPERTY: [Detailed description of the property and zoning requirements]

DATE: 03/31/16

PROJECT: HIGH RIDGE - CHRISTIAN PROPERTY

DOC 8271 03/31/16 Page 4 of 4

MEMORANDUM OF AGREEMENT

TO: Applicant
FROM: Eukon Engineering, Inc.

DESCRIPTION OF OWNER'S PROPERTY: [Detailed description of the property and zoning requirements]

DATE: 03/31/16

PROJECT: HIGH RIDGE - CHRISTIAN PROPERTY

DOC 8271 03/31/16 Page 4 of 4

MEMORANDUM OF AGREEMENT

TO: Applicant
FROM: Eukon Engineering, Inc.

DESCRIPTION OF OWNER'S PROPERTY: [Detailed description of the property and zoning requirements]

DATE: 03/31/16

PROJECT: HIGH RIDGE - CHRISTIAN PROPERTY

APPLICANT:

 8581 IRVINE CENTER DRIVE
 IRVINE, CALIFORNIA 92618

ENGINEER:

 65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8556

DESIGNED BY: ER/PAC/JR
 CHECKED BY: RB

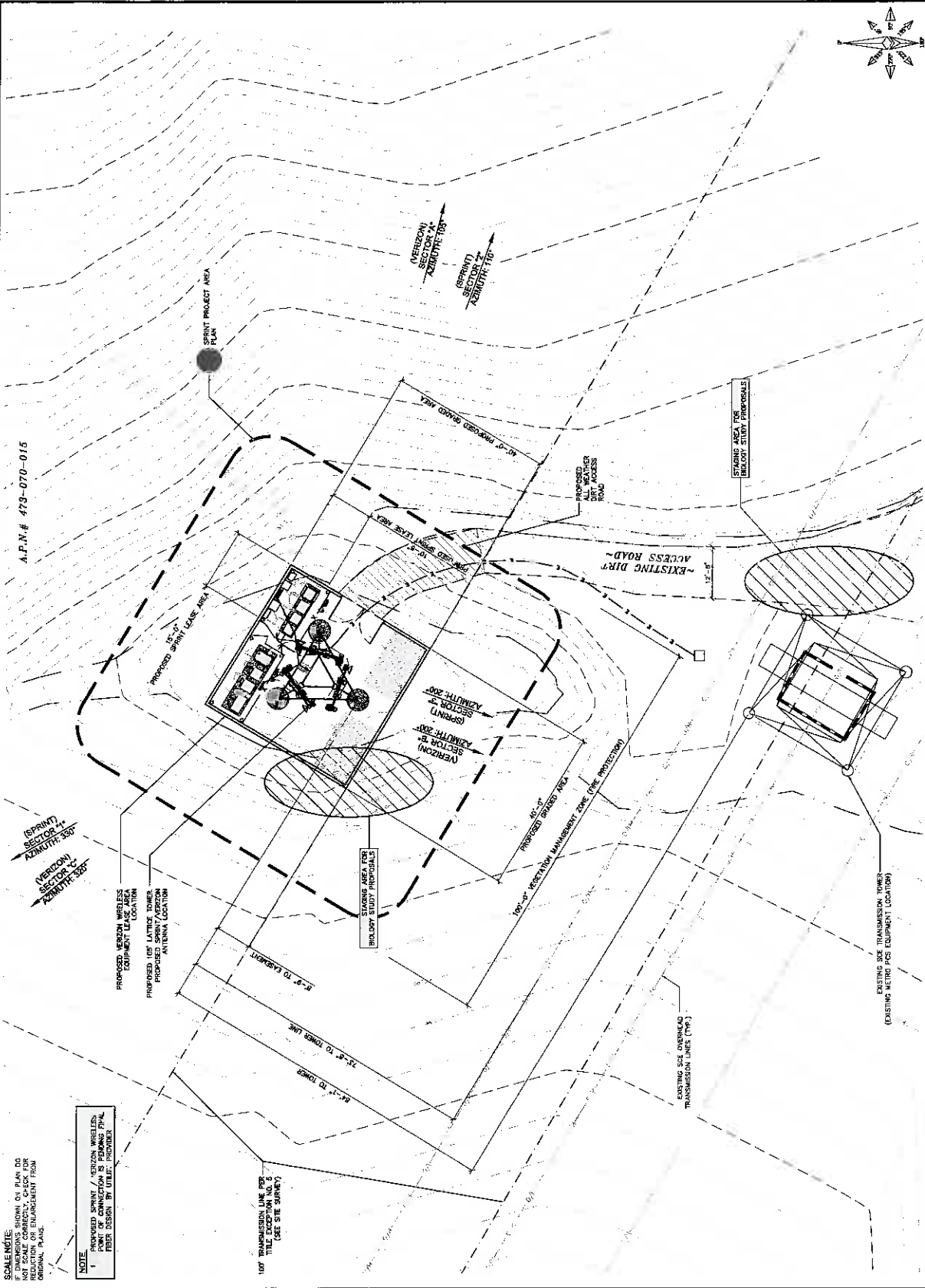
REV	DATE	DESCRIPTION
0	09/20/17	100% ZONING DRAWING
C	04/06/16	SPRINT CIVIL COMMENTS
B	03/10/16	PLANNING COMMENTS
A	07/25/16	50% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:
 HIGH RIDGE -
 CHRISTIAN
 PROPERTY
 RV25XC276
 9060 REDLANDS BOULEVARD
 REDLANDS, CA 92373

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-2



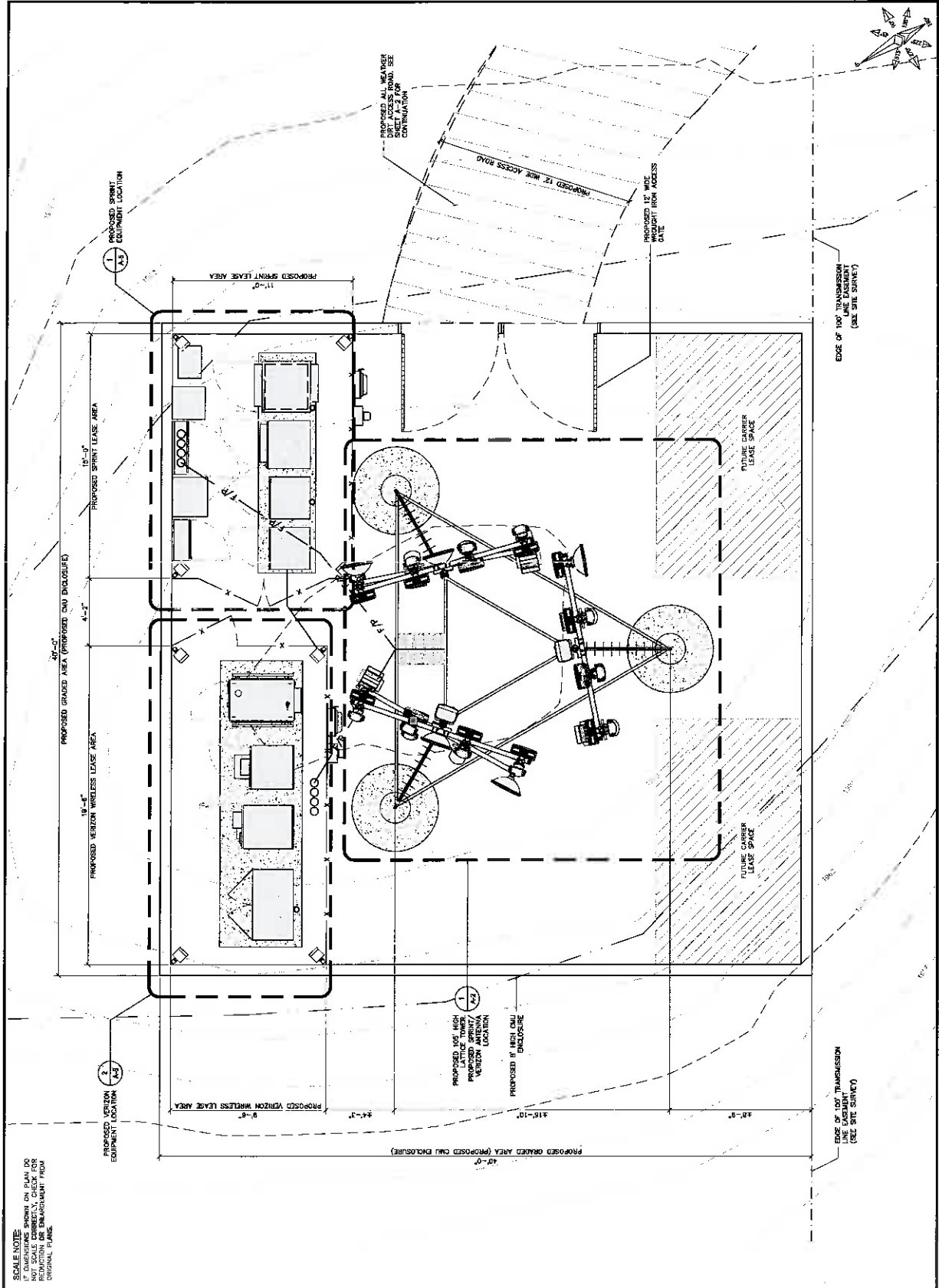
SCALE NOTE:
 1. PROPOSED SPRINT/VERIZON WIRELESS EQUIPMENT LOCATIONS, ANTENNA LOCATIONS, STAGING AREA, AND STAGING AREA ARE NOT SCALE CORRECTLY CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

NOTE:
 1. PROPOSED SPRINT/VERIZON WIRELESS EQUIPMENT LOCATIONS, ANTENNA LOCATIONS, STAGING AREA, AND STAGING AREA ARE NOT SCALE CORRECTLY CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

100' TRANSMISSION LINE PER TITLE EXCEPTION NO. 5 (SEE SITE SURVEY)

A.P.N. # 473-070-015
 SCALE 3/32" = 1'-0"
 SHEET NUMBER 1
 SITE PLAN

SCALE NOTE
ALL DIMENSIONS SHOWN ON PLAN DO NOT REPRESENT THE EXACT DIMENSIONS OF THE PROPERTY OR THE EXACT LOCATION OF THE ENCLAVEMENT FROM THE ORIGINAL PLANS.



APPLICANT:
Sprint
6501 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618

ENGINEER:
Eukon
65 POST. SUITE 1000
IRVINE, CA 92618
TEL: (949) 653-8566

DRAWN BY: FR/TAAC/IR
CHECKED BY: RB

REVISIONS

REV.	DATE	DESCRIPTION
0	08/21/17	100% ZONING DRAWING
C	02/08/18	SPRINT CU COMMENTS
B	03/20/18	PLANNING COMMENTS
A	07/25/16	SIX ZONING DRAWING

LEASER:

PROJECT INFORMATION:
HIGH RIDGE -
CHRISTIAN
PROPERTY
RV25XC276
5180 REDLANDS BOULEVARD
REDLANDS, CA 92373

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-3

SCALE
3/8"=1'-0"

ENLARGED SITE PLAN

APPLICANT:



8581 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618

ENGINEER:



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8586

DRAWN BY: EP/DAK/AR
CHECKED BY: RB

REVISIONS:

0	08/21/17	100% ZONING DRAWING
1	02/06/18	SPRINT ON COMMENTS
2	03/10/18	PLANNING COMMENTS
3	07/25/16	90% ZONING DRAWING
REV	DATE	DESCRIPTION

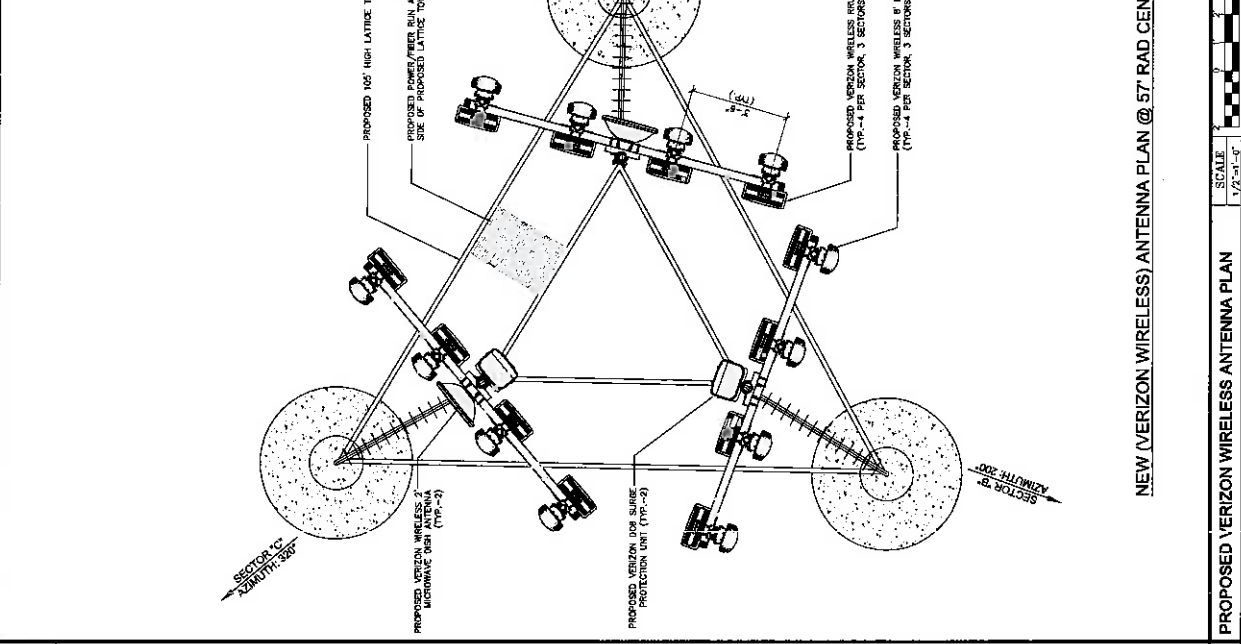
LICENSER:

PROJECT INFORMATION:
HIGH RIDGE - CHRISTIAN PROPERTY
R.V25XC276
9660 REDLANDS BOULEVARD
REDLANDS, CA 92373

SHEET TITLE:
PROPOSED ANTENNA PLAN

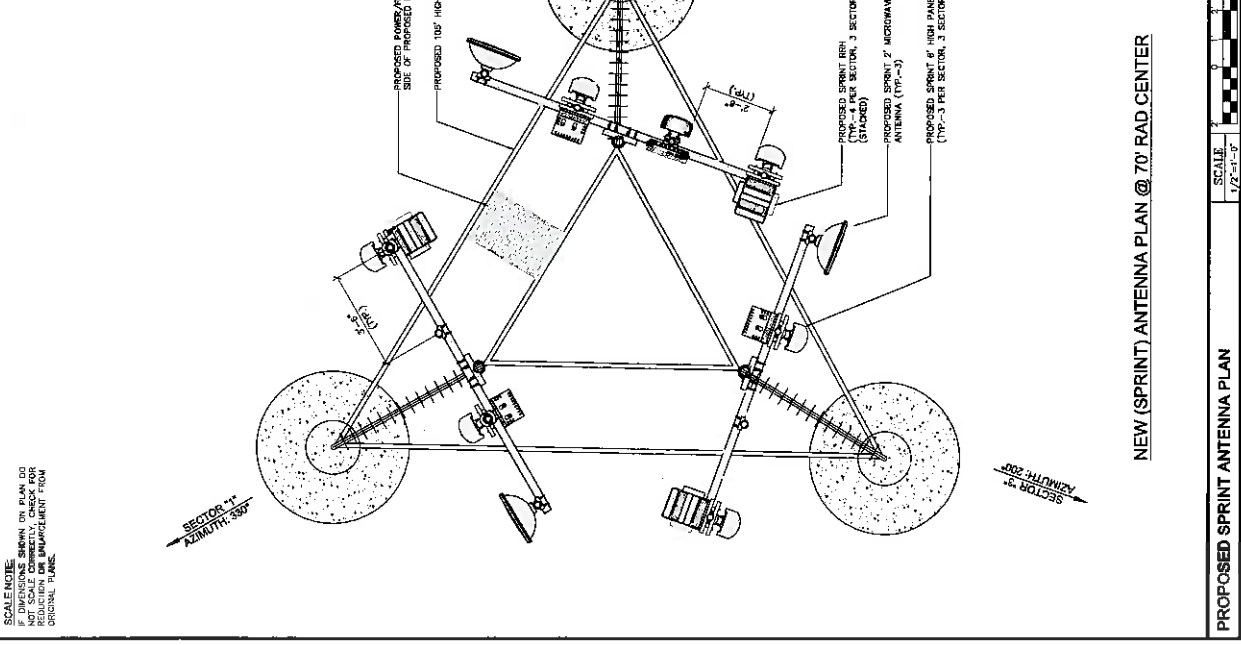
SHEET NUMBER:
A-4

NOTE:
PROPOSED SPRINT PANEL ANTENNAS ASIDE NOT SHOWN FOR CLARITY



NEW (VERIZON WIRELESS) ANTENNA PLAN @ 57' RAD CENTER

NOTE:
PROPOSED SPRINT PANEL ANTENNAS BEHIND TOWER NOT SHOWN FOR CLARITY



NEW (SPRINT) ANTENNA PLAN @ 70' RAD CENTER

SCALE NOTE:
DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY. CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLAN.

APPLICANT:
Sprint
 6551 IRVINE CENTER DRIVE,
 IRVINE, CALIFORNIA 92618

ENGINEER:
Eukon
 65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 853-8568

DRAWN BY: ER/RAC/JS
 CHECKED BY: RB

REVISIONS:

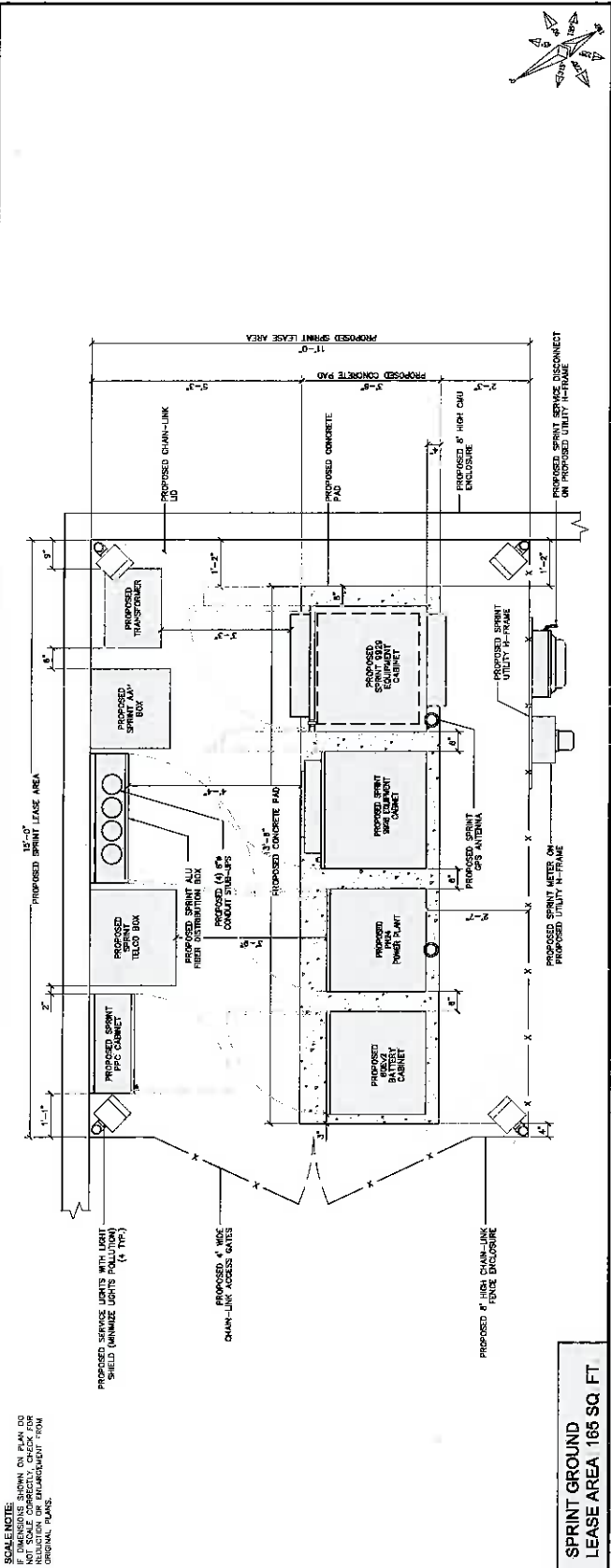
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C	04/05/16	SPRINT ON COMMENTS
B	03/10/16	PLANNING COMMENTS
A	01/25/16	SQR ZONING DRAWING
REV	DATE	DESCRIPTION

LICENSEE:

PROJECT INFORMATION:
HIGH RIDGE - CHRISTIAN PROPERTY
 R.V25XC276
 9060 REDLANDS BOULEVARD
 REDLANDS, CA 93373

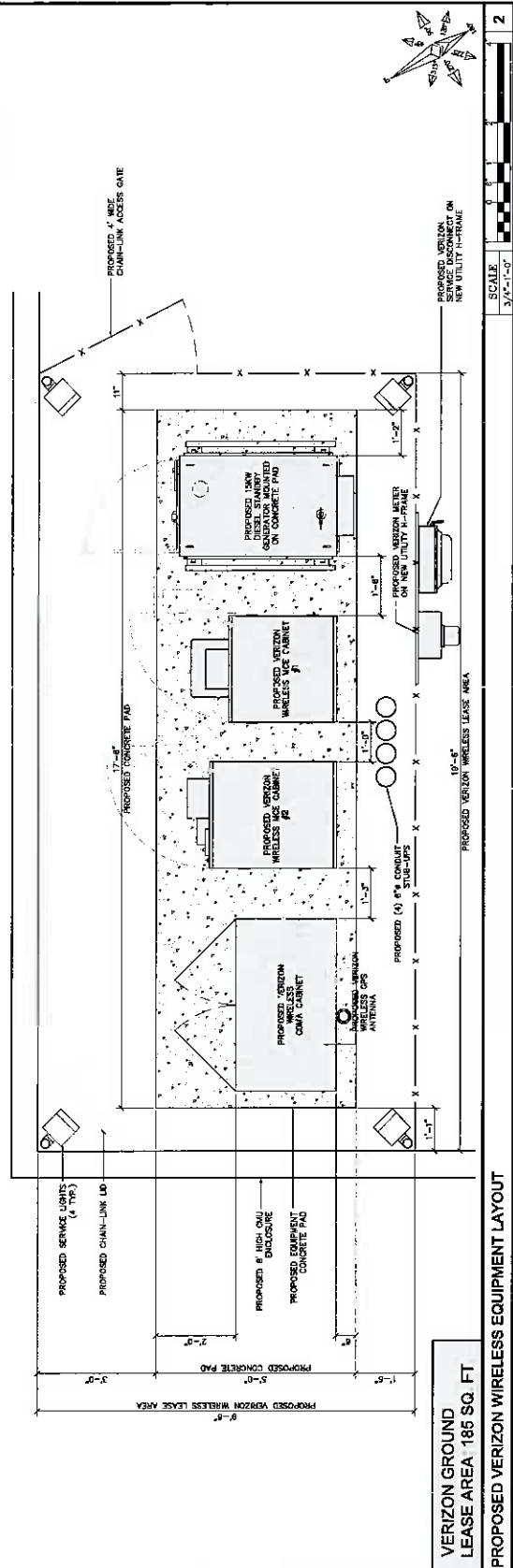
SHEET TITLE:
PROPOSED EQUIPMENT LAYOUT

SHEET NUMBER:
A-5



SPRINT GROUND LEASE AREA: 165 SQ. FT.

PROPOSED SPRINT EQUIPMENT LAYOUT



VERIZON GROUND LEASE AREA: 185 SQ. FT.

PROPOSED VERIZON WIRELESS EQUIPMENT LAYOUT

SCALE NOTE: DRAWING ON THIS SHEET IS NOT TO SCALE. TO VERIFY THE LOCATION OF ENFORCEMENT FROM GROUND, REFER TO THE PLAN.

APPLICANT:



6581 IRVINE CENTER DRIVE,
IRVINE, CALIFORNIA 92618

ENGINEER:



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 653-8566

DRAWN BY: EY/DAC/JR
CHECKED BY: RB

REVISION	DATE	DESCRIPTION
0	09/21/17	100% ZONING DRAWING
C	04/05/16	SPRINT CM COMMENTS
B	03/10/16	PLANNING COMMENTS
A	07/25/16	50% ZONING DRAWING

LICENSER:

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PROJECT INFORMATION:

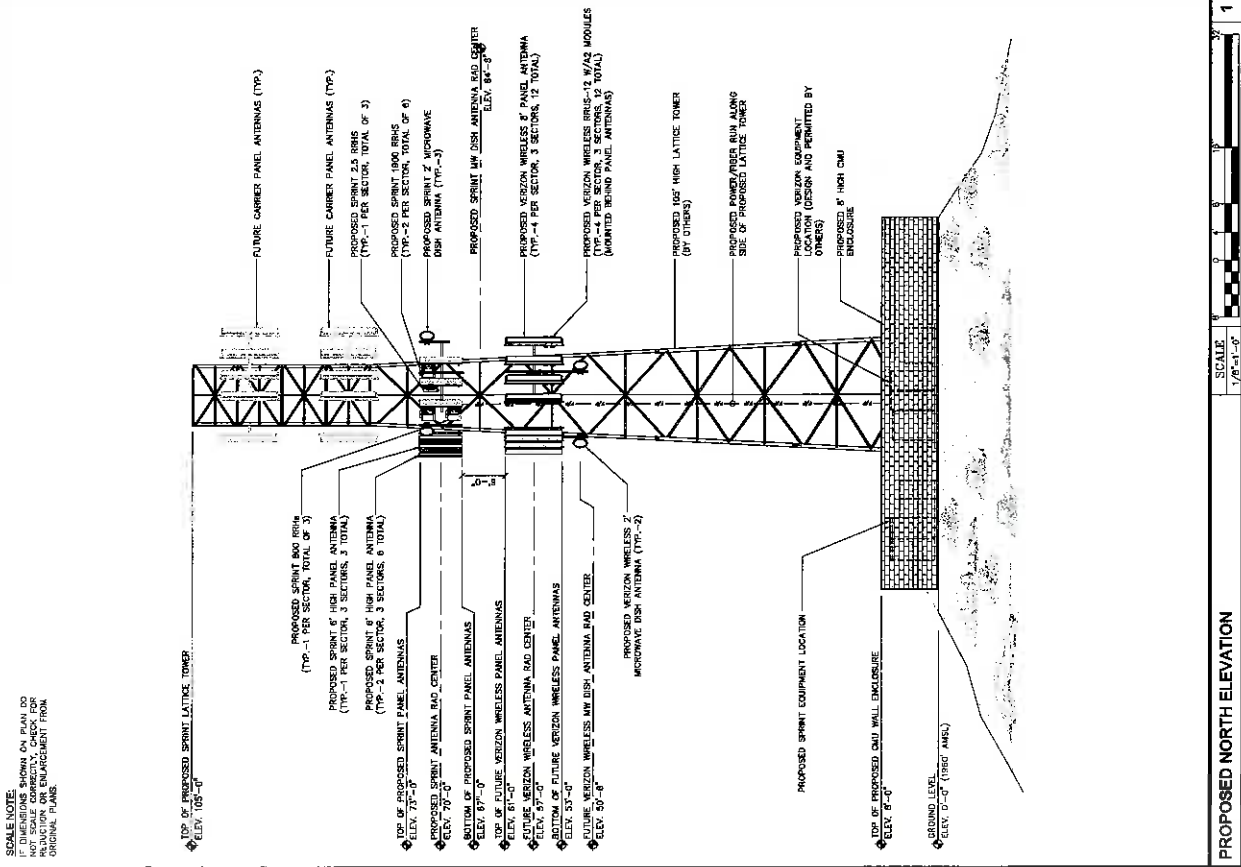
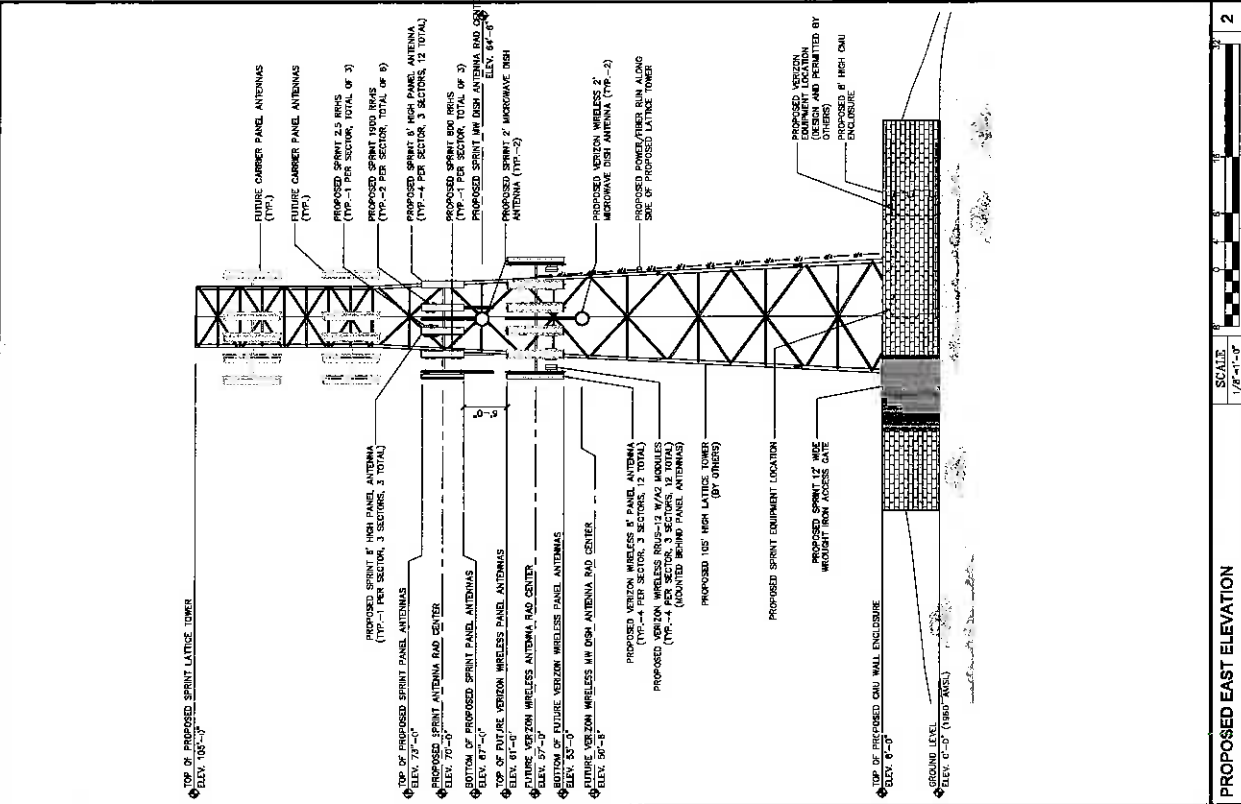
HIGH RIDGE -
CHRISTIAN
PROPERTY
RV25XC276
9010 REDLANDS BOULEVARD
REDLANDS, CA 92373

SHEET TITLE:

PROPOSED NORTH &
EAST ELEVATION

SHEET NUMBER:

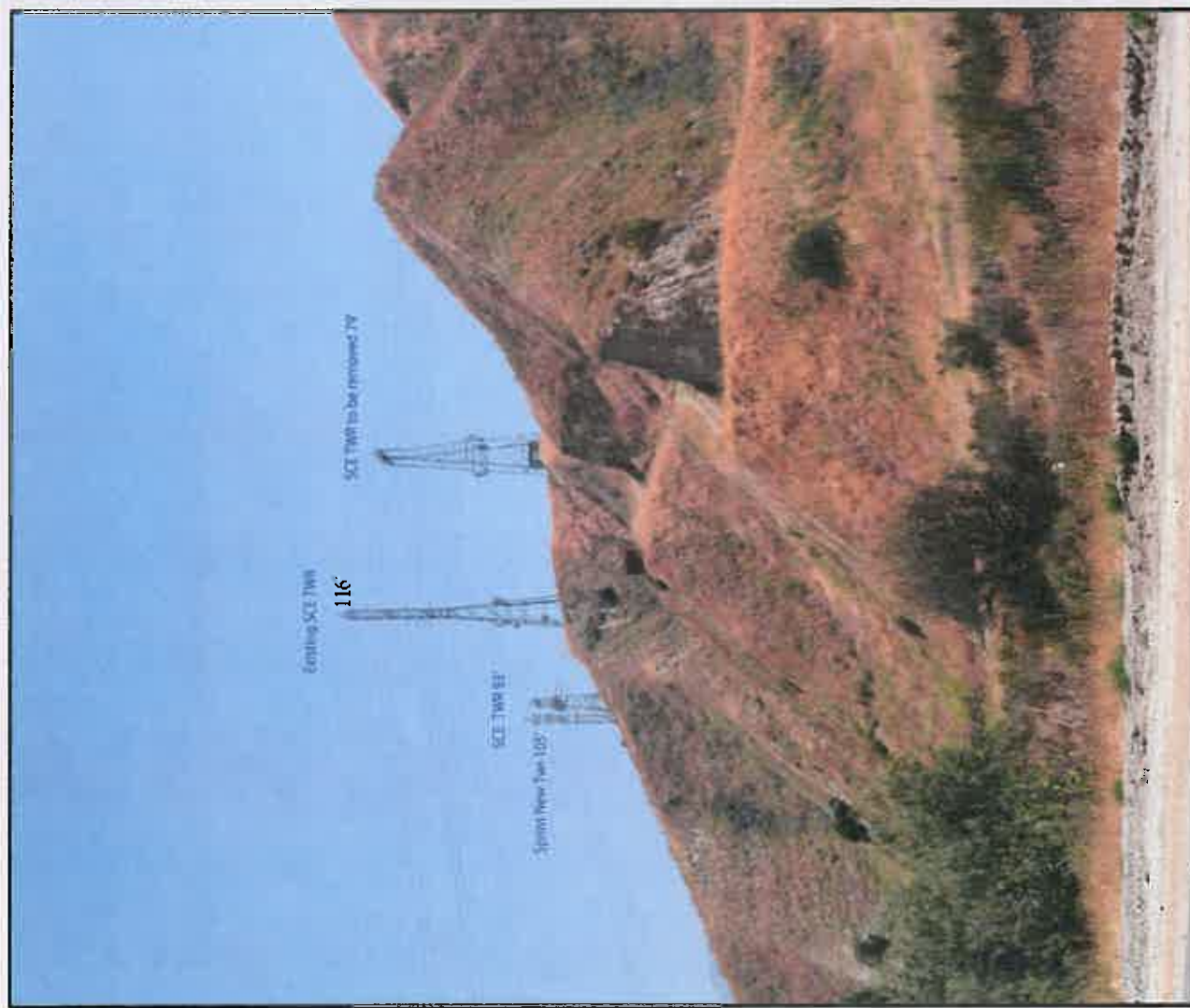
A-6



SCALE NOTE:
ALL DIMENSIONS ON THIS PLAN DO NOT SCALE. DIMENSIONS CHECKED FOR ACCURACY AND CORRECTED FROM ORIGINAL PLANS.



HIGHER RIDGE - CHRISTIAN PROPERTY
 9060 REDLANDS BLVD., REDLANDS, CA.



PROPOSED VIEW:



EXISTING VIEW:



SITE LOCATION:

SITE COORDINATES:

Lat: 33 59' 18.9" N
 Long: 117 09' 09.4" W

APPLICANT:
 SPRINT PCS ASSETS, L.L.C.
 6591 IRVINE CENTER DRIVE
 SUITE 100
 IRVINE, CA. 92618

SHEET NO. 4 OF 4



KV25XCZ/6

**"HIGHER RIDGE - CHRISTIAN PROPERTY"
9060 REDLANDS BLVD., REDLANDS, CA. 92373**



Eukon Group
65 Post, Suite 1000 - Irvine,
CA, 92618 - (949) 553-8560



PROPOSED VIEW:



EXISTING VIEW:



SITE LOCATION:

SITE COORDINATES:

Lat: 33 59' 18.9" N

Long: 117 09' 09.4" W

APPLICANT:

SPRINT PCS ASSETS, L.L.C.
6591 IRVINE CENTER DRIVE

SUITE 100

IRVINE, CA. 92618

SHEET NO. 2 OF 4

SPRINT: RV25XC276 - SITE ELEVATION-AERIAL

This is an aerial from Google Earth. The locations of the three (3) existing towers, and the proposed Sprint tower are marked below. On the far left is the SCE tower that is 79' in height, and is the one to be removed. The Sprint proposed tower is to the far right, and is proposed to be 105' in height. Note the SCE tower is at ground elevation of 1,913', and the ground level of the proposed Sprint tower at only 1852'. That means the existing SCE/Sprint site is 61' 'higher' ground elevation than at the proposed Sprint new tower location. Thus the need for a taller tower at the lower tower at the lower ground elevation.

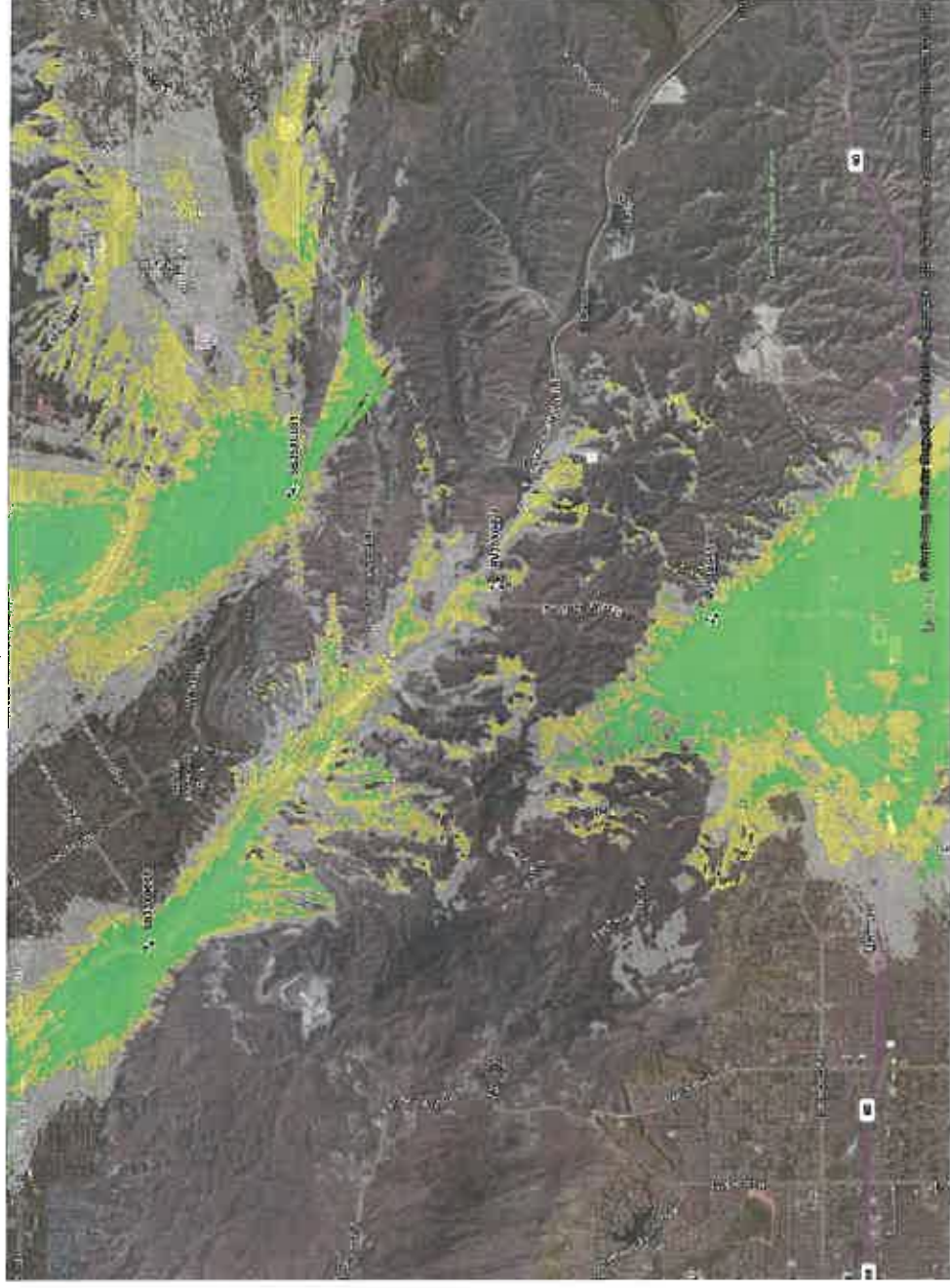




Coverage Plots RV25XC276

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Best Coverage Plot – PRE

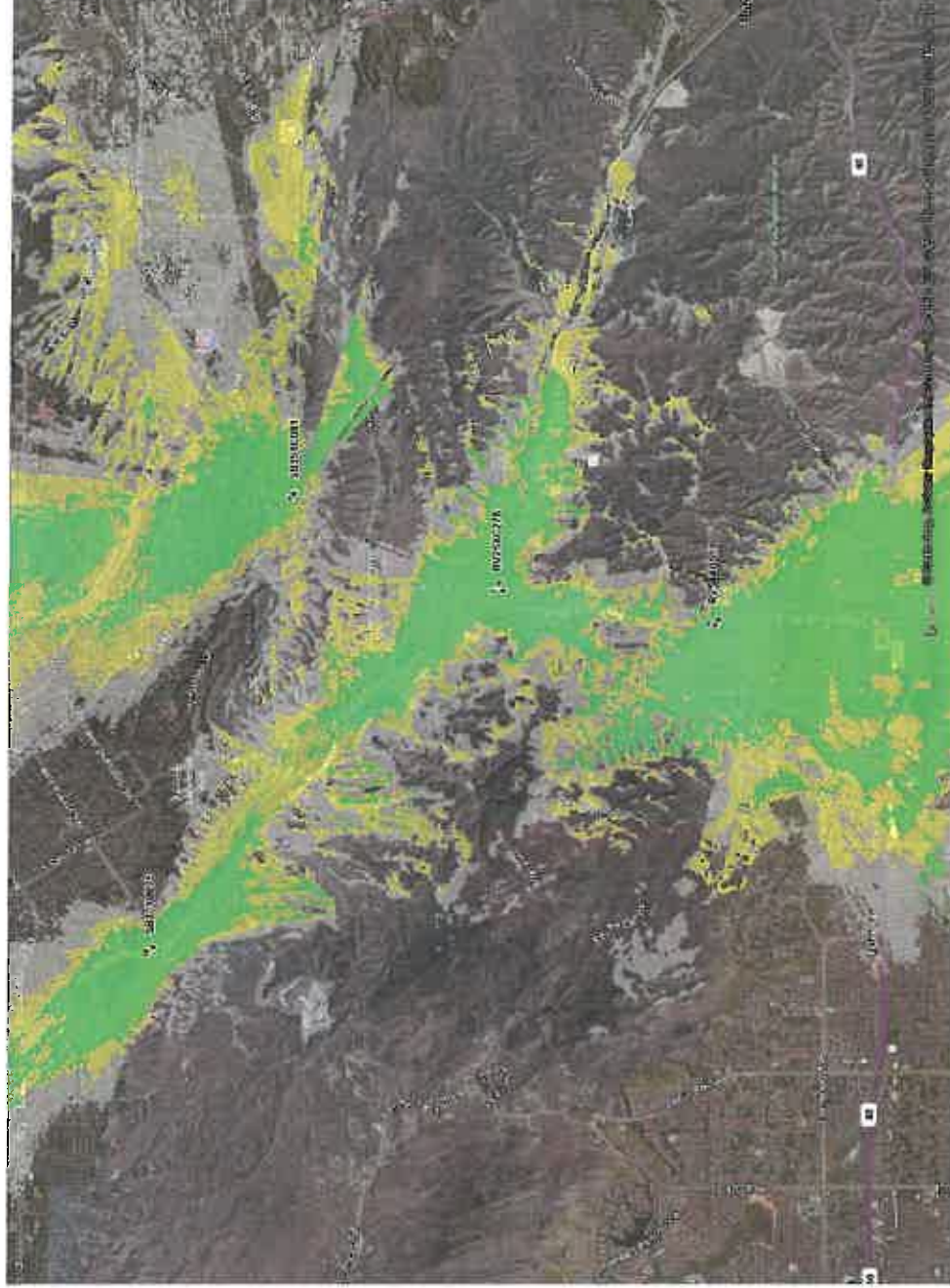


- LEGEND**
- In Building Coverage
 - In Vehicle Coverage
 - On Street Coverage

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Best Coverage Plot - Post

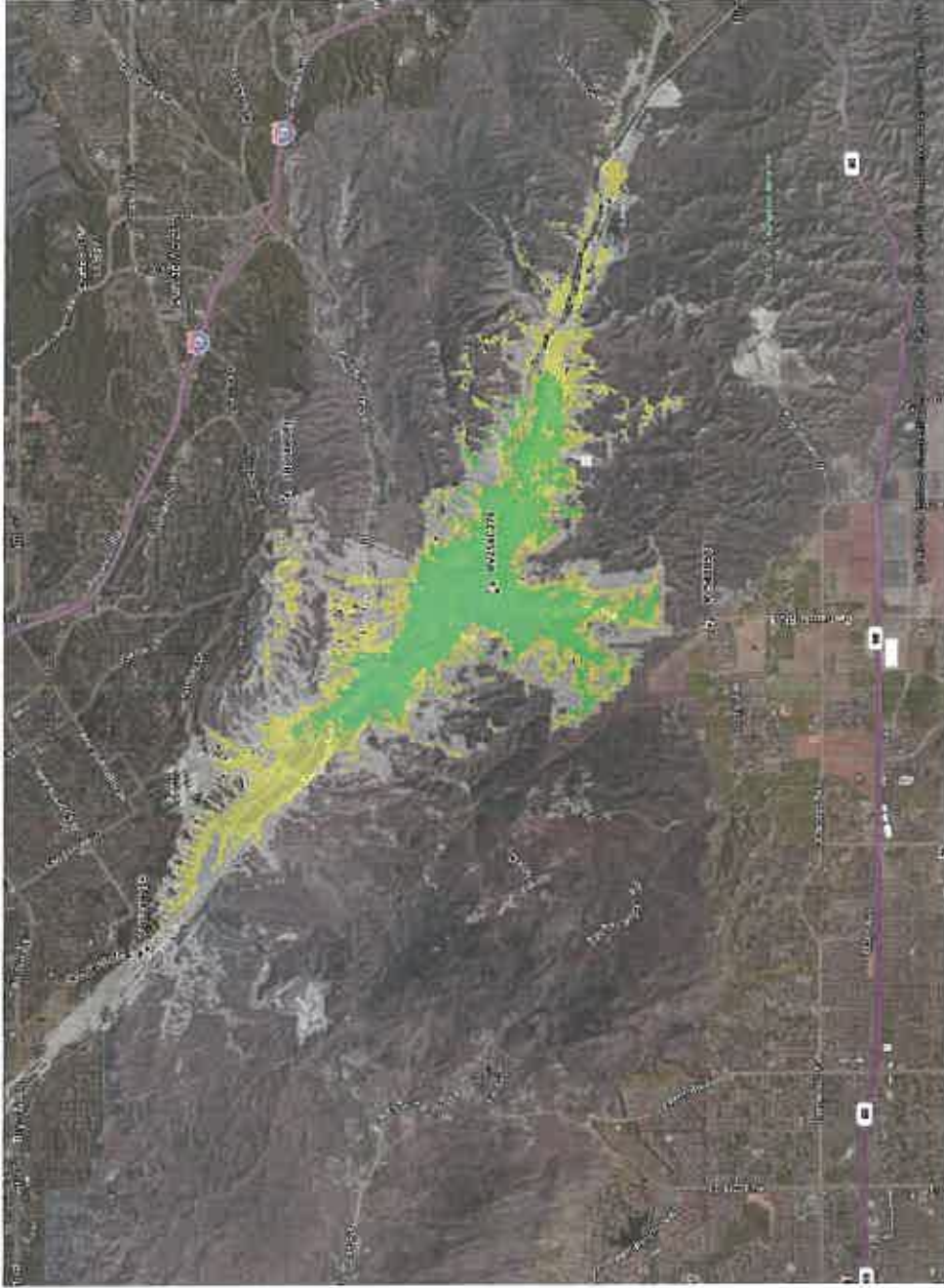


- LEGEND**
- In Building Coverage
 - In Vehicle Coverage
 - On Street Coverage

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Best Coverage Plot - RV25XC276



- LEGEND**
- In Building Coverage
 - In Vehicle Coverage
 - On Street Coverage

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May 19, 2016

Land Use Project Application #8 – Alternative Site Analysis

The following alternative site locations were considered:

1. 9220 Redlands Blvd. – APN 473-070-017
⇒ This site is at a lower elevation that will not allow for the desired coverage due to topographic features (hills/mountains).
2. Corner of Redlands Blvd. and San Timoteo Canyon Road – APN 473-050-008
⇒ c
3. 29120 San Timoteo Canyon Road – APN 473-050-022
⇒ C
4. 9100 Redlands Blvd. – APN 473-070-015
⇒ c

August 22, 2017

Mr. Tim Wheeler
County of Riverside, Planning & Zoning
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060

Cc: Mr. Steve Payne
Riverside County Fire Dept.

RE: Sprint Site: RV25XC276-Redlands
Weed Abatement - Discussion

To Whom It May Concern;

I submit this letter in response to the Jurisdiction's request for an engineer's written statement that the proposed 8' block wall, to be constructed on the perimeter of the new wireless facility proposed at 9100 Redlands Blvd, Redlands, Ca., will be sufficient to protect and keep separated the conditions of the property "inside" the wall from the conditions of the property surrounding and on the "outside" of the wall.

Sprint shall ensure appropriate clearing of weeds ("weed abatement") on the inside of the 40' x 40' CMU enclosed area, inside which shall be constructed a new lattice tower and provide for up to four (4) individual wireless carriers equipment.

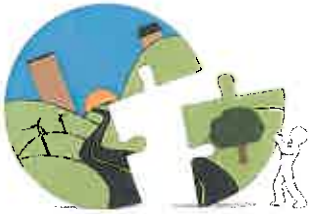
The proposed surrounding 8' high CMU block wall shall be constructed to 8' in height. The material and the 8' height of the wall is designed to adequately contain and prevent any fire that might occur inside the enclosure (3-hour fire combustion/resistance rating and due to solid grouted cells), from spreading to the property outside the enclosure, and is equally adequate to prevent and block any fire that may occur on the outside of the wall, from encroaching into the 'inside' of the enclosure.

This meets with the State Fire Protection standards for "fire buffering".

Therefore, we respectfully request that the condition to provide a 30' buffer area around the outside of the 40 x 40 lease area be waived.

Best Regards,
Chris S Lee, PE C-76549





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: CUP03762 / VAR01904 / EA42964

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION/LOCATION:

The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall.

Variance No. 1904 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

East of Redlands Blvd., Southwest of San Timoteo Canyon Road, north of Viper Road. Parcel address is 9100 Redlands Blvd.

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: November 30, 2017

Applicant/Project Sponsor: Eukon Group-Colleen Khouri Date Submitted: October 27, 2016

ADOPTED BY: Planning Commission

Person Verifying Adoption: Tim Wheeler Date: January 17, 2018

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Tim Wheeler at 951-955-6060.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42964
Project Case Type (s) and Number(s): Condition Use Permit No. 3762
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: Eukon Group c/o Colleen Khouri & John Pappas
Applicant's Address: 65 Post, Suite 1000 Irvine, CA 92618

I. PROJECT INFORMATION

Project Description:

The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall.

Variance No. 1904 is a request to allow for a reduced setback requirement. If approved, Variance No. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

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

B. Total Project Area: Total Acreage: 9.94 Acres; Lease Area: 1,600 Square Feet

C. Assessor's Parcel No(s): 473-070-015

D. Street References: East of Redlands Blvd., Southwest of San Timoteo Canyon Road, north of Viper Road. Parcel address is 9100 Redlands Blvd.

E. Section, Township & Range Description: Section 24, Township 2 South and Range 3 West

F. Brief description of the existing environmental setting of the project site and its surroundings: Existing residential dwelling and existing Southern California Edison towers with cell carrier antennas and equipment. Vacant lands and other properties with residential dwellings and SCE towers with cell carrier antennas on them and equipment.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Rural: Rural Mountainous (R: RM) (10 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is a wireless communication facility that requires occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project is within the Western Riverside's Multi-Species Habitat Conservation Plan (WRMSHCP Cell Group T in cell number 385). A Habitat Acquisition & Negotiation Strategy case (HANS 2273) was created and approved with no conservation required. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone or within any other special hazard zone (including dam inundation zone, area drainage potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for a wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Reche Canyon/Badlands

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural: Rural Mountainous (R: RM)

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Reche Canyon/Badlands

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to the north, south, east and west; with Rural: Rural Residential (R: RR) (5 Acre Minimum) also to the north and east; and Open Space: Conservation Habitat also to the west.

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

5. Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Controlled Development Areas (W-2)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Controlled Development Areas (W-2)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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
<input type="checkbox"/> 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

Tim Wheeler
Printed Name

November 30, 2017

Date

For Charissa Leach, Asst. TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 in Reche Canyon / Badlands Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Reche Canyon / Badlands Area Plan – “Scenic Highways” exhibit, the project’s subject site is located directly off Redlands Boulevard, which is a “County Eligible” designated Scenic Highway. The subject property and surrounding properties currently have existing SCE electrical lattice towers of 105 feet or taller on them. One of these existing SCE electrical lattice towers are being decommissioned. This said tower currently has wireless communication antennas and equipment on and around them on the ground. This proposed wireless communication tower will also be a lattice tower not exceeding 105 feet in height and will be able to accommodate the proposed cell carrier(s) and future carriers. The overall scenic highway, scenic vista, or view by the public will not be impacted by this project. Impacts may in fact be lessened as the project will reduce the need for overhead wires associated with SCE towers. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Reche Canyon / Badlands Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Reche Canyon / Badlands Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is not located within the policy area. Even though it is not within the Mt. Palomar Lighting Policy, the lights proposed for within the enclosed lease area are shielded and directed down toward the equipment so as to minimize light pollution. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description and plan design

Findings of Fact:

a-b) No lighting is proposed on top of the lattice tower wireless communication facility. For the lighting proposed for the enclosed lease area for equipment; said lighting is shielded and directed down toward the equipment so as to minimize light pollution. The lights are on a switch or timer for use only when the maintenance is needed. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "Not Mapped". The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current land use designation is Rural Mountainous, which precludes the use of commercial farms. Furthermore, the project site is too small with too large of a grade difference to feasibly support commercial agricultural uses. As a result, the loss of viable agricultural land is negligible. Impacts associated with this project are considered less than significant.

b) There are no Williamson Act contracts on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site are zoned residential. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest land area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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

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

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

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes a wireless communication facility on a property currently designated by Riverside County as Rural: Rural Mountainous (R: RM) (10 Acre Minimum). Because the proposed Project is simply an unmanned wireless communication facility and would only require occasional routine maintenance, there would be an operational traffic trip generation rate that is less than that of the development of uses permitted by the R: RM land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Because the proposed Project is simply an unmanned wireless communication facility, there would be no change in any density ratio. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

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

Table 1 SCAQMD Regional Thresholds

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CO	550 lbs/day	550 lbs/day		
Lead (AQMD)	3 lbs/day	3 lbs/day		

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

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

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

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Minimal grading, heavy duty trucks, and construction disturbance is needed for the small area of where the cell site will occur on an already development parcel for a residential dwelling and existing SCE lattice electrical towers. Additionally, once the cell site is complete, the unmanned cell site should not produce any further air disturbance unless the back-up generator is needed for emergency purposes. Therefore, there would be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Valley View High School located at 13135 Nason St. Moreno Valley, CA 92555 at approximately 4.56 miles south of the Project site. While there is a sensitive receptor approximately one mile from the Project site, an unmanned wireless communication facility is not the type of facility that will emit substantial amounts of toxic air contaminants. Therefore, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of a concrete pad for the placement of the cell site equipment. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is on a built-up parcel next to a rural area. The project site currently has a residential dwelling and existing SCE lattice electrical towers on site. The proposal will disturb an approximately 1,600 square-foot lease area for the construction of the lattice tower and associated equipment. The project site is located within Multi-Species Habitat Conservation Plan (“MSHCP”) Criteria Area Cell 385 of the Western Riverside County Multiple Species Habitat Conservation Plan boundary and as a result, is subject to the Regional Conservation Authority (“RCA”) review. A Habitat Acquisition and Negotiation Strategy (HANS No. 02273) was submitted in October, 2015. The project site is located within Cell Group T, whereby conservation ranges between 80 and 90 percent, focusing in the central portion of the cell group. However, the project site is located in the northeastern portion of this cell group and is surrounded by existing development, therefore this parcel would not contribute to the overall conservation described in the area. This project went through the RCA review process and it was determined that no portion of the project site is required to be conserved. Therefore, the project will have less than a significant impact.

b-c) The proposal will disturb approximately 1,600 square foot of lease area for the construction of the tower and associated equipment. The site is currently developed with a residential dwelling and existing SCE lattice electrical towers. Because of the previous construction and existing development, the site is not anticipated to have any habitat modifications that would affect 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). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project site is located in a rural area and on a parcel with an existing land use of a residential dwelling and SCE lattice electrical towers. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies. The project is not located within Ordinance No. 663 (Stephen’s Kangaroo Rat) Fee Area. With this project site already being a disturbed site consisting of a residential dwelling and existing SCE lattice electrical towers, no other biological resources, such as a tree preservation policy or ordinance will be affected. Therefore, there is less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials; PDA05051; Phase I Cultural resources Assessment for the 0.55-acre Sprint Tower RV25XC276 Project near Redlands, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by an archaeologist, approved by Riverside County, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; PDA05051; Phase I Cultural resources Assessment for the 0.55-acre Sprint Tower RV25XC276 project Near Redlands, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources 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:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources 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 Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on November 15, 2016. A response was received from Twenty-Nine Palms requesting that the project have a TCNS number. Consultation was requested by the Morongo Band of Mission

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Indians. Morongo requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. Morongo also requested that although the cultural report did not recommend monitoring during construction, Morongo feels that there is a potential for subsurface resources to be present and recommends Tribal monitoring during grading activities. However, as no Tribal Cultural resources were identified during consultation and there are no Tribal Cultural Resources present on the project property, the Project will not cause a substantial adverse change in the significance of a Tribal Cultural Resource because there are no Tribal Cultural Resources present. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a low to moderate potential for liquefaction. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

Based on the large extent of mountainous terrain that makes up the Reche Canyon area and per the *Riverside County General Plan Figure S-5, Regions Underlain by Steep Slope* map showing the area that may provide a slope angle 30% or greater; the subject site is not considered subject to gross

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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instability. The slope stability analysis found the total static, seismic and differential settlement of the site is less than 1/2, 3/4, and 1/4 inch, respectively. Based on the slope stability analysis, the calculated factors of safety for onsite slopes in static and seismic conditions are well over 1.5 and 1.1, respectively, indicating that site slopes are adequately stable. The slope is stable for seismic and static loading with the construction of either the drilled caisson or mat foundation. Furthermore, and as shown on County of Riverside General Plan, Reche Canyon/Badlands Area Plan Figure 14, *Slope Instability*, the Project site is located in an area mapped as low to locally moderate susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

Findings of Fact:

The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is susceptible to subsidence. Information provided through the review of a geological or geotechnical report (GEO02564), the site is underlain by dense sedimentary bedrock not susceptible to liquefaction and based on the laboratory testing, the site soils are not significantly susceptible to hydro-collapse. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The Project site is more than 53 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Additionally, *Figure 10, Reche Canyon/Badlands Area Plan Flood Hazards*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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illustrates that a portion of Project site is not located within a 100-Year Flood Zone. Even though the topography of the subject property is mountainous, the location of the proposed lease area is on top of a flatten hill or peak. The potential for the Project site to be impacted by mudflow hazards is low. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-b) Under existing conditions, the Project site mountainous, but the location of the proposed lease area is relatively flat. Implementation of the proposed Project would require minimal grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) potential impacts resulting from erosion are expected to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code (CBC). Therefore, there would be no risk to life or property. No impact would occur. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed Project is located on disturbed, built-up land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. Additionally, the proposed Project is not located in the vicinity of a stream or lake and will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or bed of a lake.

b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

The Project site is considered to have a "moderately low" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

21. Paleontological Resources

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

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

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a high potential for paleontological resources. The project has been conditioned (60.Planning.1-Paleo Primp/Monitor) for prior to grading permit issuance that a qualified paleontologist be retained. Additionally, the proposed Project will be located on a site which is already disturbed and built-up. Thus, the proposed Project would have a less than significant impact due to the existing conditions on the Project site and conditions imposed on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project proposes the installation of a 105-foot tall lattice wireless communication tower facility within a 1,600 square foot lease area. The installation of the wireless communication facility will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment and thus will have a less-than-significant impact.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The construction and operation of a wireless communications tower is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. For this reason,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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this project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials and will have no impact.

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

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

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) The closest airport is the March Air Reserve Base which is located approximately 8.25 miles southwest of the project site. Therefore, the project site is not located within the vicinity of any public or private airport; and the project will not result in an inconsistency with an Airport Master Plan. There will be no impact.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is located within a "High" Wildfire Susceptibility Area. Additionally, the project site is located within a State Responsibility Fire Area. The high risk of wildland fires due to the unique features of the area can be a concern. The project, a lattice wireless communication facility, provides access to the tower and enclosed lease area by means of a 12 foot wide non-exclusive access road 0.31 miles long from San Timoteo Canyon Road. The access road is an all-weather access road and able to support vehicles of 40,000 lbs. There are gates across the access roads with Knox Box rapid entry systems installed. Additionally, the enclosed lease area is designed and engineered by its block wall to provide fire protection regarding fire concerns from either fire instants from the equipment in the lease area or to protect the equipment from wildfires that may occur from outside the enclosed lease area. The project property also has an existing residential dwelling on it and access to it from Redlands Boulevard. That access is not disturbed by this proposed project. As a result, there is adequate access to the project site. Therefore, the project will result in a less-than-significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

26. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Due to the limited scope of the proposed project and the existing development onsite, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river (neither of which occur in the vicinity), in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.

b) Due to the character and limited scope of the proposed project, it is not anticipated that implementation of the proposed project will violate any water quality standards or waste discharge requirements. Therefore, there would be a less than significant impact.

c) The proposed project is simply an unmanned wireless communication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed project, there will not be any depletion of groundwater supplies or substantial interference 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). Therefore, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e) The Project site is not located within a 100 year flood zone. No housing is being proposed therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project site is not located within a 100 year flood zone. Project consists solely of an unmanned wireless communications tower and associated small equipment cabinets and a generator within its enclosed lease area, the project structures are too small to substantially impede or redirect flood flows. There would be no impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted storm water 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). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Due to the limited scope of the proposed project and existing development on the project site, the project will not 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. Therefore, the project will have a less than significant impact.

b) Due to the limited scope of the proposed project and existing development on the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any dam failure inundation zones or located within a 100-year flood zone. The proposed project is simply an unmanned wireless communication facility; the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have a less than significant impact.

d) Due to the limited scope of the proposed project and existing development on the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) Under existing conditions, the project site is built-up with a single family residence and an existing SCE lattice tower. The SCE tower is being decommissioned, which has resulted in this proposed wireless communication project. With implementation of the proposed project, only the 1,600-square-foot lease area would be disturbed. According to the General Plan, the proposed wireless communication facility would be in compliance with the current land use designation of Rural: Rural Mountainous (R: RM). Wireless communications towers (not disguised, other construction) are a permitted use with a conditional use permit in this area, and the proposed project will not result in a substantial alteration of the present or planned land use of the area. Therefore, there would be a less than significant impact.

b) The proposed project site is in unincorporated Riverside County and is located outside the sphere of influence of any city. Therefore, the proposed project would not adversely affect land use within an adjacent city sphere of influence, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Under existing conditions, the project site is zoned for Controlled Development Areas (W-2) which allow for one-family dwellings, mobile homes, as well as broadcasting stations, antennas, cable installations, microwave relay stations, and towers. This wireless communication facilities impacts would be less than significant and no mitigation is required.

b) The project site is entirely surrounded by properties with a Controlled Development Areas (W-2) to the north, east, west, and south. The project proposes a wireless communication facility. The proposed use would be fully compatible with W-2 zoning designations in the vicinity of the project site. Therefore, the proposed project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include residential dwelling properties, vacant land, and other properties with existing SCE lattice towers to the south and east. To the north and west are more residential dwellings and vacant land. The wireless communication facility would be fully compatible with the existing residential uses near the project site. Accordingly, the project would be fully compatible with, or otherwise would not conflict with the site's existing surrounding land uses. There would be no impact.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Rural: Rural Mountainous (R: RM) to the north, south, east and west; with Rural: Rural Residential (R: RR) also to the north and east; and Open Space: Conservation Habitat (OS: CH) also to the west. These land uses are reflective of the existing land uses that surround the project site. As noted in the analysis presented above, the project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The project site is designated by the Riverside County General Plan for Rural: Rural Mountainous (R: RM). The proposed wireless communication facility would be fully consistent with the property's General Plan land use designation. There would be no impact.

e) There are rural residential properties to the north, south, east, and west of the project site. No developed communities within the area at this time. However, there are no components of the proposed project that would obstruct access to these residential properties or future communities, if developed. Accordingly, the proposed project would not disrupt or divide the physical arrangement of a proposed community and no impact would occur.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

30. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-6, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the project 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. Thus, no impact would occur.

c-d) The project site is not located near lands classified or designated areas by the State, and there are no known active or abandoned mining or quarry operations on lands abutting the project site. Accordingly, implementation of the proposed project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Further, no one will be residing on the project site. Therefore, there will be no impact.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

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

Findings of Fact:

There is a railroad located in approx. 975 feet from the project site. However, the proposed project is simply a wireless communication facility, which would not be affected by railroad noise or pose an impact to the railroad. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The nearest highway is Interstate 60, which is located approximately 3.40 miles to the south of the project site. However, the proposed project is simply a wireless communication facility, which would not be affected by highway noise or pose an impact to Interstate 60. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified that would expose the project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

35. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Therefore, the proposed project itself would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and impacts would be less than significant.

b) The project’s only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the wireless communication

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase.

All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, the project will have a less than significant impact.

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from project construction activities would be localized and intermittent. Construction activities that are expected to occur within the project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response. Therefore, project construction vibration-related impacts would be less than significant.

The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a & c) There is only a residential dwelling and an existing SCE lattice tower on the subject property. The existing SCE tower is to be decommissioned; which is resulting in this proposed wireless

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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communication lattice tower. The inclusion of the proposed project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The project simply proposes a wireless communication facility and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

e) The project simply proposes a wireless communication facility. Implementation of the proposed project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed project would develop the site with a wireless communication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the project area. The proposed project would primarily be served by Riverside County Fire Station No. 58, located approximately 3.63 miles south of the project site. Thus, the project site is adequately served by fire protection services under existing conditions. Because the proposed project is simply an unmanned wireless communication facility, implementation of the proposed project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Sheriff's Department and City-Operated Police Agencies provide community policing to the project area via the Moreno Valley City Police/Sheriff Station located approximately 8.27 miles southwest of the project site. The proposed project's demand on sheriff or police protection services would be little to nonexistent because the proposed project is simply a wireless communication facility. Therefore, implementation of the proposed project would not result in the need for new or physically altered sheriff or police stations. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: School District correspondence, GIS database

Findings of Fact:

The project simply proposes a wireless communication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The project simply proposes a wireless communication facility. No housing, which could increase the demand for library services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project simply proposes a wireless communication facility. No housing, which could increase the demand for health services, is being proposed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RECREATION

42. 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)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project simply proposes a wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

b) The project simply proposes an unmanned wireless communication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.

c) According to “Map My County,” the project site is not within a County Service Area (CSA). The project is a wireless communication facility and does not involve the construction or expansion of recreational facilities or payment of Quimby Fees. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

According to the Reche Canyon & Badlands Area Plan Figure 8, *Trails and Bikeway System*, there is a Regional Trail: Open Space located along the front of the subject property (Redlands Boulevard). Access to the proposed project of an unmanned wireless communication facility will come from San Timoteo Canyon Road. With the access (via a recorded easement) will come from San Timoteo Canyon Road, no impact will occur to the Open Space Regional Trail along Redlands Boulevard.

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

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed project is simply a wireless communication facility. Any traffic resulting from the proposed project would be due to regular maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The proposed project is simply a wireless communication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

e-f) The proposed project is simply a wireless communication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed project may cause a very minor effect upon circulation during the project's construction. However, there would be a less than significant impact due to the scale of the proposed project.

h) The proposed project is simply a wireless communication facility on a 1,600 square-foot lease area. The proposed project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

i) The proposed project is simply a wireless communication facility. Therefore, the proposed project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project is simply a wireless communication facility and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there would be no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project				
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46. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project is simply a wireless communication facility with no need for water supplies as part of its operations. Therefore, the proposed project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is simply a wireless communication facility and would not require any connection to sewer lines. Therefore, the project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-b) The proposed project is simply an unmanned wireless communication facility and would not require solid waste services. The project is conditioned to report and demonstrate compliance with an approved Waste Reporting Plan, required prior to issuance of the project. Therefore, the proposed project will not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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require or result in the construction of new landfill facilities, including the expansion of existing facilities and there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a & c) Implementation of the proposed project would require the use of electrical facilities. Electrical service would be provided by Southern California Edison. The project consists of communication systems, which would be provided by Sprint and Verizon, and the expansion of which is evaluated in this environmental assessment. Standard electrical transformers and units are provided to facilitate the cell site. These would be the same as needed for small commercial facilities or additional dwelling units. Furthermore, the need of the proposed project is due to SCE decommissioning an existing electrical lattice tower on or in the area of the project site. Large expansion of electrical services or SCE facilities are not needed for the implementation of this project. Therefore, there would be a less than significant impact.

b, d-g) The project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is an unmanned wireless communication facility. This use would increase consumption of energy for operation of facility equipment.

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

Implementation of the proposed project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, there would be a less than significant impact.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

As discussed throughout this environmental assessment, implementation of the wireless communication facility would not result in potentially significant or cumulative effects. There are no other cumulatively considerable impacts associated with the proposed project that are not already evaluated and disclosed throughout this environmental assessment. There will be no impact.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no significant impacts would occur.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



12/21/17, 4:48 pm

CUP03762

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03762. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Conditional Use Permit No. 3762 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated January 17, 2018.

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

- A) Compliance with applicable Federal Regulations, including, but not limited to:
- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
- B) Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
- C) Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 915 (Regulating Outdoor Lighting)

D) Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

Advisory Notification. 4 AND - PPW Collocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Advisory Notification. 5 AND - Project Description & Operational Limits

The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall.

Variance No. 1904 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

The equipment cabinet color shall be in earth tones, which will blend with the surrounding setting. The color of the lattice tower/antenna arrays shall be either galvanized steel grey, light grey, or light tan, in order to minimize visual impacts. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

The project site shall be kept in good repair. Graffiti shall be removed from any

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

AND - Project Description & Operational Limits (cont.)

walls/structures within one week of observation and/or notification. The project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes around the project site.

The balance of the subject property, APN 473-070-015 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

If the operation of the facilities authorized by this approved Conditional Use Permit (CUP03762) generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

E Health

E Health. 1 0010-E Health-USE - EMERGENCY GENERATOR

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

E Health. 2 0010-E Health-USE - HAZMAT REVIEW

Per project description, this project will only have a 54 gallon fuel tank. The Hazardous Materials Management Branch (HMMB) will conduct site inspections to verify that no other component of the project will require permitting from HMMB. Please contact HMMB for additional details at (951)358-5055.

ADVISORY NOTIFICATION DOCUMENT

E Health. 3 0010-E Health-USE - NO NOISE REPORTS

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. 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. Exception to these standards shall be allowed only with the written consent of the building official. For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

E Health. 4 0010-E Health-USE - NO WASTEWATER PLUMBING

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

Fire

Fire. 1 0010-Fire-USE - #005-BUILDING MATERIAL

All buildings shall be constructed with Class A building material as per the California Building Code.

Fire. 2 0010-Fire-USE - #21-HAZARDOUS FIRE AREA

This project 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 within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

Fire. 3 0010-Fire-USE - #88A-GATE ACCESS

Gates shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation.

Fire. 4 0010-Fire-USE - #89-RAPID ENTRY BOX

Install a Knox rapid entry system on the outside of the building or fence. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

ADVISORY NOTIFICATION DOCUMENT**Fire. 5 0010-Fire-USE - FIRE ACCESS ROADS**

Access road shall be a minimum 10 feet wide with 14 feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 feet. Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 40,000 pounds and provide an aggregate base. The grade for all roads shall not exceed 16 percent.

Planning**Planning. 1 0010-Planning-USE - GEO02564 ACCEPTED**

County Geologic Report GEO No. 2564, submitted for the project CUP03762, was prepared by Toro International. The report is titled; "Geologic Hazard Evaluation for Sprint Lattice Tower and Equipment Slab, Higher Ridge Christian Property - RV25XC276, 9060 Redlands Boulevard, Redlands, CA," dated June 24, 2017. In addition, Toro International has submitted the following report: "Geotechnical Investigation for Sprint Lattice Tower and Equipment Slab, Higher Ridge Christian Property - RV25XC276, 9060 Redlands Boulevard, Redlands, CA," dated June 24, 2017. "Response to Review Comments Riverside County Planning Department, Geologic Report No. 2564, dated September 6, 2017 on Geologic Hazard Evaluation for Sprint Lattice Tower and Equipment Slab, Higher Ridge - Christian Property Site, RV25XC276, 9060 Redlands Boulevard, Redlands, California," dated October 31, 2017.

These documents are herein incorporated in GEO02564. GEO02564 concluded:

1. The site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Based on the results of site mapping, literature review, and aerial photography review, we conclude that no active faulting is present at the site or immediately surrounding area.
3. The potential for damage to the site from surface fault rupture is therefore nil.
4. The site is underlain by dense sedimentary bedrock not susceptible to liquefaction.
5. Based on the laboratory testing, the site soils are not significantly susceptible to hydrocollapse.
6. The total static, seismic and differential settlement of the site is less than ½, ¾, and ¼ inch, respectively.
7. Based on the slope stability analysis, the calculated factors of safety for onsite slopes in static and seismic conditions are well over 1.5 and 1.1, respectively, indicating that site slopes are adequately stable.
8. The expansion potential of the existing site soils is anticipated to be very low.

GEO02564 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from

ADVISORY NOTIFICATION DOCUMENT

Planning. 1 0010-Planning-USE - GEO02564 ACCEPTED (cont.)

the building areas.

2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. The upper 24 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed lattice tower may be founded on caisson(s) that are embedded in the ground for a minimum of 25 feet.
5. Alternatively, the proposed lattice tower may be supported by mat foundation provided the minimum depth of foundation is 5 feet and a minimum distance between the edge of the foundation and the face of the nearby descending slope is 15 feet.

GEO No. 2564 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2564 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.

Planning. 2 0010-Planning-USE - PDA05051 ACCEPTED

County Archaeological Report (PDA) No.5051 submitted for this project (CUP03762) was prepared by Ecorp and is entitled: "Phase I Cultural Resources Assessment for the 0.55-acre Sprint Tower RV25XC276 Project near Redlands, Riverside County California" dated May 2017. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on May 31, 2017. Revised County Archaeological Report (PDA) No. 5051r2 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2017. This report was received on June 1, 2017 and accepted by the County Archaeologist on June 2, 2017. PDA05051 concludes: No surface-level cultural resources were identified within the project area boundary. Thus, the need for monitoring is contingent upon the potential for the project area to contain subsurface resources. A previously-recorded prehistoric habitation site (CA-RIV-2733) containing subsurface deposits was identified at the base of San Timoteo Canyon eroding out of the northern cut bank of the creek. Although CA-RIV-2733 is located within the geographic vicinity of the current project area, CA-RIV-2733 is located within Holocene alluvial sediments (Qa) that are considerably more recent in age than the Plio-Pleistocene sediments (QTst) overlapping the project area (Dibblee and Minch 2003). The project area sediments were deposited before human occupation of the region. In addition, the project area is located on the crest of a steep hill in an area more likely to be characterized by sediment erosion rather than deposition. Given these, the potential for the project to contain subsurface deposits is considered low.

PDA05051 recommends: Monitoring for this project is not recommended at this time. However, in the event that any archaeological materials are encountered during future development activities, all activities must be suspended in the vicinity of the find until

ADVISORY NOTIFICATION DOCUMENT

Planning. 2 0010-Planning-USE - PDA05051 ACCEPTED (cont.)
 the deposits are evaluated by a qualified archaeologist. If evaluated as eligible for the CRHR and if impacts to the resource cannot be avoided, mitigation would be necessary. Also, if significant subsurface prehistoric resources are encountered that will be subject to impacts from the project, Tribes with historic and cultural ties to the area shall be contacted. These documents are herein incorporated as a part of the record for project.

Planning. 3 0010-Planning-USE - UNANTICIPATED RESOURCES

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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - HAZARDOUS MATERIALS

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, at 1.888.722.4234.

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60. Prior To Grading Permit Issuance

BS-Grade

060 – BS Grade. 1

0060-BS-Grade-USE - NPDES/SWPPP

Not Satisfied

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.

Planning

060 - Planning. 1

0060-Planning-USE - PALEO PRIMP/MONITOR

Not Satisfied

This site is mapped in the County's General Plan as having a High potential for palaeontological 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 Palaeontological 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 palaeontological 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 palaeontological monitor to quickly salvage fossils as

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- 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", palaeontological 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.
 12. 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 palaeontological 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.
 13. 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 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)

060 - Planning. 2

0060-Planning-USE*- ARCHAEOLOGIST RETAINED

Not Satisfied

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.

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60. Prior To Grading Permit Issuance

060 - Planning. 3 0060-Planning-USE*- GRADING PLANS Not Satisfied

If grading is proposed, the project must comply with the following:

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

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Transportation		
060 - Transportation. 1	0060-Transportation-USE - SUBMIT GRADING PLAN	Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

80. Prior To Building Permit

Issuance BS-Grade		
080 - BS-Grade. 1	0080-BS-Grade-USE - NO GRADING VERIFICATION	Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

Planning		
080 - Planning. 1	0080-Planning-USE*- ELEVATIONS & MATERIALS	Not Satisfied

Building, structure, and wall elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

Planning-EPD		
080 - Planning-EPD. 1	0080-Planning-EPD-EPD - MBTA SURVEY	Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

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60. Prior To Grading Permit Issuance

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access

080 - Transportation. 2 0080-Transportation-USE - UTILITY PLAN CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site 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. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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 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 Building Final

Inspection E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 0090-Planning-USE - ORD 810 O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval.

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90. Prior to Building Final

Inspection Planning

090 - Planning. 1 0090-Planning-USE - ORD 810 O S Not Satisfied
FEE (cont.)

The Project Area for Conditional Use Permit No. 3762 is calculated to be 0.04 net acres. 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.

090 - Planning. 2 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3762 has been calculated to be 0.04 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 3 0090-Planning-USE - SIGNAGE Not Satisfied
REQUIREMENT

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

Plan: CUP03762

Parcel: 473070015

090 - Planning. 4 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 5 0090-Planning-USE*- SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of CUP03762 have been met; in accordance with the APPROVED EXHIBIT A.

90. Prior to Building Final Inspection Planning

090 - Planning. 6 0090-Planning-USE*- WALL & FENCE LOCATIONS Not Satisfied

Wall location(s) shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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.

MSHCP HANS 02273



Sunnymead
Quadrangle

- Intersect
- PARCELS
- KITAKE_BOUNDARIES**
- HANS Designations**
- Proposed MSHCP Jurisdiction Area
- Development
- JMK-NOWN
- Criteria Cells

FINAL
7/20/2016

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Disclaimer: Maps and data are to be used for reference purposes only. Map features, annotations, and data are not necessarily accurate to the accuracy, timeliness, or completeness of any of the data provided, and are used as-is. The user assumes all responsibility for the accuracy of the information contained on this map. The user assumes all responsibility for the accuracy and precision of the data.



Mickey Zaleski
 Agency: s:\mshcp\proj\hans\hans\hans_02273_0000\hans_02273_0000\hans_02273.mxd



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 11, 2017

Margaret Chang
Spring Wireless
65 Post
Irvine, CA 92618

Dear Ms. Chang:

Re: JPR 16-11-03-01 Determination Letter – No Conservation/HANS II not required
HANS No. 2273
Case No. PAR01472
Assessor's Parcel Number(s): 473-070-015

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for the remainder of the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the Environmental Programs Division at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

Ken Baez
Principal Planner

KB: fs

xc: Savannah Richards, Ecological Resources Specialist
Peggy Ann Christian, Owner



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Chuck Washington
County of Riverside

John Benoit
County of Riverside

Vice-Chairman
Marion Ashley
County of Riverside

Executive Staff

Charles Landry
Executive Director

December 22, 2016

Ken Baez
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Dear Mr. Baez:

Please find the following JPR attached:

JPR 16-11-03-01. Permittee: Riverside County, HANS2273, PAR01472. The JPR file attached includes the following:

- RCA JPR
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- Exhibit C, Criteria Area Cells with MSHCP Soils and Project Location
- County-Provided Intake Map
- Regional Map

Thank you,

Britney Strittmater
Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way,
Suite 208
Palm Springs, California 92262

Heather A. Pert
California Dept. of Fish and Wildlife
3602 Inland Empire Blvd. #C220
Ontario, California 91764

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org



RCA Joint Project Review (JPR)

JPR #: 16-11-03-01

Date: 12/22/2016

Project Information

Permittee: County of Riverside
 Case Information: HANS 2273 /PAR01472
 Site Acreage: 0.06 acres
 Portion of Site Proposed for
 MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and Other Plan requirements.

Data:

Applicable Core/Linkage: Proposed Core 3
 Area Plan: Reche Canyon / Badlands

APN	Sub-Unit	Cell Group	Cell
473-070-015	SU3 - Badlands North	T	385

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, "Proposed Core 3 (Badlands/Potrero) is located in the northeast region of the Plan Area. This Core consists mainly of private lands but also contains a few Public/Quasi-Public parcels including De Anza Cycle Park. The Core is connected to Proposed Linkage 12 (north San Timoteo Creek), Proposed Linkage 4 (Reche Canyon), Proposed Constrained Linkage 22 (east San Timoteo Creek), Existing Core H (Lake Perris), Existing Core K (San Jacinto Mountains), Proposed Linkage 11 (Soboba/Gilman Springs), and Proposed Constrained Linkage 21. The Core also functions as a Linkage, connecting the San Bernardino National Forest to the southwest with San Bernardino County and other conserved areas to the north of the Core. With a total acreage of approximately 24,920 acres, Proposed Core 3 is one of the largest MSHCP Core Areas. In addition, the Core is contiguous with Existing Core H (Lake Perris/Mystic Lake) and Existing Core K (San Jacinto Mountains), thus greatly enlarging the functional area of the Core. The Core has both a large proportion of its area unaffected by edge (approximately 23,420 acres of the total 24,940 acres) and is only partially constrained by existing agricultural use. Within the Core, important Live-In and movement Habitat is provided for Bell's sage sparrow, loggerhead shrike, cactus wren, Stephens' kangaroo rat, southern California rufous-crowned sparrow, and mountain lion, which have key populations in the Badlands. Management of edge conditions will be necessary in the Badlands to maintain high quality Habitat for these species in areas which may be affected by covered facilities including Lambs Canyon Road, San



RCA Joint Project Review (JPR)

JPR #: 16-11-03-01

Date: 12/22/2016

Timoteo Canyon Road, and Gilman Springs Road. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1 of [the MSHCP] document.”

- b. The project site is located within Cell 385 in Cell Group T. As stated in Section 3.3.11 of the MSHCP, “Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, Riversidean alluvial fan sage scrub and water habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group S to the west, to chaparral and grassland habitat proposed for conservation in Cell Group U to the east, to chaparral, coastal sage scrub, and Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell #661 also to the east, and to grassland habitat adjacent to San Timoteo Creek proposed for conservation in Cell #298 and #385 and Cell Groups E, F, G, and H in the Pass Area Plan to the north. Conservation within this Cell Group will range from 80%-90% of the Cell Group focusing in the central portion of the Cell Group.”
- c. Rough Step: The proposed project is within Rough Step Unit 2. Rough Step 2 encompasses 177,606 acres along the northern border and within the northeastern corner of western Riverside County. This area includes the Badlands, Reche Canyon, San Timoteo Creek, and the San Jacinto Mountains. This area is bounded by Interstate 215 to the west, the San Jacinto River to the southwest, the San Jacinto Mountains to the southeast, and the San Bernardino Mountains to the northeast. There are over 61,020 acres within the Criteria Area in Rough Step 2. Key vegetation communities within Rough Step 2 include coastal sage scrub; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. Based on the 2013 MSHCP Annual Report, all vegetation categories are “in” rough step. Based on the MSHCP vegetation mapping (Exhibit B), vegetation on the parcel with the proposed project site includes Coastal Sage Scrub, Developed or Disturbed Land, and Grassland. Therefore, development on the project site will not conflict with or interfere with the Rough Step status of Unit 2.
- d. Project information was provided by the Permittee which included RCA Joint Project Review Application form dated October 31, 2016, a MSHCP Compliance Review Worksheet dated October 31, 2016, a MSHCP HANS application dated October 20, 2015, a Determination for Habitat Acquisition Negotiation (HANS) No. 2273 letter dated December 2, 2015 prepared by Riverside County Environmental Programs Department (EPD), and the Higher Ridge-Christian Sprint RV25XC276 Telecommunication Project MSHCP Consistency Report (*Report*) revised December 19, 2016 prepared by HELIX Environmental Planning, Inc. (Helix). The proposed project is located on a single Assessor’s Parcel Number (APN) 473-070-015 that totaled approximately 8.96 acres, with the project area estimated at 0.06 acres. The project site is located north of State Route (SR-) 60, south of the Riverside County/San Bernardino County border, east of Interstate 215, and west of SR-79 in the community of San Timoteo Canyon, unincorporated Riverside County, California. Specifically, the proposed project is located south and west of San Timoteo Canyon Road and east of Redlands Boulevard. The project site consists of non-native grassland and species documented within this habitat type include oat (*Avena* sp.), bromes (*Bromus diandrus*; *B. madritensis* spp.



RCA Joint Project Review (JPR)

JPR #: 16-11-03-01

Date: 12/22/2016

rubens), and Mediterranean schismus (*Schismus barbatus*) and forbs including Russian thistle (*Salsola tragus*) and shortpod mustard (*Hirschfeldia incana*). Surrounding land uses include open space and rural residences. The proposed project includes the construction of an unmanned telecommunications (telco) facility on 0.06 acre within the 8.96-acre parcel. The proposed facility will include a 70-foot tall faux water tank with 12 mounted antennas inside; equipment cabinets for general electrical, telco, and battery uses; a 40-foot by 40-foot chain-link fence enclosure; and a permanent dirt access road extending from an existing dirt access road for an Southern California Edison (SCE) transmission easement located immediately south of the site. Permanent impacts associated with construction of the proposed facility total 0.06-acre to non-native grassland. Temporary impacts associated with access, workspace, and equipment staging will be restricted to the permanent impact footprint and existing dirt access roads and dirt turn-around areas on the existing SCE easement. Temporary impacts within the existing dirt access roads and turn-around areas will be restored to pre-construction conditions.

- e. Reserve Assembly: The project site is located in the northwest portion of Cell Group T which bisects 33 Cells. Conservation within Cell Group T will range from 80% to 90% of the Cell Group, focusing in the central portion of the Cell Group. The project site is located in the northwestern portion of the Cell Group, which is near but not within the area described for conservation. A total of 2,100 acres have been conserved in this Cell Group which contribute to assembly of Proposed Core 3, and occur in the eastern, central, southern, and western portions of the Cell Group. Except for some rural residential development (87 acres) along San Timoteo Canyon Road in the northern and north-central portions of the Cell Group, the remaining areas in the central portion of the Cell Group described for conservation are undeveloped (4,425 acres) and potentially available for future conservation. Given the small project size and location northwest of the area described for conservation, the proposed project would not impede the Reserve Assembly goals of the MSHCP nor create any issues relative to fragmentation.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is located within a Criteria Area Species Survey Area (CASSA) for Nevin's Barberry, Smooth tarplant, and Round-leaved filaree. The project is located in an Additional Survey Needs and Procedures Area for burrowing owl.



RCA Joint Project Review (JPR)

JPR #: 16-11-03-01

Date: 12/22/2016

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Other Plan Requirement Comments:

- a. Section 6.1.2: According to the *Helix Report*, MSHCP riparian/riverine and vernal pool habitats do not occur within the project site. A habitat assessment and general biological resources survey that included an assessment of jurisdictional waters and wetlands, including riparian/riverine and vernal pools, was conducted on March 9, 2016. The surveys included complete coverage of the entire project site and a 100-foot buffer using meandering pedestrian transects. According to the *HELIX Report*, the project site is located on a ridgeline and does not contain riparian/riverine resources.

According to HELIX, no vernal pools, seasonal depressions, basins or features (road ruts) representing potential habitat for listed fairy shrimp species were observed within the project site. Furthermore, the soils on the project site are not associated with and do not support vernal pool complexes.

The project does not contain suitable habitat for MSHCP-covered riparian bird including least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*); therefore, focused surveys were not warranted. Based on the information provided by HELIX, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) therefore no focused surveys were conducted for NEPSSA. The project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is located within a Criteria Area Species Survey Area (CASSA) for Nevin's barberry (*Berberis nevinii*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), and round-leaved filaree (*California macrophylla*). A habitat assessment and general biological resources survey was conducted on March 9, 2016. The survey included complete visual coverage of the entire project site and a 100-foot buffer using meandering pedestrian transects. According to the *HELIX Report*, there is no suitable habitat present for Nevin's barberry, smooth tarplant or round-leaved filaree; therefore, focused-surveys were not conducted.

The project is also located in an Additional Survey Needs and Procedures Area for burrowing owl. On March 9, 2016, a habitat assessment survey and general biological resources survey was also conducted for burrowing owl. The project site was surveyed in accordance with the Burrowing Owl Survey Instructions (County, 2006). Details of the methodology were limited in the *HELIX Report* but were obtained verbally during a conference call on December 16, 2016 between HELIX and Dudek. Any burrows and burrow-like constructs including natural and manmade structures such a large pipes and debris piles were assessed for potential suitability for burrowing owls. No signs of burrowing owls were observed. No California ground squirrel (*Otospermophilus beecheyi*) burrows or burrows of suitable size



RCA Joint Project Review (JPR)

JPR #: 16-11-03-01

Date: 12/22/2016

to support burrowing owls were observed and no debris piles are present on the site. HELIX determined that no suitable burrowing owl habitat occurred within the project site, therefore no focused surveys were required. However, burrows with the potential to support burrowing owl were observed within the 500-foot buffer. A 30-day pre-construction survey for burrowing owls is **required** prior to initial ground-disturbing activities to ensure that no owls have colonized the site in the days or weeks preceding construction. If burrowing owls have colonized the project site prior to the initiation of construction, the project proponent should immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA), and would need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. Based on the information provided by HELIX, the project demonstrates consistency with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: Future and existing Conservation Areas are located within and near the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 shall be implemented by the Permittee in their actions relative to the project. The intent is to control the potential adverse effects of development on adjacent existing and future MSHCP conservation areas. Specifically, the Permittee should include the following measures as project conditions of approval, once a development/entitlement proposal is processed:
- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area. This condition is applicable to areas either already dedicated to conservation or those described for conservation.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure, which are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and run-off.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
 - iv. Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards.
 - v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are



RCA Joint Project Review (JPR)

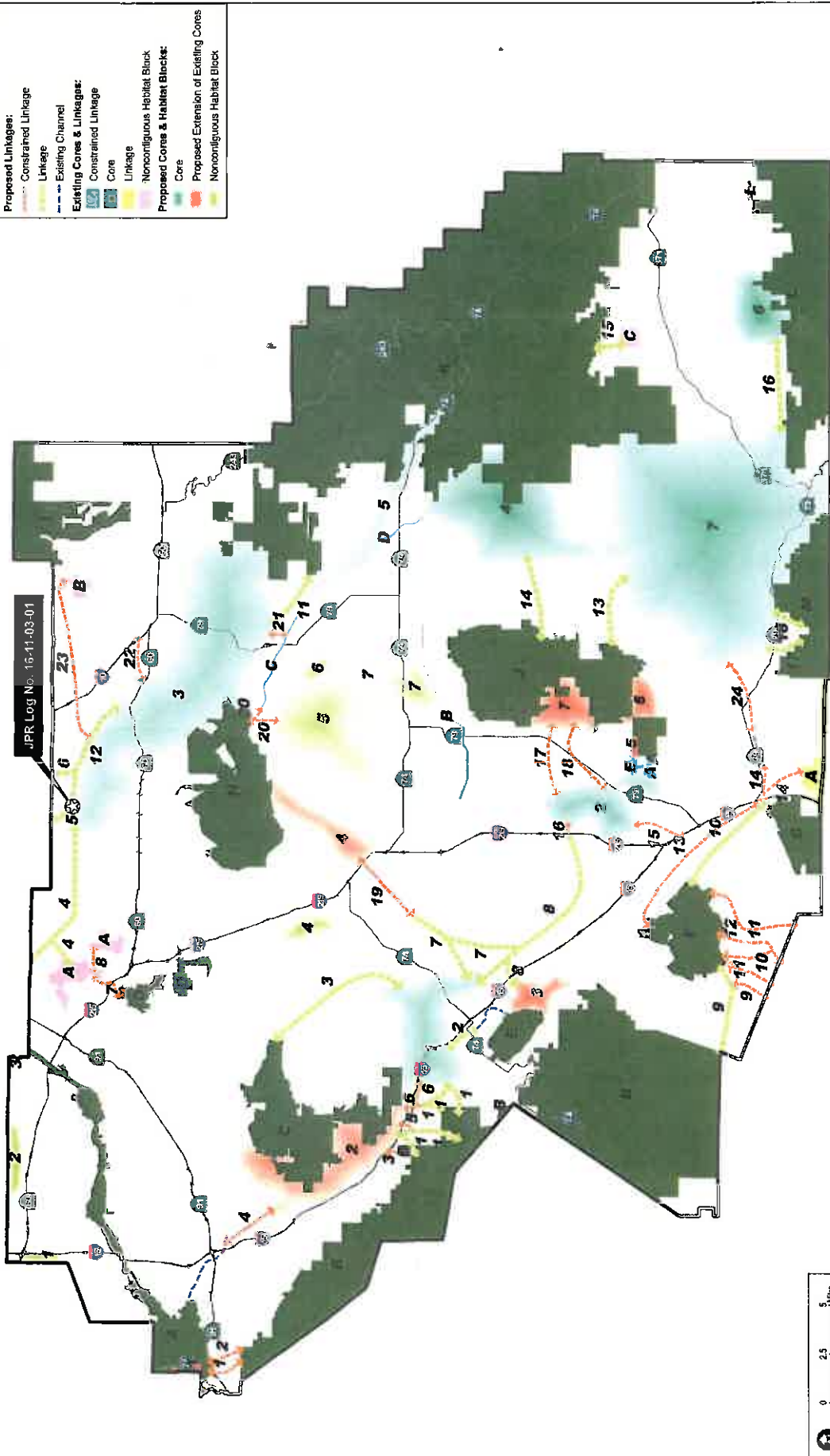
JPR #: 16-11-03-01

Date: 12/22/2016

adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.
- viii. Weed abatement and fuel modification activities are not permitted in the Conservation Area.

BS/WW

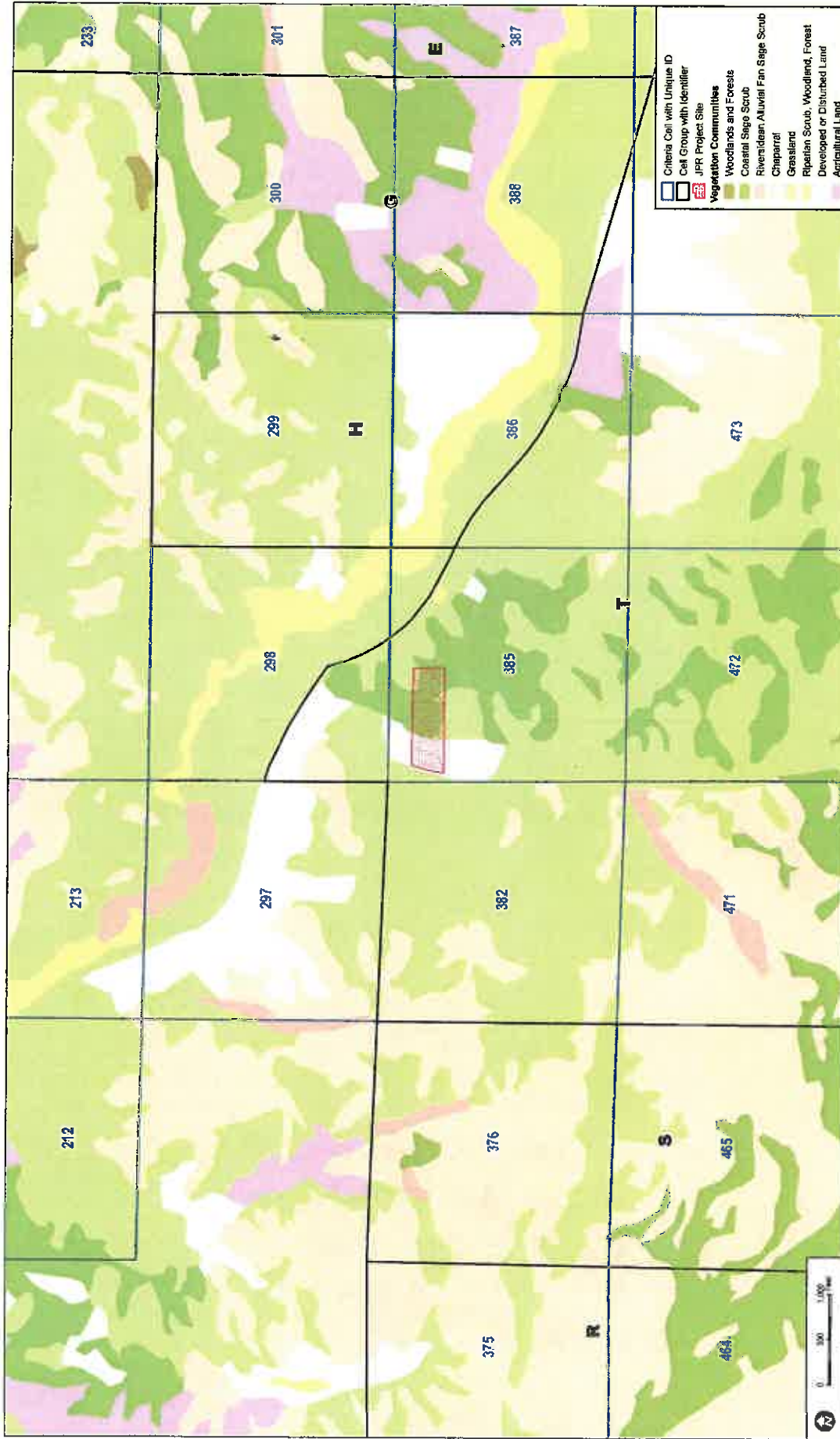


SOURCE: Western Riverside County Regional Conservator Authority 2015, County of Riverside 2016

DUDEK

JPR Log No. 16-11-03-01 - Vicinity Map with MSHCP Schematic Cores and Linkages

EXHIBIT A

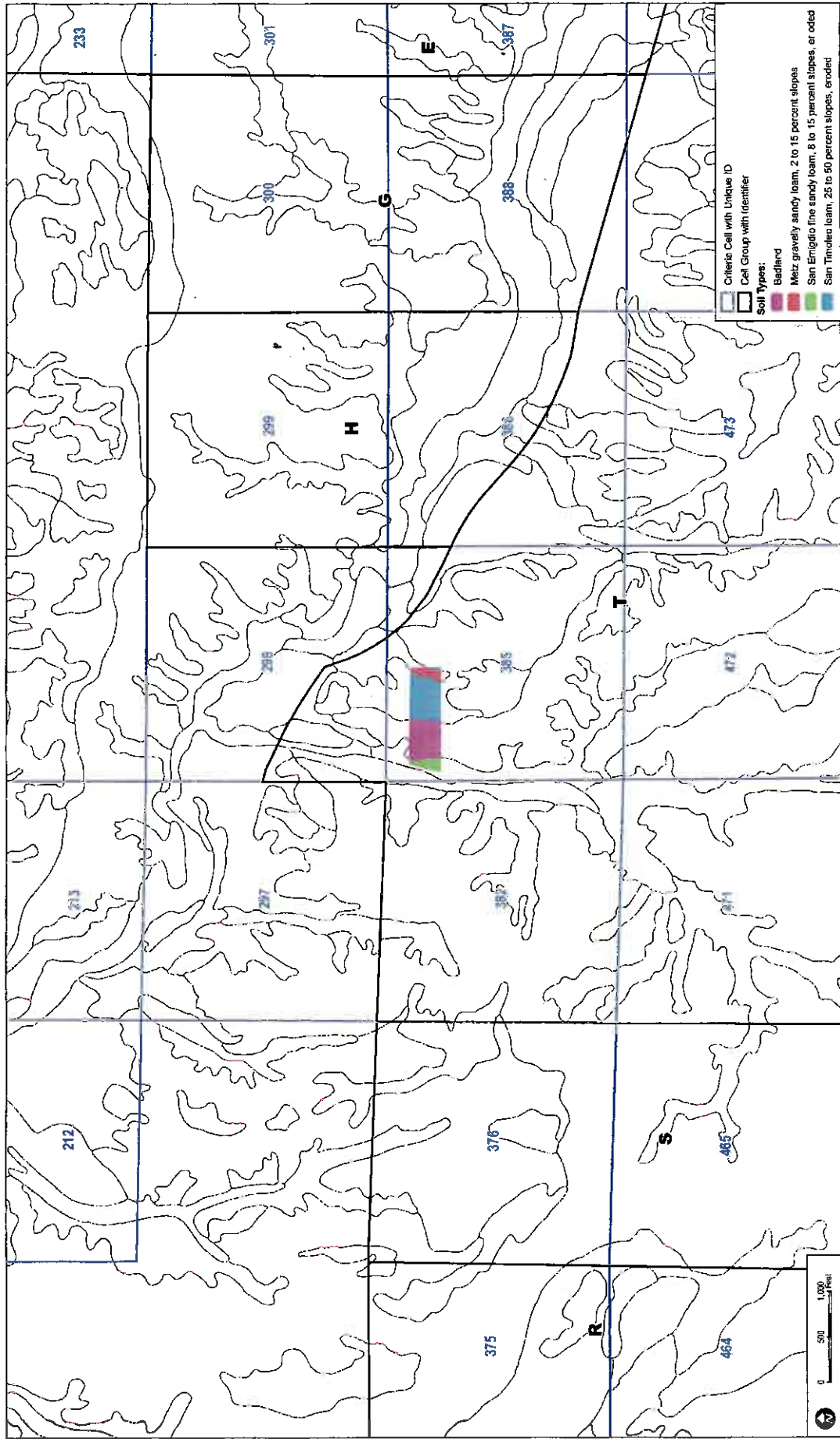


SOURCE: Riverside MSHCP 2006, County of Riverside 2018

DUDEK

JPR Log No. 16-11-03-01 - Criteria Area Cells with MSHCP Vegetation and Project Location

EXHIBIT B



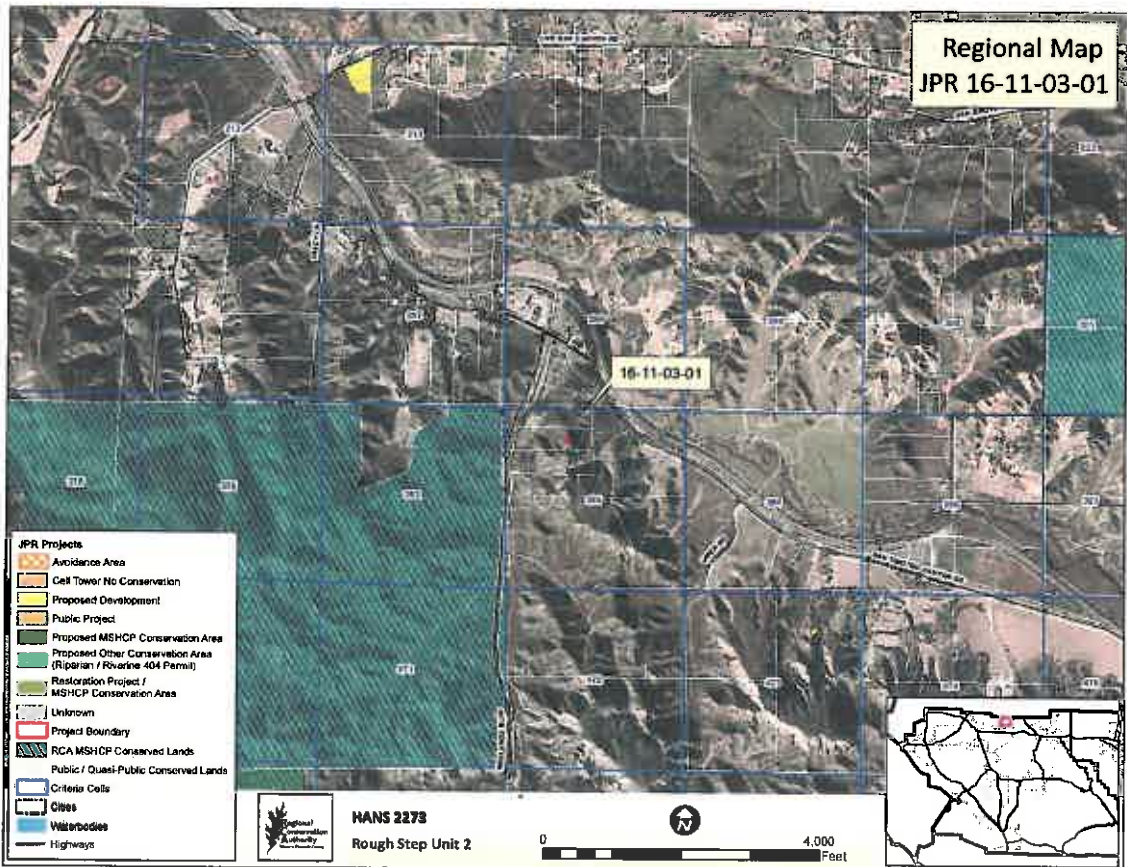
JPR Log No. 16-11-03-01 - Criteria Area Cells with MSHCP Soils and Project Location

SOURCE: US DNR/RCS Soils, County of Riverside 2018

DUDEK

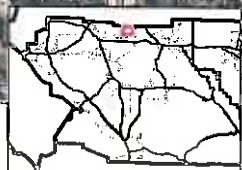
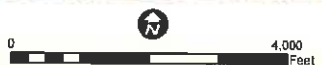
EXHIBIT C

Regional Map
JPR 16-11-03-01



- JPR Projects**
- Avoidance Area
 - Cell Tower No Conservation
 - Proposed Development
 - Public Project
 - Proposed MSHCP Conservation Area
 - Proposed Other Conservation Area (Riparian / Riverine 404 Permit)
 - Restoration Project / MSHCP Conservation Area
 - Unknown
 - Project Boundary
 - RCA MSHCP Conserved Lands
 - Public / Quasi-Public Conserved Lands
 - Criteria Cells
 - Cities
 - Waterbodies
 - Highways

HANS 2273
Rough Step Unit 2





RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 14, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request to thomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3762 – EA42964 – Applicant: Eukon Group c/o John Pappas – Engineer/Representative: Eukon Group - Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Easterly of Redlands Blvd., Southwesterly of San Timoteo Canyon Road, northerly of Viper Road – 9.13 acres - Zoning: Controlled Development Areas – 20,000 sq. ft. minimum (W-2) –

REQUEST: Sprint and Verizon want to construct a 105 foot lattice tower. Sprint will install (12) six foot high panel antennas, (3) two foot diameter microwave dishes, (12) remote radio heads, (1) global positioning satellite, (7) equipment cabinets inside their 159 sq. ft. lease area. Verizon will install (12) eight foot high panel antennas, (2) two foot diameter microwave dishes, (12) remote radio units, (2) surge protection units, (3) equipment cabinets, (1) 15kw diesel generator with 54 gallon fuel tank inside their 185 sq. ft. lease area. Lattice tower is located inside a 306 sq. ft. lease area with all lease areas enclosed by a 6 foot high chain-link fence. – APN 437-070-015. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, twheeler@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

November 14, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)

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Project Description:

CONDITIONAL USE PERMIT NO. 3762 – EA42964 – Applicant: Eukon Group c/o John Pappas – Engineer/Representative: Eukon Group - Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Easterly of Redlands Blvd., Southwesterly of San Timoteo Canyon Road, northerly of Viper Road – 9.13 acres - Zoning: Controlled Development Areas – 20,000 sq. ft. minimum (W-2) –

REQUEST: Sprint and Verizon want to construct a 105 foot lattice tower. Sprint will install (12) six foot high panel antennas, (3) two foot diameter microwave dishes, (12) remote radio heads, (1) global positioning satellite, (7) equipment cabinets inside their 159 sq. ft. lease area. Verizon will install (12) eight foot high panel antennas, (2) two foot diameter microwave dishes, (12) remote radio units, (2) surge protection units, (3) equipment cabinets, (1) 15kw diesel generator with 54 gallon fuel tank inside their 185 sq. ft. lease area. Lattice tower is located inside a 306 sq. ft. lease area with all lease areas enclosed by a 6 foot high chain-link fence. – APN 437-070-015. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 14, 2016

Morongo Cultural Heritage Program
Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3762 – EA42964 – Applicant: Eukon Group c/o John Pappas – Engineer/Representative: Eukon Group - Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Easterly of Redlands Blvd., Southwesterly of San Timoteo Canyon Road, northerly of Viper Road – 9.13 acres - Zoning: Controlled Development Areas – 20,000 sq. ft. minimum (W-2) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, twheeler@rctlma.org

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 14, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3762 – EA42964 – Applicant: Eukon Group c/o John Pappas – Engineer/Representative: Eukon Group - Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Easterly of Redlands Blvd., Southwesterly of San Timoteo Canyon Road, northerly of Viper Road – 9.13 acres - Zoning: Controlled Development Areas – 20,000 sq. ft. minimum (W-2) –

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Sincerely,

PLANNING DEPARTMENT

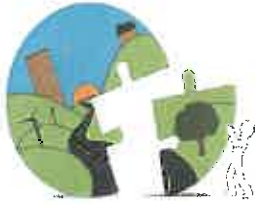
Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 14, 2016

Ramona Band of Cahuilla
Joseph D. Hamilton
Chairman, Ramona Band of Cahuilla
56310 Highway 371, Suite B
P.O BOX 391670
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request to htomson@rctlma.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive style.

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 14, 2016

San Manuel Band of Mission Indians
Lee Clauss , Director
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, twheeler@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 14, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request to htomson@rctlma.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

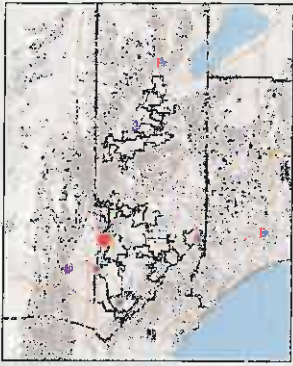
Email CC: Tim Wheeler, Twheeler@rctlma.org

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CUP03762



Legend

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

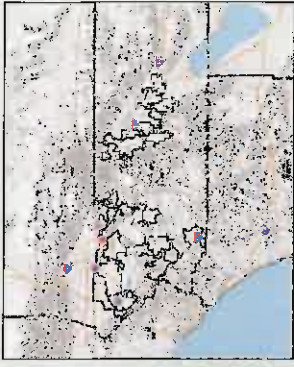
Notes

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... 11/15/2016 7:44:41 AM

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CUP03762



Legend

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



0 280 561 Feet



Notes

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REPORT PRINTED ON... 11/15/2016 7:43:58 AM

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TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

December 15, 2016

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03762, EA42964)

Dear Ms. Thomson:

In regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1) for CUP03762, EA42964 the Tribal Historic Preservation Office (THPO) is not aware of any additional archaeological/cultural sites or properties in the project area that pertain to the Twenty-Nine Palms Band of Mission Indians. However, before building new communications tower the applicant needs to submit their project to the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The FCC considers the construction of any communications tower of any height or the collocation of communications equipment using FCC-licensed spectrum a federal undertaking. *Commission licensees and applicants are delegated the responsibility for initiating the Section 106 review process for proposed facilities, identifying and evaluating historic properties, and assessing effects. This process includes consultation with the appropriate State Historic Preservation Officer (SHPO) and Tribal Nations that have expressed an interest in the proposed project.*

If you have any questions please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Madrigal, Jr.", is written over a horizontal line.

Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Tim Wheeler, Riverside County Planning Department

Wheeler, Timothy

From: Thomson, Heather
Sent: Wednesday, June 07, 2017 12:28 PM
To: Sierra, Felicia; Wheeler, Timothy
Subject: Re: PDA05051/CUP03762

never mind, I go it. I will move on closing with 29 palms/.

From: Sierra, Felicia
Sent: Tuesday, June 6, 2017 10:32:19 AM
To: Wheeler, Timothy
Cc: Thomson, Heather
Subject: RE: PDA05051/CUP03762

Hey Tim,

From my understanding, it doesn't appear to be pending with any one tribe, but is still open in our log. The report was distributed to Morongo and 29-Palms. 29-Palms did request that the project have the TCNS # stated. No further information that I can gather after they received the report. I cc'd Heather, she might know the tribes status better than I can tell

From: Wheeler, Timothy
Sent: Tuesday, June 06, 2017 10:18 AM
To: Sierra, Felicia <FSierra@RIVCO.ORG>
Subject: RE: PDA05051/CUP03762

Felicia, do you know if AB52 concluded on this project yet?

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Sierra, Felicia
Sent: Tuesday, June 06, 2017 9:03 AM
To: wblumel@ecorpconsulting.com
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: PDA05051/CUP03762

Good Morning Wendy,

Please see attachment for conditions of approval pertaining to the subject report. Please feel free to contact me if you should have questions.

Wheeler, Timothy

From: Thomson, Heather
Sent: Wednesday, July 05, 2017 4:33 PM
To: Wheeler, Timothy
Subject: FW: CUP03762

From: Sarah Bliss [mailto:sbliss@spotlight29.com]
Sent: Wednesday, July 05, 2017 3:53 PM
To: Thomson, Heather <HTHOMSON@RIVCO.ORG>
Subject: RE: CUP03762

Hello Heather,

We have no further comments. Since the time of the original letter, EUKON has filed in the TCNS system. The TCNS Number is 155205, and on there we stated we had no specific interest in the project.

Thank you,
Sarah

From: Thomson, Heather [mailto:HTHOMSON@RIVCO.ORG]
Sent: Wednesday, July 05, 2017 2:15 PM
To: Sarah Bliss <sbliss@spotlight29.com>
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: CUP03762

Hi Sarah-

We received a letter from you regarding this project. It is a cell site and your letter indicated that you wanted the project to have a TCNS number. I sent you the cultural report on 6/2/17. Did you have any further comments or can we conclude AB52 consultation?

Thank you-

Heather

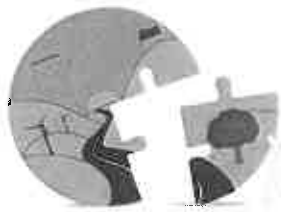
Confidentiality Disclaimer

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County of Riverside California

#1 COMPLETED & SIGNED APP.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: Sprint/Verizon Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 15.1-C-6

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: John Pappas (Agent for Sprint/Verizon) E-Mail: john.pappas@eukongroup.com

Mailing Address: 65 Post, Suite 1000

	Street	
Irvine	CA	92618
City	State	ZIP

Daytime Phone No: (949) 702-0666 Fax No: () _____

Engineer/Representative's Name: CHRIS S. LEE E-Mail: Chris.Lee
John Pappas (Agent for Sprint) john.pappas@eukongroup.com

Mailing Address: 65 Post, Suite 1000

	Street	
Irvine	CA	92618
City	State	ZIP

Daytime Phone No: (949) 702-0666 Fax No: () _____

Property Owner's Name: Peggy Ann Christian E-Mail: _____

Mailing Address: 533 Lakeside Avenue

	Street	
Redlands	CA	92373
City	State	ZIP

Daytime Phone No: (909) 528-6282 Fax No: () _____

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

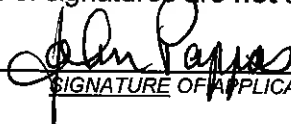
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

John Pappas

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.

John Pappas

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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 owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 473-070-015

Section: 24

Township: 2 South

Range: 3 West

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 10.78
~~6.96~~ acres

General location (nearby or cross streets): North of WALTHER South of VIPER
SAU TIMOTEO, East of Redlands, West of San Timoteo Canyon Road

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

A new Sprint and Verizon disguised wireless facility on a new 105' lattice tower. Installation of 24 panel antennas, 2 microwave dish antennas and 24 radio units on the new tower. 1 standby generator and 2 equipment cabinets inside chain link fence enclosure @ grade.

Related cases filed in conjunction with this application:

None.

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Biological report

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project 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? Grading info will be provided during Building review

Estimated amount of cut = cubic yards: Approx. 3,860 sf

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards Approx. 18,000

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Approx. 350 sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.



LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Site Number: RV25XC276

Property Address: 9060 Redlands Blvd., Redlands, CA 92373

Assessor's Parcel Number: 473-070-015

I/We, the owner(s) of the above described property, authorize Sprint, Eukon Group and/or, their employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Signature of Property Owner(s):

Signature: Peggy Christian Date: 10-19-15

Print Name: Peggy Christian

Title: owner

Signature of Property Owner(s):

Signature: _____ Date: _____

Print Name: _____

Title: _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Peggy A. Christian, trustee of the Donald Leon Christian and Peggy Ann Christian Family Trust, Los Angeles SMSA Limited Partnership, a California Limited Partnership doing business as Verizon Wireless, and Sprint PCS Assets, L.L.C., 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 APN 473-070-015 ("PROPERTY"); and,

WHEREAS, on October 27, 2016, PROPERTY OWNER filed an application for Conditional Use Permit 3762 ("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:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Peggy A. Christian, trustee of the
Donald Leon Christian and Peggy Ann
Christian Family Trust dated 9/10/87

With a copy to:
Verizon Wireless
Attn: Robert Howell
15505 Sand Canyon Ave., Bldg. D1
Irvine, CA 92618

Sprint PCS Assets, L.L.C.
Attn: Property Services
Mailstop KSOPHT0101-Z2650
6391 Sprint Parkway
Overland Park, KS 66251-2650

Sprint Law Department
Attn: Real Estate Attorney
Mailstop KSOPHT0101-Z2020
6391 Sprint Parkway
Overland Park, KS 66251-2020

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.

**(The remainder of this page is intentionally left blank.
Signatures appear on next page.)**

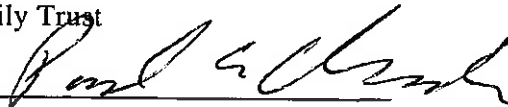
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: _____
Charissa Leach
Assistant TLMA Director - Community Development


Dated: _____

PROPERTY OWNER:
Peggy A. Christian, trustee of the Donald Leon Christian and Peggy Ann Christian Family Trust

By:  Trustee
Peggy Ann Christian
Trustee

Dated: 12-20-2017

Sprint PCS Assets, L.L.C., a Delaware limited liability company

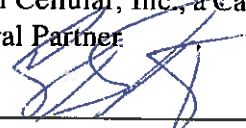
By: 
Kathryn Crompton
Director, Site Development

Dated: 8/31/17

(RVZSXC276)

Los Angeles SMSA, a Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation dba Verizon Wireless
Its General Partner

By: 
Steve Lamb
Director - Network Field Engineering

Dated: 10/9/17

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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:

CONDITIONAL USE PERMIT NO. 3762 and VARIANCE NO. 1904 – Intent to Adopt a Negative Declaration – EA42964 – Applicant: Eukon Group c/o Colleen Khouri & John Pappas – Engineer/Representative: Eukon Group – Fifth Supervisorial District – Pass & Desert Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Easterly of Redlands Boulevard, southwesterly of San Timoteo Canyon Road, and northerly of Viper Road – 9.94 acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six (6) foot high panel antennas, three (3) two (2) foot diameter microwave dishes, 12 remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install 12 eight (8) foot high panel antennas, two (2) two (2) foot diameter microwave dishes, 12 remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall. Variance No. 1904 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings 1000 ft. If approved, Variance No. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	JANUARY 17, 2018
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 Tim Wheeler at (951) 955-6060 or email at twheeler@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 project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/25/2017

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUPO3762 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CUP03762 (2400 feet buffer)



Selected Parcels

473-050-008	473-050-009	473-030-019	473-030-037	473-030-041	473-050-021	473-050-017	473-050-006	473-030-039	473-030-021
473-030-022	473-050-007	473-050-001	473-050-002	473-050-003	473-030-016	473-050-012	473-050-014	473-070-024	473-070-025
473-070-026	473-030-015	473-030-042	473-060-003	473-050-010	473-070-010	473-070-011	473-070-012	473-070-013	473-070-014
473-070-015	473-070-016	473-070-017	473-050-020	473-050-022	473-070-020	473-030-033	473-050-016	473-070-009	473-070-018
473-030-036	473-030-040	473-070-019	473-070-029	473-070-031	473-080-003	473-080-008	473-060-005		



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



ASMT: 473030019, APN: 473030019
CAROL COLBERT
28950 SAN TIMOTEO CYN RD
REDLANDS CA 92373

ASMT: 473030041, APN: 473030041
JAY SWANN, ETAL
28915 SAN TIMOTEO CYN RD
REDLANDS CA 92373

ASMT: 473030021, APN: 473030021
GORDON MCQUILLEN
28960 SAN TIMOTEO CANYON
REDLANDS CA 92373

ASMT: 473050003, APN: 473050003
SERGIO BONILLA, ETAL
P O BOX 1324
YUCAIPA CA 92399

ASMT: 473030022, APN: 473030022
GORDON MCQUILLEN
28960 SAN TIMOTEO CANYON RD
REDLANDS, CA. 92373

ASMT: 473050006, APN: 473050006
FELIX SAINTLOUIS
15780 LAELLE ST NO M
MORENO VALLEY CA 92551

ASMT: 473030036, APN: 473030036
TERRI GEORGE, ETAL
28932 SAN TIMOTEO CANYON RD
REDLANDS, CA. 92373

ASMT: 473050007, APN: 473050007
ASIA PANG, ETAL
11636 ANDERSON WAY
LOMA LINDA CA 92354

ASMT: 473030037, APN: 473030037
CAROL COLBERT
28950 SAN TIMOTEO CANYON RD
REDLANDS, CA. 92373

ASMT: 473050009, APN: 473050009
BRANDON BUOYE
1298 GARNET AVE
MENTONE CA 92359

ASMT: 473030039, APN: 473030039
GEORGE BELIEW
28979 SAN TIMOTEO CYN RD
REDLANDS CA 92373

ASMT: 473050010, APN: 473050010
SANDRA LOCKE, ETAL
29321 SAN TIMOTEO CANYON RD
REDLANDS, CA. 92373

ASMT: 473030040, APN: 473030040
THOMAS HARRIS
28935 SAN TIMOTEO CANYON RD
REDLANDS, CA. 92373

ASMT: 473050017, APN: 473050017
TRACY WALLACE, ETAL
29110 SANTIMOTEO CYN RD
REDLANDS CA 92373



ASMT: 473050021, APN: 473050021
TRACEY WALLACE, ETAL
29110 SAN TIMOTEO CANYON RD
REDLANDS, CA. 92373

ASMT: 473070019, APN: 473070019
VINH NGUYEN
15502 LAWNWOOD ST
LA PUENTE CA 91744

ASMT: 473050022, APN: 473050022
SHIRLEY PLATA, ETAL
30548 SIERRA DR
EXETER CA 93221

ASMT: 473070020, APN: 473070020
SANTIAGO ROZAS
3526 LINDEN AVE UNIT 4
LONG BEACH CA 90807

ASMT: 473060003, APN: 473060003
MOONLIGHT FARMS INC
C/O PAT SADLER
21516 MAIN ST STE A
GRAND TERRACE CA 92313

ASMT: 473070026, APN: 473070026
LINDA PRUN, ETAL
3400 OCEAN BLVD
CORONA DEL MAR CA 92625

ASMT: 473060005, APN: 473060005
WESTERN RIVERSIDE CO REGIONAL CONS AI
C/O DEPT OF FAC MGT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 473080008, APN: 473080008
JENNY JECHART, ETAL
C/O JENNY JECHART
7561 CENTER AVE NO 49
HUNTINGTON BEACH CA 92647

ASMT: 473070009, APN: 473070009
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 473070017, APN: 473070017
PEGGY CHRISTIAN
640 W CYPRESS AVE
REDLANDS CA 92373

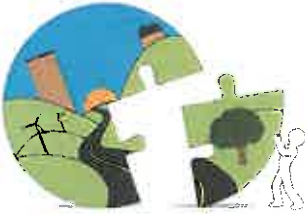
ASMT: 473070018, APN: 473070018
MARSHA WORKMAN, ETAL
29405 SAN TIMOTEO CANYON RD
REDLANDS, CA. 92373

Peggy Ann Christian
533 Lakeside Ave.
Redlands, CA 92373

Peggy Ann Christian
533 Lakeside Ave.
Redlands, CA 92373

Eukon Group
Attn: Colleen Khouri & John Pappas
65 Post - Suite 1000
Irvine, CA 92618

Eukon Group
Attn: Colleen Khouri & John Pappas
65 Post - Suite 1000
Irvine, CA 92618



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CUP03762 / VAR01904 / EA42964
Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Eukon Group – Colleen Khouri & John Pappas
Project Applicant

65 Post – Suite 1000 Irvine, CA 92618
Address

East of Redlands Blvd., Southwest of San Timoteo Canyon Road, north of Viper Road. Parcel address is 9100 Redlands Blvd.
Project Location

The project proposes to construct a 105 foot lattice tower wireless communication facility. The project also proposes the installation of two (2) wireless communication carrier's and their equipment. Sprint will install nine (9) six foot high panel antennas, three (3) two foot diameter microwave dishes, twelve (12) remote radio heads, one (1) global positioning satellite, and seven (7) equipment cabinets inside their 165 sq. ft. lease area. Verizon will install twelve (12) eight foot high panel antennas, two (2) two foot diameter microwave dishes, twelve (12) remote radio units, two (2) surge protection units, three (3) equipment cabinets, and one (1) 15kw diesel generator with a 54 gallon fuel tank inside their 185 sq. ft. lease area. All lease areas and the lattice tower will be within a 1,600 sq. ft. total lease area surrounded by an eight (8) foot high block wall. Variance No. 1904 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings one thousand feet (1000 ft.). If approved, Variance No. 1904 would allow for a setback of 520 feet from the nearest habitable dwelling.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 15, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

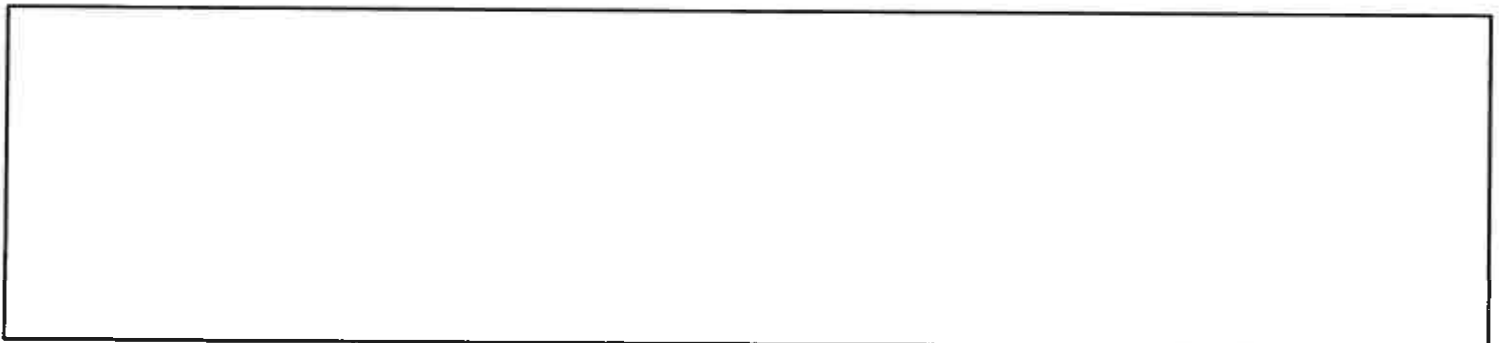
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZEA42964 ZCFG06335 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1613100

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: EUKON GROUP \$50.00
paid by: MC 01980P
CFG FOR EA42964
paid towards: CFG06335 CALIF FISH & GAME: DOC FEE
at parcel: 9100 REDLANDS BLV MOVA
appl type: CFG3

By _____ Oct 27, 2016 11:25
MGARDNER posting date Oct 27, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1700961

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: EUKON GROUP \$2,216.25
paid by: MC 01199P
CFG FOR EA42964
paid towards: CFG06335 CALIF FISH & GAME: DOC FEE
at parcel: 9100 REDLANDS BLV MOVA
appl type: CFG3

By _____ Jan 24, 2017 12:07
MGARDNER posting date Jan 24, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

Overpayments of less than \$5.00 will not be refunded!



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.2

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Numbers:	CUP No. 3757 and CZ No. 7921
CEQA Exempt:	Section 15301 and No New Environmental Document is Required
Area Plan:	Southwest
Zoning Area/District:	Rancho California Area
Supervisory District:	Third District
Project Planner:	Larry Ross
Project APN:	927-100-053

Applicant: Linda R Davis Family Trust

Representative: VSL Engineering



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3757 proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 square foot home on a 10.41 acre lot. The facility will operate in three shifts and have 23 full time staff, consisting of 4 licensed therapists, 3 certified addiction counselors, 12 behavioral health technicians, 2 housekeeping staff and 2 facility directors. The maximum number of staff at one time is 12 people at the facility.

Change of Zone No. 7921 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. It will change the site's zoning classification from Rural-Residential to Wine Country-Equestrian.

The project site is located north of De Portola Road, and both south and west of Paseo Del Traza, more specifically at 36500 De Portola Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facility), based on the findings and conclusions incorporated in the staff report; and,

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7921, amending the zoning classification for the subject property from R-R Zone to WC-E Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.; and,

APPROVE CONDITIONAL USE PERMIT NO. 3757, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area
Surrounding General Plan Land Uses	
North:	Rural : Rural Residential
East:	Rural : Rural Residential
South:	Rural : Rural Residential
West:	Rural : Rural Residential
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Wine Country – Equestrian (WC-E)
Surrounding Zoning Classifications	
North:	Wine Country – Equestrian (WC-E)
East:	Wine Country – Equestrian (WC-E)
South:	Rural Residential (R-R)
West:	Wine Country – Equestrian (WC-E)
Existing Use:	6 bed residential drug and alcohol treatment facility
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Single Family Dwelling
West:	Single Family Dwelling

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10.41 acres	N/A
Existing Building Area (SQFT):	7384 square foot home	N/A
Proposed Building Area (SQFT):	N/A	N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	N/A	N/A
Proposed Minimum Lot Size:	N/A	N/A

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential Treatment Facility	7,384	Maximum of 12 employees	12	27
TOTAL:	7,384			

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 149 Wine Country Road Maintenance
Recreation and Parks District:	No
Special Flood Hazard Zone:	Yes – 100 year flood area
Agricultural Preserve	No
Liquefaction Area:	Yes – very low, moderate and very high
Fault Zone:	No
Fire Zone:	Yes – moderate and high
Mount Palomar Observatory Lighting Zone:	Yes – Zone A 13.78 Miles from Mt. Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

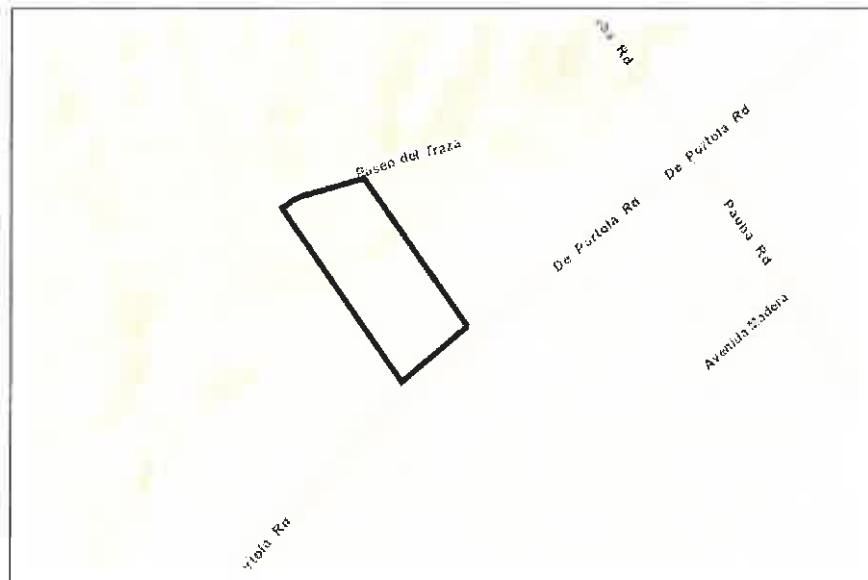


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The facility has operated since January of 2016 as a 6 bed residential drug and alcohol treatment facility under State law. In order to have more beds, the facility must obtain a Conditional Use Permit. According to their operations plan residents are not allowed to have personal vehicles on site, however, they may leave at any time, but if they do they "opt out" of the program and will be driven by staff to an airport or other transportation facility. The facility does not dispense medication, it only administers counseling. The facilities full operations plan is located on the front page of Exhibit A of the site plan.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

Existing Facility

This proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 as the project is an Existing Facility. This section includes the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion beyond that existing at the time of the lead agency's determination. The project proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7384 square foot home. No changes will occur to the exterior of the home. Additional employee parking will be accommodated in an existing parking area. Therefore, increasing to 16 beds is a negligible expansion of the existing 6 bed residential drug and alcohol treatment facility.

Consistency Zoning

Additionally, Change of Zone No. 7921 is required to make the subject property’s zoning classification consistent with the County’s General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Equestrian Zone, respectively. Minor modifications to the Wine County Zones were subsequently approved by the Board through adoption of Ordinance No. 348.4818 to improve the implementation of the Community Plan. In compliance with CEQA an addendum to the EIR No. 524 was considered for the modifications and the Board approved Ordinance No. 348.4818 on December 15, 2015.

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7921 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Change of Zone No. 7921 is changing the property’s zoning classification to Wine Country - Equestrian Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
- b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
- c. The Wine Country - Equestrian Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
- d. There are no changes to the mitigation measures included in EIR No. 524; and
- e. Change of zone No. 7921 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country – Equestrian Zone analyzed in EIR No. 524.

FINDINGS AND CONCLUSIONS

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

- 1. Change of Zone No. 7921 is a proposal to change the project site’s Zoning Classification from Rural Residential (R-R) to Wine Country – Equestrian (WC-E).
- 2. The proposed zone change would not be detrimental to the health, safety or general welfare of the community, as the proposed change brings the project site into conformance with the General Plan. The proposed change to Wine Country – Equestrian (WC-E) brings the zoning into conformance with the Temecula Valley Wine Country Policy Area of the General Plan.

3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injury to fish or wildlife or their habitat, since no new construction is proposed on this previously disturbed project site.
4. The proposed use for Conditional Use Permit No. 3757, a residential drug and alcohol abuse treatment facility, conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
5. The proposed use is a residential drug and alcohol abuse treatment facility located in a single family residence on a 10.41 acre parcel. The Rural Residential land use designation allows for one single family per five acres, which the project meets this requirement. Therefore by maintaining the character of both the single family residence and the rural nature because of the lot size, the proposed project is compatible with the Rural Residential land use designation.
6. The proposed use is permitted in the proposed Wine Country – Equestrian (WC-E) zone with a Conditional Use Permit. Ordinance No. 348, Section 19.101.D. provides that a Residential Drug and Alcohol Treatment facility that serves seven or more persons is allowed in the WC-E zoning classification with an approved Conditional Use Permit.
7. This project meets the definition of an Alcohol or Drug Abuse Treatment Facility in Ordinance No. 348, Section 19.101.D, which provides the following: a Residential Facility is “a State licensed premises, place or building that provides 24 hour residential non-medical services to adults who are recovering from problems related to alcohol, drug or alcohol and drug misuse or abuse, and who need alcohol, drug or alcohol and drug recovery treatment or detoxification services.” The project proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7384 square foot home. The facility does not dispense medication.
8. The proposed use also complies with the development standards for the proposed WC-E zoning classification based on the following:
 - a. SETBACKS. The following setback requirements shall apply:
 - i) The minimum front setback for buildings and structures shall be fifty feet (50') from the property line. The front setback line is 833.5 feet, which meets this requirement.
 - ii) The minimum side setback for buildings and structures shall be thirty feet (30') from the property line. The side setbacks are 61.8 feet and 183.4, which meets this requirement.
 - iii) The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line. The rear setback is 126.9 feet, which meets this requirement.

- iv) The minimum road right of way setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot. The setback from Paseo Del Traza is 126.9 feet and the setback from De Portola Road is 833.5 feet, which meets this requirement.
 - v) The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100'). There are no proposed permanent buildings and structures used in conjunction with drying, processing, and packing operations associated with this project, therefore this requirement is met.
 - vi) The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300'). There is no Special Occasion Facility proposed with this project, therefore this requirement has been met.
 - vii) The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100'). There are no winery buildings proposed with this project, therefore this requirement has been met.
- b. **HABITABLE STORIES.** The number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2). The proposed project has two habitable stories and therefore meets this requirement.
- c. **HEIGHT.**
- i) The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor

space. The height of the existing house is approximately 30 feet and therefore meets this requirement.

- ii) The maximum height for a structure shall exceed fifty feet (50') in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance. The height of the existing house is approximately 30 feet and therefore meets this requirement.
- d. Site layouts and building designs shall minimize noise impacts on surrounding properties and comply with Ordinance No. 847. The existing house is not designed in such a way as to increase noise on surrounding properties, and therefore the project meets this requirement.
- e. Drainage channels shall be constructed to avoid undermining or eroding the roadbed. No drainage channels are proposed with this project, therefore the project meets this requirement.
- f. Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines. The proposed project will not impact existing or planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines, and therefore the project meets this requirement.
- g. All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground. All utility service lines servicing the existing single family home are underground, therefore, the project meets this requirement.
- h. All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
- i. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. No on-site advertising signs are approved with this project, therefore the project meets this requirement.
- j. All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard and equine uses from residential encroachment and conflicting land uses. This requirement only apply to subdivision projects, and the proposed project is not a subdivision, therefore the project meets this requirement.

9. Be separated from another licensed Alcohol or Drug Abuse Treatment Facility by a minimum of three hundred feet (300') measured lot line to lot line. There are no other licensed Alcohol or Drug Treatment Facilities within 300 feet of this property at the time of the writing of this staff report.
10. In addition to the zoning classification's requirements, provide landscaping in compliance with Ordinance No. 859. Ordinance No. 859 requires for residential homes: "The water-efficient landscape requirements contained in this Ordinance shall be applicable to all rehabilitated landscapes associated with residential uses (including single family and multi-family units/projects) with a total landscape area equal to or greater than 2,500 square feet which require a discretionary permit and/or approval; all new landscapes associated with residential uses (including single family and multi-family projects) which require a discretionary permit and/or approval; and all new and rehabilitated landscapes associated with commercial or industrial uses which require a discretionary permit and/or approval." The proposed use is a continuation of the use of a single family home as a residential drug and alcohol treatment facility and no changes are proposed, and therefore no new or rehabilitated landscapes are proposed, and therefore the project is not subject to Ordinance No. 859.
11. Provide outdoor lighting in compliance with Ordinance No 915 and Ordinance No. 655. The project does not propose any light intrusion on to adjacent parcels, and therefore is in compliance with Ordinance No 915. The project is within zone A of the Mt. Palomar lighting zones, and therefore is subject to Ordinance No. 655 and will have to comply with the Ordinance.
12. Conduct indoor and outdoor activities in compliance with Ordinance No. 847. The proposed project will be used as a residential drug and alcohol treatment facility and as such will be required to meet the residential noise requirements as outlined in Ordinance No. 847.
13. Comply with all applicable Federal, State and local laws, and all applicable Federal, State and local health and safety regulations including, but not limited to, Fire and Building Code regulations. The project is required to maintain a State license for a residential drug and alcohol treatment facility in which the State enforces the California State Health and Safety Code, as well as all other Federal, State and local codes for this type of facility.
14. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project has been deigned to meet all the applicable health and safety codes for this type of facility. The facility will have on going oversight by the State of California as part of the licensing requirements for a residential drug and alcohol treatment facility.
15. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, since the proposed use is a residential use in a residential area. This proposed project has the benefit of being on a large lot surrounded by other large lots, thereby reducing impacts even further than the typical residential drug and alcohol facility which could be placed on a much smaller lot.

16. The project parcel is located in a 100 year flood plain, however, the proposed facility is above the flood plain and has physical access to Paseo Del Traza in the event of a 100 year flood.
17. The project parcel is located on areas that are very low, moderate and very high in liquefaction potential. The single family house in which the proposed use will occur is the very low liquefaction area.
18. The project is located in a State Responsibility Area with both a Moderate and High Fire Hazard Classification. As such, the building code at the time of the construction of the home in 1982 had to meet the corresponding fire codes of the time. A 16 bed residential drug and alcohol treatment facility has a different occupancy rating than the a typical single family home, as such the facility will be upgraded to R-4 occupancy rating which has more stringent fire code requirements, including but not limited to fire sprinklers throughout the facility.
19. The project is located within the Steven's Kangaroo Rat fee area and is therefore required to pay fees as outlined in Ordinance No. 663.

PUBLIC HEARING NOTIFICATION AND OUTREACH

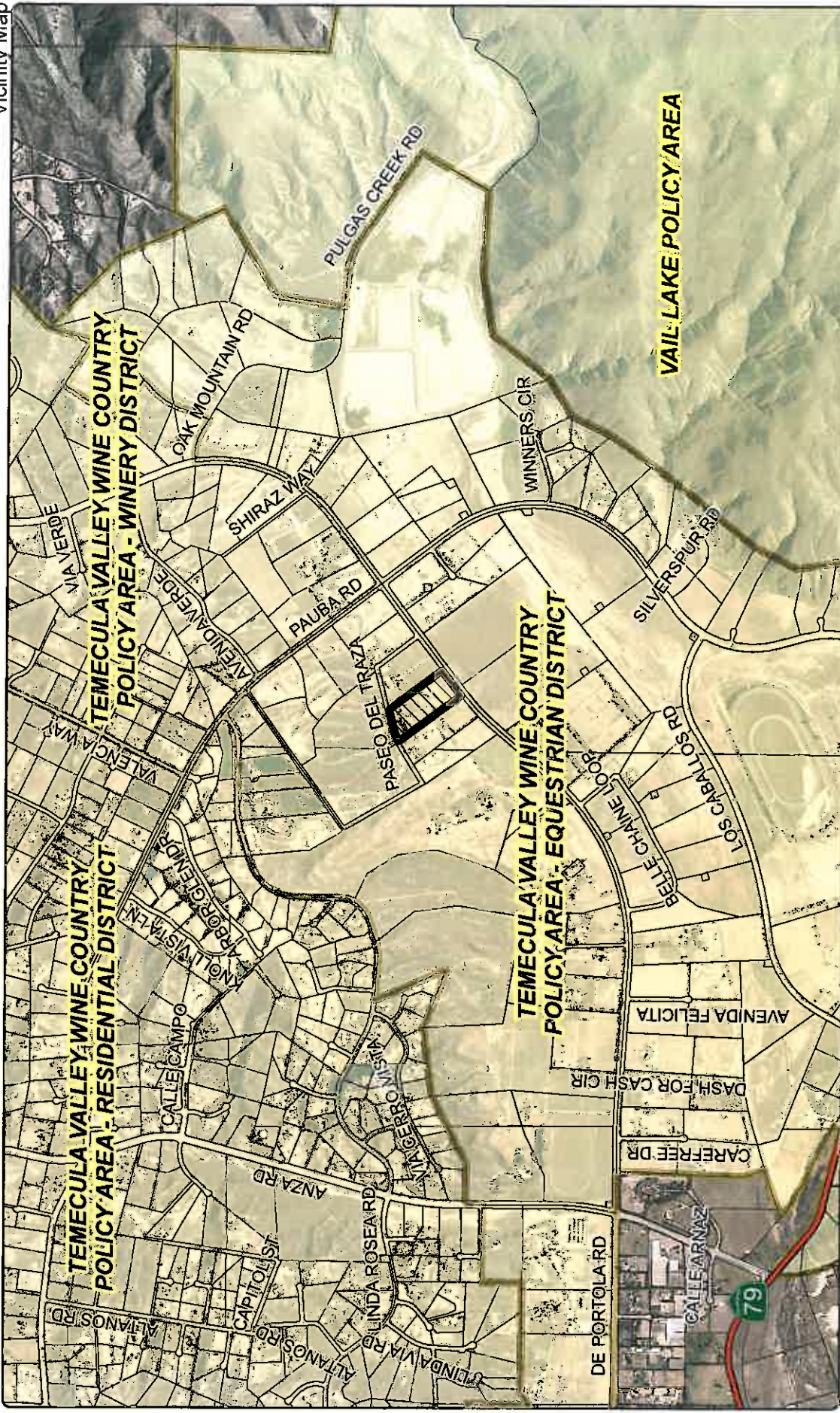
Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. Typically public hearing notices are mailed out to minimum of a 600 foot radius, increasing the radius until 25 owners are noticed or to a maximum 2,400 foot radius. At a 1,400 foot radius, 25 owners would have been met. Considering the location and the amount of vacant property in the area, staff decided to increase the notification radius to 2,400 feet.

As of the writing of this report, Planning Staff has not received any communication in support or opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07921 CUP03757
VICINITY/POLICY AREAS**

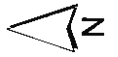
Supervisor: Washington
District 3

Date Drawn: 05/05/2017
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map was prepared for informational purposes only. It is not intended to be used for any other purpose. For further information, please contact the County Planning Department office in Riverside at (951)955-2000 (Western County) or in Palm Desert at (760)949-9777 (Eastern County) or Website: <http://planning.cofriverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03757

LAND USE

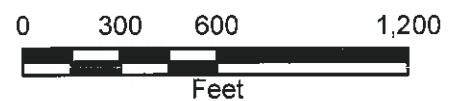
Supervisor: Washington
District 3

Date Drawn: 05/05/2017
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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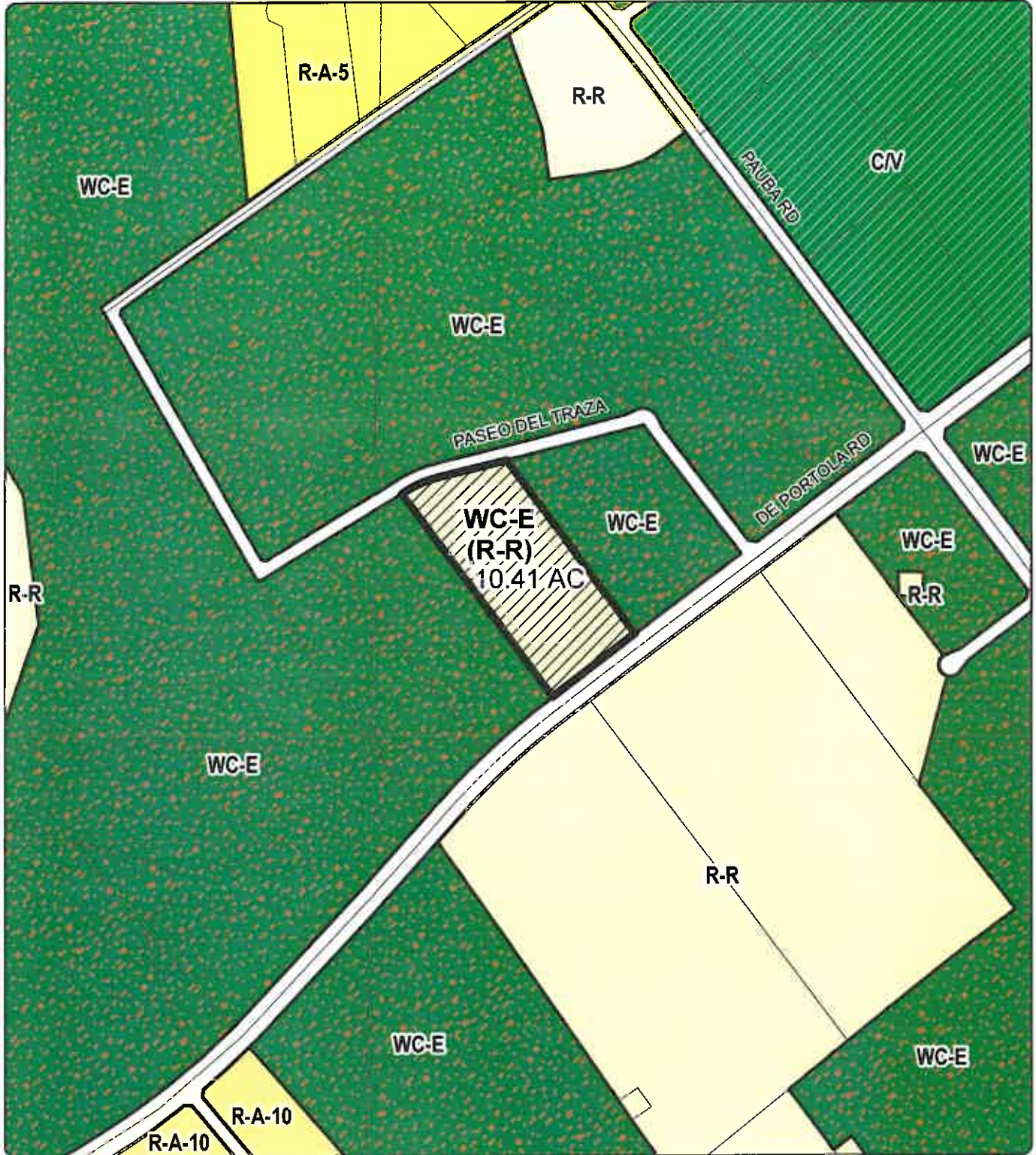
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07921 CUP03757

PROPOSED ZONING

Supervisor: Washington
District 3

Date Drawn: 05/05/2017
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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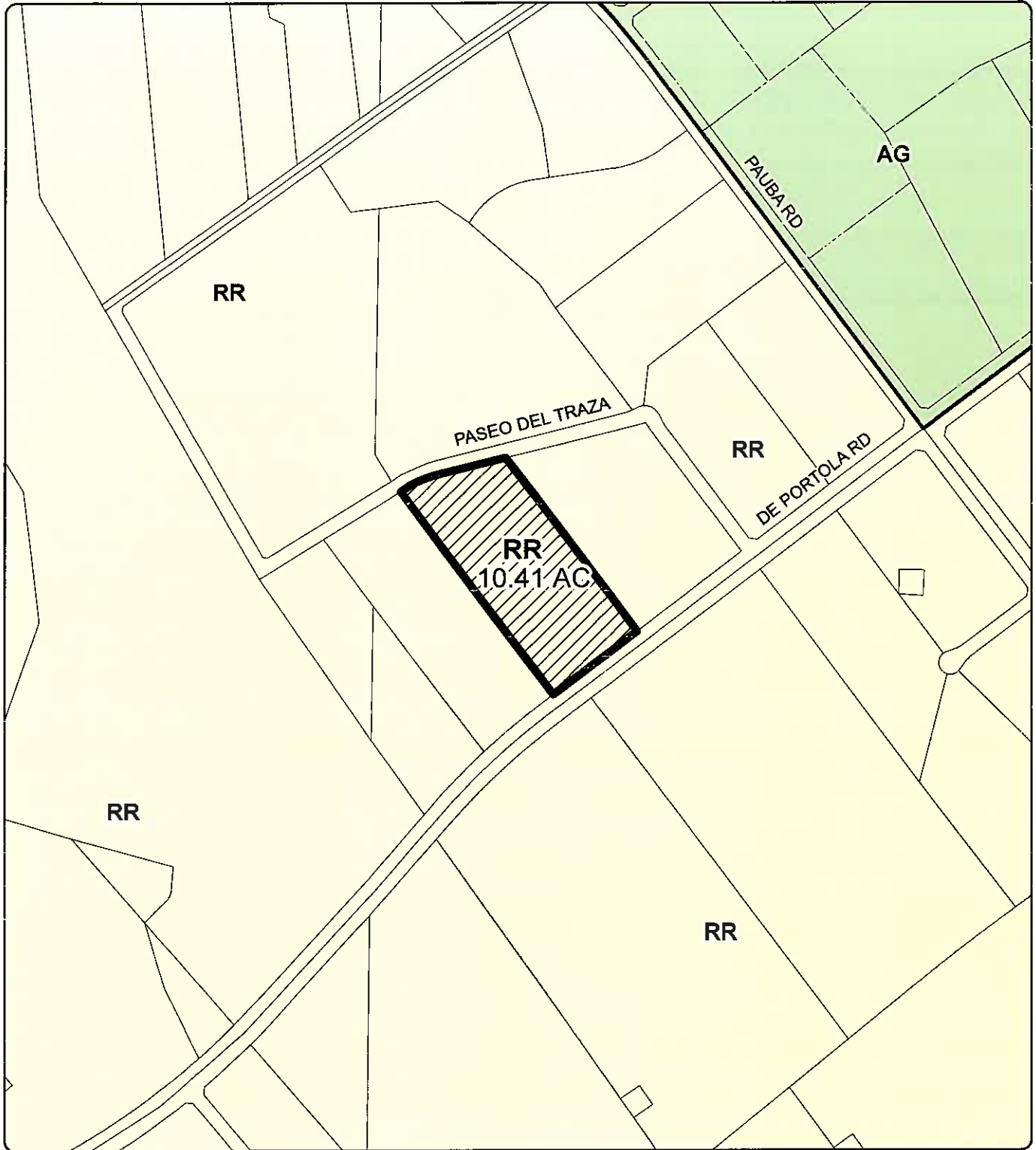
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07921 CUP03757

EXISTING GENERAL PLAN

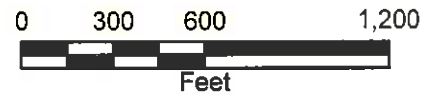
Supervisor: Washington
District 3

Date Drawn: 05/05/2017
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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CONDITIONAL USE PERMIT

THE MANOR - RESIDENTIAL TREATMENT FACILITY

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

OWNER/APPLICANT

DAVIS LINDA R FAMILY TRUST
4285 CITRUS DRIVE
PALMDALE, CA 93550
PHONE: (761) 339-1153

ENGINEER

VSL ENGINEERING
14301 S. WILLOW PARKWAY, #179
TERRACOLA, CA 92682
PHONE: (951) 298-3950

SITE ADDRESS

36500 DE PORTOLA ROAD
TERRACOLA, CA 92682

LEGAL DESCRIPTION

10.41 ACRES IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 WEST, OFFICIAL RECORDS RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER

827-100-053

ZONING

EXISTING ZONING: RURAL RESIDENTIAL WINE COUNTRY (RW-3)
PROPOSED ZONING: WINE COUNTRY (WC-3)

LANDUSE

EXISTING LANDUSE: RURAL RESIDENTIAL WINE COUNTRY POLICY AREA - EQUESTRIAN DISTRICT

UTILITY PURVEYORS

- WATER: RIVERSIDE COUNTY WATER DIST.
- ELECTRIC: SOUTHERN CALIFORNIA GAS COMPANY
- SEWER: SOUTHERN CALIFORNIA Edison
- TELEPHONE: VERIZON
- TELEVISION: SOUTHERN CALIFORNIA Edison
- SCHOOL DISTRICT: TEMECOLA VALLEY SCHOOL DISTRICT.

ACREAGE

GROSS: 10.41 AC
NET: 10.41 AC

GENERAL NOTES

- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN AREA.
- THIS PROJECT IS WITHIN THE TEMECOLA VALLEY WINE COUNTRY POLICY AREA.
- THIS PROJECT IS WITHIN WINE COUNTRY #160 ROAD MAINTENANCE AREA.
- THE PROJECT HAS VERY HIGH TO VERY LOW POTENTIAL FOR LIQUEFACTION.
- ALL EXISTING STRUCTURES TO REMAIN.
- EXISTING DRIVEWAY DOES NOT EXCEED 10% GRADE.
- EXISTING DRIVEWAY DOES NOT EXCEED 10% GRADE.
- EXISTING DRIVEWAY DOES NOT EXCEED 10% GRADE.
- OCCUPANCY TYPE: N-4 (SEE CALIFORNIA BUILDING CODE).
- EXISTING RESURFACE 5 SPRINKLERS.
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DESCRIPTION OF FACILITY & OPERATION (CONT.)

THE MANOR HOUSE IS A PRIVATELY OWNED RESIDENCE LOCATED ON DE PORTOLA ROAD IN TEMECOLA, CALIFORNIA. THE MANOR HOUSE IS A HISTORICAL PRIVATE RESIDENCE CONSTRUCTED IN THE 1930'S ON 11 ACRES AND THE PARCEL IS GATED, FENCED AND SURROUNDED BY MATURE TREES BLOSSOMING WITH FOUR SPARTAN BIRCHES, THREE UPSTAIRS AND ONE DOWNSTAIRS, AN OFFICE, AS WELL AS A LARGE BATH, LIVING ROOM, DINING ROOM, AND KITCHEN. THE MANOR HOUSE IS SITUATED IN AN AREA OF HORSE RANCHES, AWAY FROM ANY FACILITIES OPEN TO THE PUBLIC. IT IS AN HISTORICAL PRIVATE RESIDENCE CONSTRUCTED IN THE 1930'S ON 11 ACRES AND THE PARCEL IS GATED, FENCED AND SURROUNDED BY MATURE TREES BLOSSOMING WITH FOUR SPARTAN BIRCHES, THREE UPSTAIRS AND ONE DOWNSTAIRS, AN OFFICE, AS WELL AS A LARGE BATH, LIVING ROOM, DINING ROOM, AND KITCHEN. THE MANOR HOUSE IS SITUATED IN AN AREA OF HORSE RANCHES, AWAY FROM ANY FACILITIES OPEN TO THE PUBLIC. IT IS AN HISTORICAL PRIVATE RESIDENCE CONSTRUCTED IN THE 1930'S ON 11 ACRES AND THE PARCEL IS GATED, FENCED AND SURROUNDED BY MATURE TREES BLOSSOMING WITH FOUR SPARTAN BIRCHES, THREE UPSTAIRS AND ONE DOWNSTAIRS, AN OFFICE, AS WELL AS A LARGE BATH, LIVING ROOM, DINING ROOM, AND KITCHEN.

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DESCRIPTION OF FACILITY & OPERATION (CONT.)

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DESCRIPTION OF FACILITY & OPERATION (CONT.)

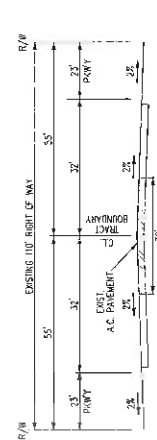
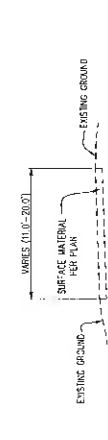
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DE PORTOLA ROAD
NOT TO SCALE
NOTE: NO IMPROVEMENTS PROPOSED

DESCRIPTION OF FACILITY & OPERATION (CONT.)

THE MANOR HOUSE HAS PREVIOUSLY BEEN INSPECTED FOR ITS LEVEL OF PROTECTION AGAINST FIRE AND BURGLARIES THROUGHOUT THE HOME. UNLESS SHOWN OTHERWISE, ALL ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. THE MANOR HOUSE IS A HISTORICAL PRIVATE RESIDENCE CONSTRUCTED IN THE 1930'S ON 11 ACRES AND THE PARCEL IS GATED, FENCED AND SURROUNDED BY MATURE TREES BLOSSOMING WITH FOUR SPARTAN BIRCHES, THREE UPSTAIRS AND ONE DOWNSTAIRS, AN OFFICE, AS WELL AS A LARGE BATH, LIVING ROOM, DINING ROOM, AND KITCHEN.

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NO CONSTRUCTION PROPOSED

COUNTY OF RIVERSIDE
APN 827-100-053
36500 DE PORTOLA ROAD
TERRACOLA, CA 92682

DATE PREPARED: JULY 2015

VSL ENGINEERING
31605 TEMECOLA PARK, # 129, TEMECOLA, CA 92682
TEL: (951) 298-3950, FAX: (951) 537-1596

FOR: _____
SCALE: AS SHOWN BENCHMARK:
DATE: _____

DESIGNED BY: _____
CHECKED BY: _____
DRAWN BY: _____

DATE OF PERMIT: _____
APPROVED BY: _____
COUNTY: _____

FOR: _____

DATE OF PERMIT: _____
APPROVED BY: _____
COUNTY: _____

FOR: _____

DATE OF PERMIT: _____
APPROVED BY: _____
COUNTY: _____

NO CONSTRUCTION PROPOSED

COUNTY OF RIVERSIDE
APN 827-100-053
36500 DE PORTOLA ROAD
TERRACOLA, CA 92682

DATE PREPARED: JULY 2015

VSL ENGINEERING
31605 TEMECOLA PARK, # 129, TEMECOLA, CA 92682
TEL: (951) 298-3950, FAX: (951) 537-1596

FOR: _____
SCALE: AS SHOWN BENCHMARK:
DATE: _____

DESIGNED BY: _____
CHECKED BY: _____
DRAWN BY: _____

DATE OF PERMIT: _____
APPROVED BY: _____
COUNTY: _____

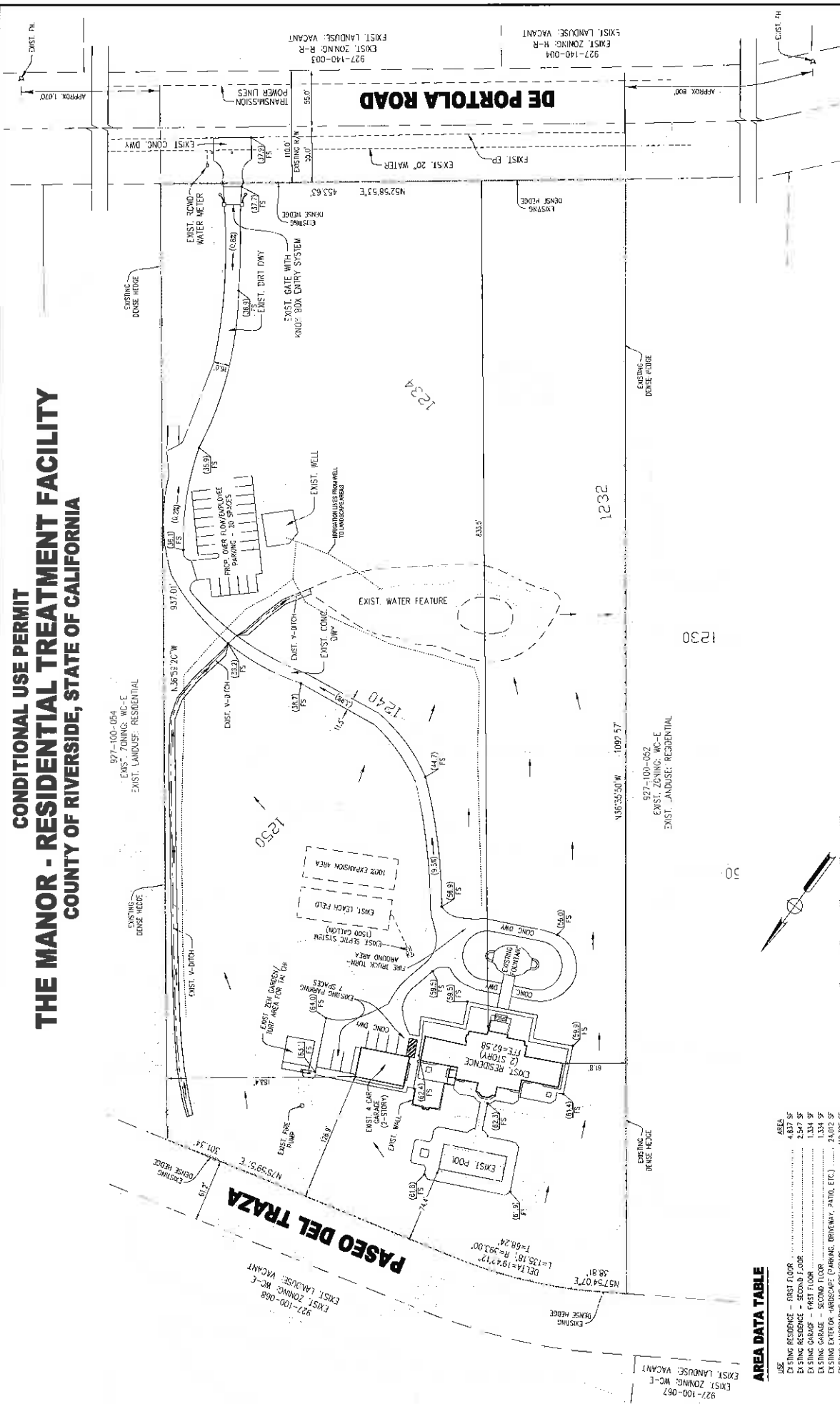
FOR: _____

DATE OF PERMIT: _____
APPROVED BY: _____
COUNTY: _____

FOR: _____

DATE OF PERMIT: _____
APPROVED BY: _____
COUNTY: _____

CONDITIONAL USE PERMIT THE MANOR - RESIDENTIAL TREATMENT FACILITY COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AREA DATA TABLE

USE	AREA
EXISTING RESIDENCE - FIRST FLOOR	4,837 SF
EXISTING RESIDENCE - SECOND FLOOR	2,547 SF
EXISTING GARAGE - SECOND FLOOR	1,134 SF
EXISTING EXTERIOR - ARBESCAPE (PARKING BRIGANDY, PATIO, ETC.)	24,002 SF
EXISTING LANDSCAPING AND GREENSPACE	418,096 SF

NO CONSTRUCTION PROPOSED

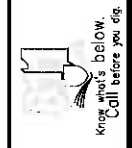
DATE PREPARED: JULY 2016

COUNTY OF RIVERSIDE APN 927-100-063 38500 DE PORTOLA ROAD CONDITIONAL USE PERMIT	
VSL ENGINEERING 3-805 TEJECULA PKWY., # 128, TEJECULA, CA 92692 TEL. (951) 286-3933, FAX. (888) 537-1386	
SHEET NO. 2 OF 7 P/C USE NO.	FOR:
DATE: _____ DRAWN BY: _____ CHECKED BY: _____	SCALE: AS SHOWN BENCHMARK: _____ DATE: _____



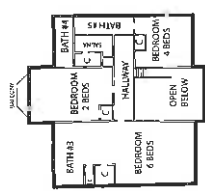
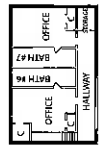
NOTE: NO NEW PLANTING OR IMPROVEMENTS PROPOSED

<p>NOTE:</p> <p>WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED AS A GUARANTEE OF ACCURACY OR A DESIGN OR CONSTRUCTION PERMIT HAS BEEN ISSUED.</p> <p>THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE COUNTY.</p>	<p>APPROVE</p> <p>DATE: _____ BY: _____</p> <p>DESIGNED BY: _____</p> <p>CHECKED BY: _____</p> <p>REVISIONS</p> <p>DATE: _____ BY: _____</p> <p>DESIGNED BY: _____</p>	<p>ACCEPTED BY: _____ DATE: _____</p> <p>FOR SHERIFF AND SAFETY DEPARTMENT, COUNTY OF RIVERSIDE</p> <p>PREPARED BY: _____ DATE: _____</p> <p>DR. DATE 12/21/17</p>	<p>ENGINEERING COMPANY:</p> <p>VSL ENGINEERING</p> <p>31805 TIBBOLA DRIVE, # 123, TIBBOLA, CA 92582</p> <p>TEL: (951) 236-3330, FAX: (951) 337-1382</p> <p>BENCHMARK: SEE SHEET NO. 1</p>	<p>SHEET NO. _____</p> <p>OF _____</p> <p>PAGE NO. _____</p>



Call before you dig.

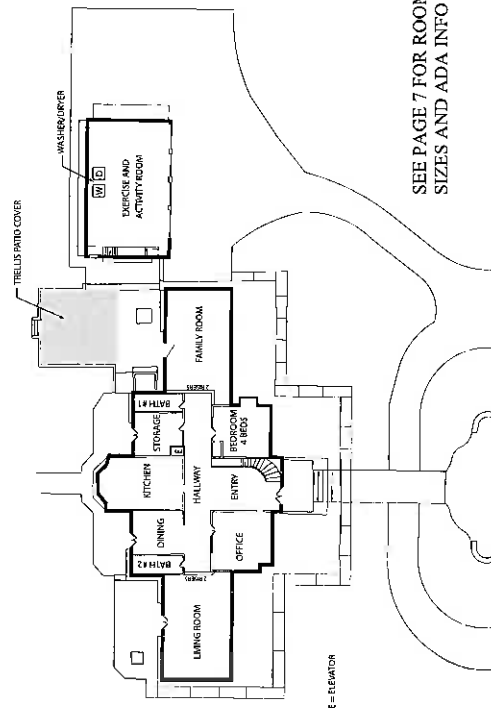
ROOM / FUTURE UNIT	AREA VALUE	FUTURE UNIT
BATH #1	1.5	1.5
BATH #2	1.5	1.5
BATH #3	1.5	1.5
BATH #4	1.5	1.5
BATH #5	1.5	1.5
BATH #6	1.5	1.5
BATH #7	1.5	1.5
BATH #8	1.5	1.5
BATH #9	1.5	1.5
BATH #10	1.5	1.5
BATH #11	1.5	1.5
BATH #12	1.5	1.5
BATH #13	1.5	1.5
BATH #14	1.5	1.5
BATH #15	1.5	1.5
BATH #16	1.5	1.5
BATH #17	1.5	1.5
BATH #18	1.5	1.5
BATH #19	1.5	1.5
BATH #20	1.5	1.5
BATH #21	1.5	1.5
BATH #22	1.5	1.5
BATH #23	1.5	1.5
BATH #24	1.5	1.5
BATH #25	1.5	1.5
BATH #26	1.5	1.5
BATH #27	1.5	1.5
BATH #28	1.5	1.5
BATH #29	1.5	1.5
BATH #30	1.5	1.5
BATH #31	1.5	1.5
BATH #32	1.5	1.5
BATH #33	1.5	1.5
BATH #34	1.5	1.5
BATH #35	1.5	1.5
BATH #36	1.5	1.5
BATH #37	1.5	1.5
BATH #38	1.5	1.5
BATH #39	1.5	1.5
BATH #40	1.5	1.5
BATH #41	1.5	1.5
BATH #42	1.5	1.5
BATH #43	1.5	1.5
BATH #44	1.5	1.5
BATH #45	1.5	1.5
BATH #46	1.5	1.5
BATH #47	1.5	1.5
BATH #48	1.5	1.5
BATH #49	1.5	1.5
BATH #50	1.5	1.5
BATH #51	1.5	1.5
BATH #52	1.5	1.5
BATH #53	1.5	1.5
BATH #54	1.5	1.5
BATH #55	1.5	1.5
BATH #56	1.5	1.5
BATH #57	1.5	1.5
BATH #58	1.5	1.5
BATH #59	1.5	1.5
BATH #60	1.5	1.5
BATH #61	1.5	1.5
BATH #62	1.5	1.5
BATH #63	1.5	1.5
BATH #64	1.5	1.5
BATH #65	1.5	1.5
BATH #66	1.5	1.5
BATH #67	1.5	1.5
BATH #68	1.5	1.5
BATH #69	1.5	1.5
BATH #70	1.5	1.5
BATH #71	1.5	1.5
BATH #72	1.5	1.5
BATH #73	1.5	1.5
BATH #74	1.5	1.5
BATH #75	1.5	1.5
BATH #76	1.5	1.5
BATH #77	1.5	1.5
BATH #78	1.5	1.5
BATH #79	1.5	1.5
BATH #80	1.5	1.5
BATH #81	1.5	1.5
BATH #82	1.5	1.5
BATH #83	1.5	1.5
BATH #84	1.5	1.5
BATH #85	1.5	1.5
BATH #86	1.5	1.5
BATH #87	1.5	1.5
BATH #88	1.5	1.5
BATH #89	1.5	1.5
BATH #90	1.5	1.5
BATH #91	1.5	1.5
BATH #92	1.5	1.5
BATH #93	1.5	1.5
BATH #94	1.5	1.5
BATH #95	1.5	1.5
BATH #96	1.5	1.5
BATH #97	1.5	1.5
BATH #98	1.5	1.5
BATH #99	1.5	1.5
BATH #100	1.5	1.5



SECOND FLOOR

1" = 20'

TOTAL FUTURE UNITS



SEE PAGE 7 FOR ROOM SIZES AND ADA INFO

FIRST FLOOR

1" = 20'

NOTE:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED AN ENGINEERING DESIGN OR PERMIT. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SHEET NO. _____ OF _____
 COUNTY OF RIVERSIDE
MANOR HOUSE
 FLOORPLANS

ENGINEERING COMPANY:
VSL ENGINEERING
 31825 TEMECULA PARK, # 20, TEMECULA, CA 92592
 TEL. (951) 298-3886, FAX. (951) 257-1898

FOR: _____
 DATE: _____

ACCEPTED BY: _____ DATE: _____
 FOR BUILDING AND SAFETY DEPARTMENT, COUNTY OF RIVERSIDE

PREPARED BY: _____ DATE: _____
 PROJECT: _____ P.E. _____
 R.C.S. NO. 48340

DATE: _____ **BY:** _____ **MARK:** _____
DESIGNED BY: _____ **REVISIONS:** _____ **CHECKED BY:** _____

SEE SHEET NO. 1
BENCHMARK: _____
 DATE: _____

**KNOW WHAT'S BELOW,
 Call before you dig.**

FOR: _____
 DATE: _____



RESIDENCE - FRONT ELEVATION



RESIDENCE - REAR ELEVATION

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A PROFESSIONAL ENGINEERING DESIGN OR CONTRACT DOCUMENT UNLESS IT IS USED IN CONNECTION WITH A PROFESSIONAL ENGINEERING DESIGN OR CONTRACT DOCUMENT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PRIVATE Pools AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY.



DATE	BY	MARK	APPROVAL DATE
REVISION	BY	MARK	DATE
RESERVED	BY	MARK	DATE
RESERVED	BY	MARK	DATE
RESERVED	BY	MARK	DATE
RESERVED	BY	MARK	DATE
RESERVED	BY	MARK	DATE
RESERVED	BY	MARK	DATE
RESERVED	BY	MARK	DATE
RESERVED	BY	MARK	DATE



ACCEPTED BY: _____ DATE: _____
FOR BUILDING AND SAFETY DEPARTMENT, COUNTY OF RIVERSIDE

PREPARED BY: _____ DATE: _____
THOMAS A. WALKER, P.E.
P.L.L.C. NO. 40080

DATE: _____ **EXP. DATE:** 12/31/17

ENGINEERING COMPANY:
VSL ENGINEERING
31805 TEMECULA PARK # 250, TEMECULA, CA 92592
TEL: (951) 266-8860; FAX: (951) 301-1098

BENCHMARK: _____ **SEE SHEET NO. 1**

COUNTY OF RIVERSIDE
MANOR HOUSE ELEVATIONS

SHEET NO. _____ OF _____
7/5 LOG NO. _____
FOR: _____



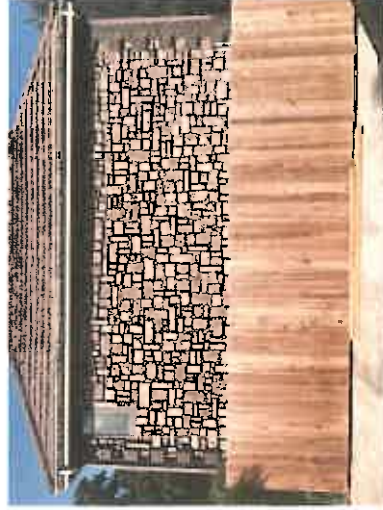
GARAGE - FRONT ELEVATION



GARAGE - LEFT ELEVATION

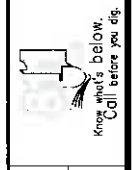


GARAGE - REAR ELEVATION



GARAGE - RIGHT ELEVATION

NOTE:
 THE COUNTY ENGINEER HAS REVIEWED THESE PLANS AND HAS NOT
 GUARANTEED THE ACCURACY OF THE DATA OR THE
 COMPLETION OF THE PROJECT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE
 DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.
 THE PRIVATE ENGINEER BEING RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 FOR A COMPLETE LIST OF ENGINEERS AND ARCHITECTS SEE THE LISTING IN THE YELLOW PAGES OF THE
 DIRECTORY OF THE COUNTY OF RIVERSIDE.



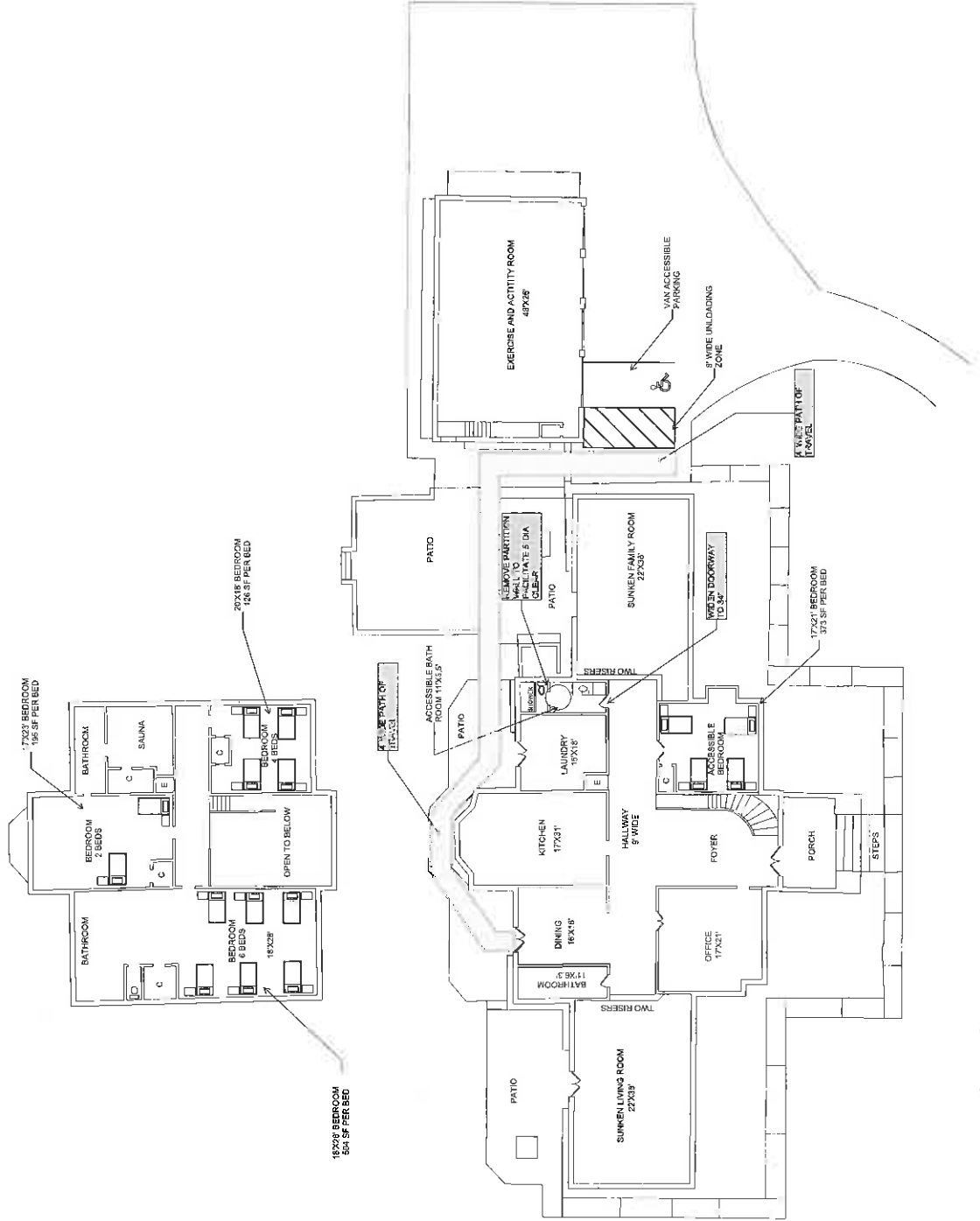
DATE	BY	REVISIONS	POSTED	CHECKED BY



ACCEPTED BY: _____ DATE _____
 FOR BUILDING AND SAFETY DEPARTMENT, COUNTY OF RIVERSIDE
PREPARED BY: _____ DATE _____
 RICHARD L. VALDEZ, P.E.
 P.C.E. NO. 40260

ENGINEERING COMPANY:
VSL ENGINEERING
 31805 TELESCOPA PARKWAY, # 123, TELESCOPA, CA 92582
 TEL. (951) 256-3530, FAX. (951) 888-1398
BENCHMARK: _____ SEE SHEET NO. 1
 DATE: _____

COUNTY OF RIVERSIDE
MANOR HOUSE
 GARAGE ELEVATIONS
 SHEET NO. _____ OF _____
 P/C L06 NO. _____
 FOR: _____
 DATE: _____



COUNTY OF RIVERSIDE
MANOR HOUSE
ADA ADAPTABILITY PLAN

FOR: _____

SHEET NO. _____

OF _____

P/C LOG NO. _____

ENGINEERING COMPANY:
VSL ENGINEERING
31605
16150 VAN BOONE BLVD. # 128, BOSTON, CA 92542
TEL: (651) 766-3830, FAX: (651) 766-3836

SEE SHEET NO. 1

DATE: _____

ACCEPTED BY: _____ DATE: _____

FOR PLANNING AND SAFETY DEPARTMENT, COUNTY OF RIVERSIDE

PREPARED BY: _____ DATE: _____

EXPIRES: 1/1/2022, P.E.
R.C.E. NO. 48263

DATE: _____ BY: _____

DESIGNED BY: _____

CHECKED BY: _____

APPROVED BY: _____ DATE: _____

DATE: _____ BY: _____

DESIGNED BY: _____

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DATE: _____ BY: _____

DESIGNED BY: _____

CHECKED BY: _____

APPROVED BY: _____ DATE: _____

DATE: _____ BY: _____

DESIGNED BY: _____

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A GUARANTEE OF FITNESS FOR ANY PARTICULAR PURPOSE UNLESS SPECIFICALLY STATED OTHERWISE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Know what's below,
Call before you dig.

CASE: CUP03757
 EXHIBIT: Exhibit B&S
 DATE: 3/14/2017
 PLANNER: L. ROSS
 Page #: 1



SHEET NO. _____ OF _____
 P/C LOG NO. _____
COUNTY OF RIVERSIDE
MANOR HOUSE
 ADA ADAPTABILITY PLAN
 FOR: _____

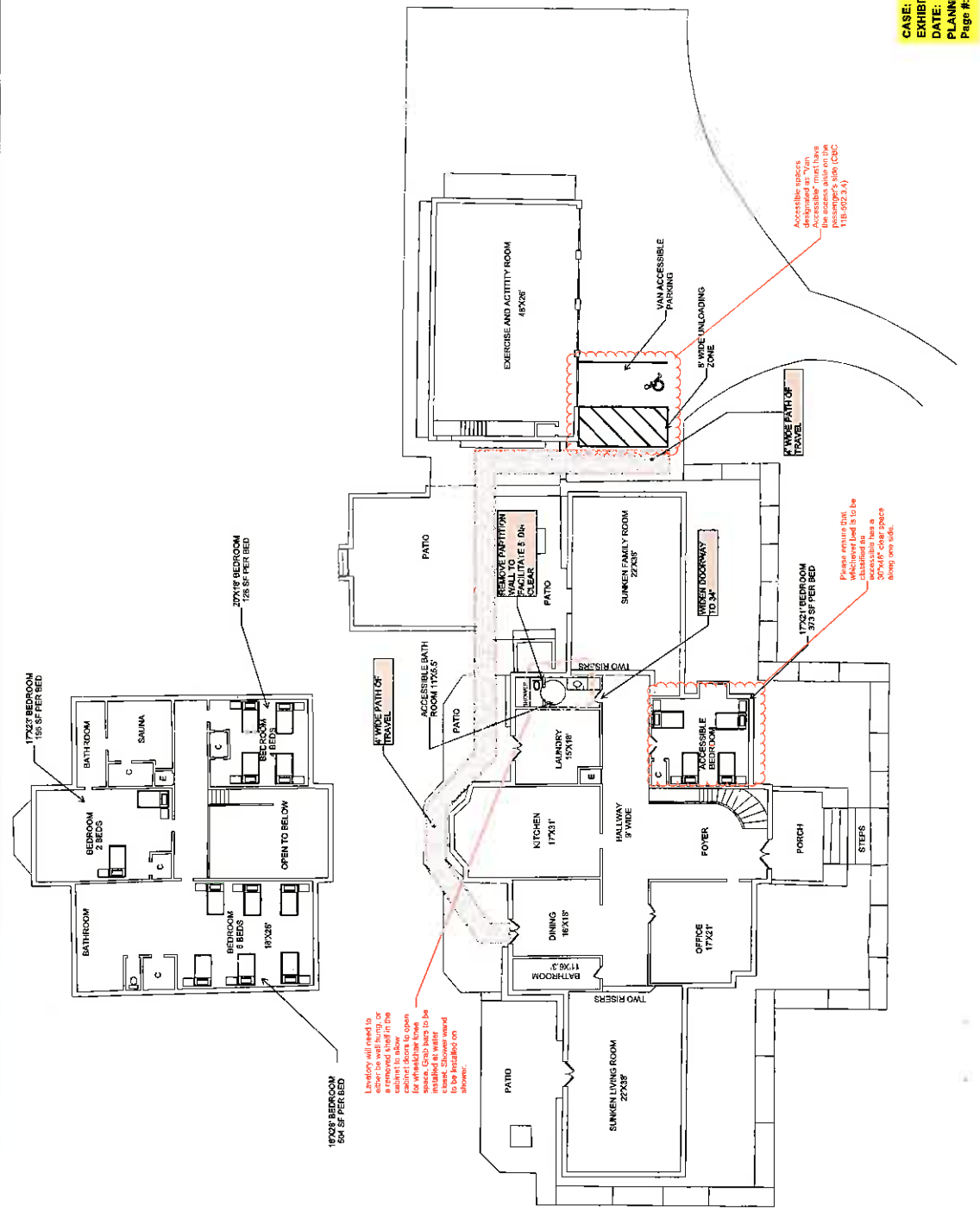
ENGINEERING COMPANY:
VSL ENGINEERING
 31805 TEMECULA PKWY. # 129, TEMECULA, CA 92592
 TEL. (951) 298-3330, FAX (951) 257-1388
BENCHMARK SEE SHEET NO. 1
 DATE: _____

ACCEPTED BY: _____ DATE: _____
 FOR BUILDING AND SAFETY DEPARTMENT, COUNTY OF RIVERSIDE
 PREPARED BY: _____ DATE: _____
 RICHARD L. VALDEZ, P.E.
 R.C.E. NO. 48000
 EXP. DATE 12/31/17

DESIGNED BY TAV
 CHECKED BY TAV
 DATE: _____
 DRAWN BY TAV
 REVISIONS
 DESIGNED BY TAV
 CHECKED BY TAV
 DATE: _____
 DRAWN BY TAV



NOTE: WORK CONTINUED WITH THESE PLANS SHALL NOT CONSTITUTE AN ENFORCEMENT PERMIT AND/OR A CONSTRUCTION PERMIT HAS BEEN ISSUED.
 THE PRIVATE ENGINEER MAKING THESE PLANS IS NOT PROVIDING ANY WARRANTY OR GUARANTEE AND WILL NOT BE RESPONSIBLE FOR OBTAINING AN ACCEPTABLE SOLUTION AND RESOLVING THE ISSUES THAT MAY ARISE IN THE COUNTY.



16x20 BEDROOM 54 SF PER BED
 Landscaping will need to either be walling or a concrete pad at the cabinet doors to open for wheelchair to be installed at water creek. Shower wand installed on shower.

Accessible spaces designated as 7' unobstructed path. Accessible materials per 2010 ADA Standards for Accessible Design (2010 ADAAG) and 2010 International Building Code (IBC) 11B-502.3.4

Please review that the wheelchair is to be classified as a standard wheelchair along one side.

ADVISORY NOTIFICATION DOCUMENT



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

The following notifications are included as part of the recommendation of approval for CUP03757. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Conditional Use Permit No. 3757 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Temecula Valley Wine Country (Adopted 3/11/2014)

Advisory Notification. 3 AND - Exhibits

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3757 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3757, Exhibit A, dated 2-9-17.
APPROVED EXHIBIT B AND S = Conditional Use Permit No. 3757, Exhibit B and S, dated 3-14-17.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

ADVISORY NOTIFICATION DOCUMENT

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Project Description & Operational Limits

The use hereby permitted is to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7384 square foot home on a 10.41 acre lot. The facility will operate in three shifts and have 23 full time staff, consisting of 4 licensed therapists, 3 certified addiction counselors, 12 behavioral health technicians, 2 housekeeping staff and 2 facility directors. The maximum number of staff at one time is 12 people at the facility.

Advisory Notification. 6 AND -Hold Harmless

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND -Hold Harmless (cont.)
from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit No. 3757 and/or Change of Zone No. 7921 or its associated environmental documentation; 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 Conditional Use Permit No. 3757 and Change of Zone No. 7321, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - B&S SUBMISSION REQ

The Plot Plan has been approved with the following conditions:

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - B&S SUBMISSION REQ
(cont.)

Corrections in Bluebeam on Submittal 3, Page 7 should be addressed when plans are submitted for Plan Check, which is Exhibit B and S dated 3-14-17 of these conditions of approval.

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In residential applications, each separate structure will require a separate building permit.

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

E Health

E Health. 1 0010-E Health-USE - OWTS FOR WASTEWATER

CUP3757 is proposing the use of an on-site waste-water treatment system (OWTS). The OWTS must be up-sized to accommodate the 16 max patient facility.

E Health. 2 0010-E Health-USE - POTABLE WATER SERVICE

CUP3757 is proposing potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

Fire

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0010-Fire-USE - CHANGE OF USE PERMIT

Obtain or provide proof of a change of use to R-4 Occupancy. Contact the Riverside County Building & Safety Department for a change of use permit.

Fire. 2 0010-Fire-USE-#25-GATE ENTRANCES

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

Fire. 3 0010-Fire-USE-#88A-AUTO/MAN GATES

Gates shall open to allow unobstructed road width, with a setback of 35 feet from face of curb/flow line. 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 foot 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.

Planning

Planning. 1 0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 3 0010-Planning-USE - FEES FOR REVIEW

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 5 0010-Planning-USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 6 0010-Planning-USE - ORD 810 O S FEE (1)

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Planning. 7 0010-Planning-USE - PERMIT SIGNS

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 8 0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12.

Planning. 9 0010-Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from State of California, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 10 0020-Planning-USE - EXPIRATION DATE-USE CASE

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

0020-Planning-USE - EXPIRATION DATE-USE CASE
(cont.)

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

Planning. 11

0020-Planning-USE - LIFE OF THE PERMIT

The life of Conditional Use Permit No. 3757 shall terminate on July 1, 2028. This permit shall thereafter be null and void and of no effect whatsoever.

Plan: CUP03757

Parcel:927100053

60. Prior To Grading Permit Issuance

Planning. 1 60-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3757, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning. 2 60-Planning-USE - REQD APPLICATIONS (1) Not Satisfied

No grading permits shall be issued until Change of Zone No. 7921 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

80. Prior To Building Permit Issuance

Planning. 1 80-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Conditional Use Permit No. 3757, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

Planning. 2 80-Planning-USE - REQD APPLICATIONS (2) Not Satisfied

No building permits shall be issued until Change of Zone No. 7921 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

Planning. 3 80-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

Planning. 4 80-Planning-USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

90. Prior to Building Final Inspection

E Health. 1 90-E Health-USE - OWTS COMPLETION Not Satisfied

Prior to building final, applicant must coordinate with this Department to complete the installation of the properly sized system based on CUP3757. A construction permit was processed on 9/12/17. Please call 951-955-8980 for additional details.

Plan: CUP03757

Parcel:927100053

Fire. 1 90-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage.

Fire. 2 90-Fire-USE-#83-AUTO/MAN FIRE ALARM Not Satisfied

Applicant or developer shall be responsible to install a manual or automatic fire alarm system for R-4 occupancies in accordance with California Fire Code, Section 907. Plans must be submitted to the Fire Department for approval prior to installation.

Planning. 1 90-Planning-USE - CONDITION COMPLIANCE Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

Planning. 2 90-Planning-USE - POOL AND SPA FENCING Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

Planning. 3 90-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659 which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3757 has been calculated to be 10.41 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 4 90-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign

Plan: CUP03757

Parcel:927100053

constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

Planning. 5 90-Planning-USE - ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3757 is calculated to be 10.41 net acres. 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.

Planning. 6 90-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of twelve (12) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with either asphaltic concrete, concrete or decomposed granite to current standards as approved by the Department of Building and Safety.

Planning. 7 90-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including 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 10.41 acres (gross) in accordance with APPROVED

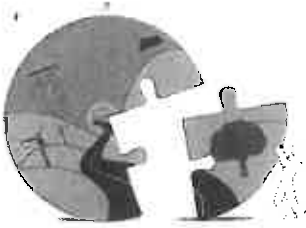
Plan: CUP03757

Parcel:927100053

EXHIBIT A. 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.

Transportation. 1 90-Transportation-USE - WRCOG TUMF Not Satisfied

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.



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Cup03757

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Linda R Davis Family Trust

Contact Person: Linda Davis E-Mail: linda@davislabs.com

Mailing Address: 4265 Citrus Drive

<u>Fallbrook</u>	<small>Street</small> <u>CA</u>	<u>92028</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714) 330-1053 Fax No: () N/A

Engineer/Representative Name: VSL Engineering

Contact Person: Richard Valdez E-Mail: vslengineering@gmail.com

Mailing Address: 31805 Temecula Parkway #129

<u>Temecula</u>	<small>Street</small> <u>CA</u>	<u>92592</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 296-3930 Fax No: () N/A

Property Owner Name: Linda R. Davis Family Trust

Contact Person: Linda R. Davis E-Mail: linda@davislabs.com

Mailing Address: 4265 Citrus Drive

<u>Fallbrook</u>	<small>Street</small> <u>CA</u>	<u>92028</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714) 330-0153 Fax No: () N/A

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

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 use permit type and 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.

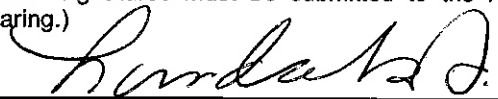
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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 use permit is ready for public hearing.)

Linda R. Davis

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-100-053

Approximate Gross Acreage: 10.61 Acres

General location (nearby or cross streets): North of DePortola Road, South of Paseo Del Traza, East of Anza Road, West of Pauba Road.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Sixteen bed residential treatment facility (drug and alcohol).

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s):

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	7384	35'	2	Two Story Residence	<input type="checkbox"/>	BZ411344
2	2668	35'	2	Garage (1st Floor), Bedrooms and Office (2nd Floor)	<input type="checkbox"/>	BZ411344
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				No Proposed Buildings
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1	676	Lattice Patio
2	1550	Swimming Pool
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Change of Zone From Rural Residential to Wine Country - Equestrian

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Linda R. Davis Family Trust

Address: 4265 Citrus Drive Fallbrook, CA 92028

Phone number: 714-330-0153

Address of site (street name and number if available, and ZIP Code): 36500 DePortola Road 92592

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 927-100-053

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: None

Applicant: Linda R. Davis Family Trust

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) *[Signature]*

Date 9.7.16

Owner/Authorized Agent (2) _____

Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development 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\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Linda R. Davis, Trustee of the Linda R. Davis Family Income Trust, U/A Dated January 1, 1997 ("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 APN 927-100-053 ("PROPERTY"); and,

WHEREAS, on September 7, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3757 and Change of Zone No. 7921 ("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:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Linda R. Davis
4265 Citrus Drive
Fallbrook, CA 92028

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: 
~~Steven Weiss~~ **CHARISSA LEACH**
Riverside County Planning Director

Dated: 6/8/17

PROPERTY OWNER:
Linda R. Davis, Trustee of the Linda R. Davis Family Income Trust, U/A Dated January 1, 1997

By: 
Linda R. Davis
Trustee of the Linda R. Davis Family Income Trust,
U/A Dated January 1, 1997

Dated: 5/24/17


FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK 6/6/17
DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

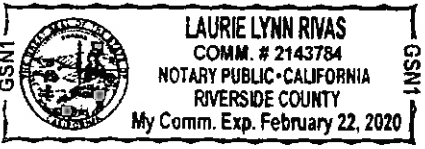
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On 5/24/2017 before me, Laurie Lynn Rivas
Date Here Insert Name and Title of the Officer
personally appeared Linda Renee Davis
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



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: Indemnification Agreement Document Date: 5/24/2017
Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Linda Renee Davis
 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: _____

NOTICE OF PUBLIC HEARING

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:

CONDITIONAL USE PERMIT NO. 3757 and CHANGE OF ZONE NO. 7921 – Exempt from the California Environmental Quality Act (CEQA) Section 15301 and No New Environmental Document Required – EIR524 – Applicant: Linda R Davis Family Trust – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential, in the Temecula Valley Wine Country Policy Area – Equestrian District – Location: Northerly of De Portola Road, and both southerly and westerly of Paseo Del Traza, more specifically at 36500 De Portola Road – 10.41 Acres – Zoning: Rural Residential (R-R) – **REQUEST: Conditional Use Permit No. 3757** proposes to convert an existing six (6) bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 sq. ft. home on a 10.41 acre lot. The facility will operate in three shifts and have 23 full time staff, consisting of four (4) licensed therapists, three (3) certified addiction counselors, 12 behavioral health technicians, two (2) housekeeping staff, and two (2) facility directors. The maximum number of staff at one time is 12 people at the facility. **Change of Zone No. 7921** is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. It will change the site's zoning classification from Rural-Residential to Wine Country-Equestrian.

TIME OF HEARING: **9:00 AM or as soon as possible thereafter.**
DATE OF HEARING: **JANUARY 17, 2018**
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 Larry Ross at (951) 955-9294 or e-mail at lross@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 is exempt from the provisions of the California Environmental Quality Act (CEQA) and 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. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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: Larry Ross
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 19, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP03757 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

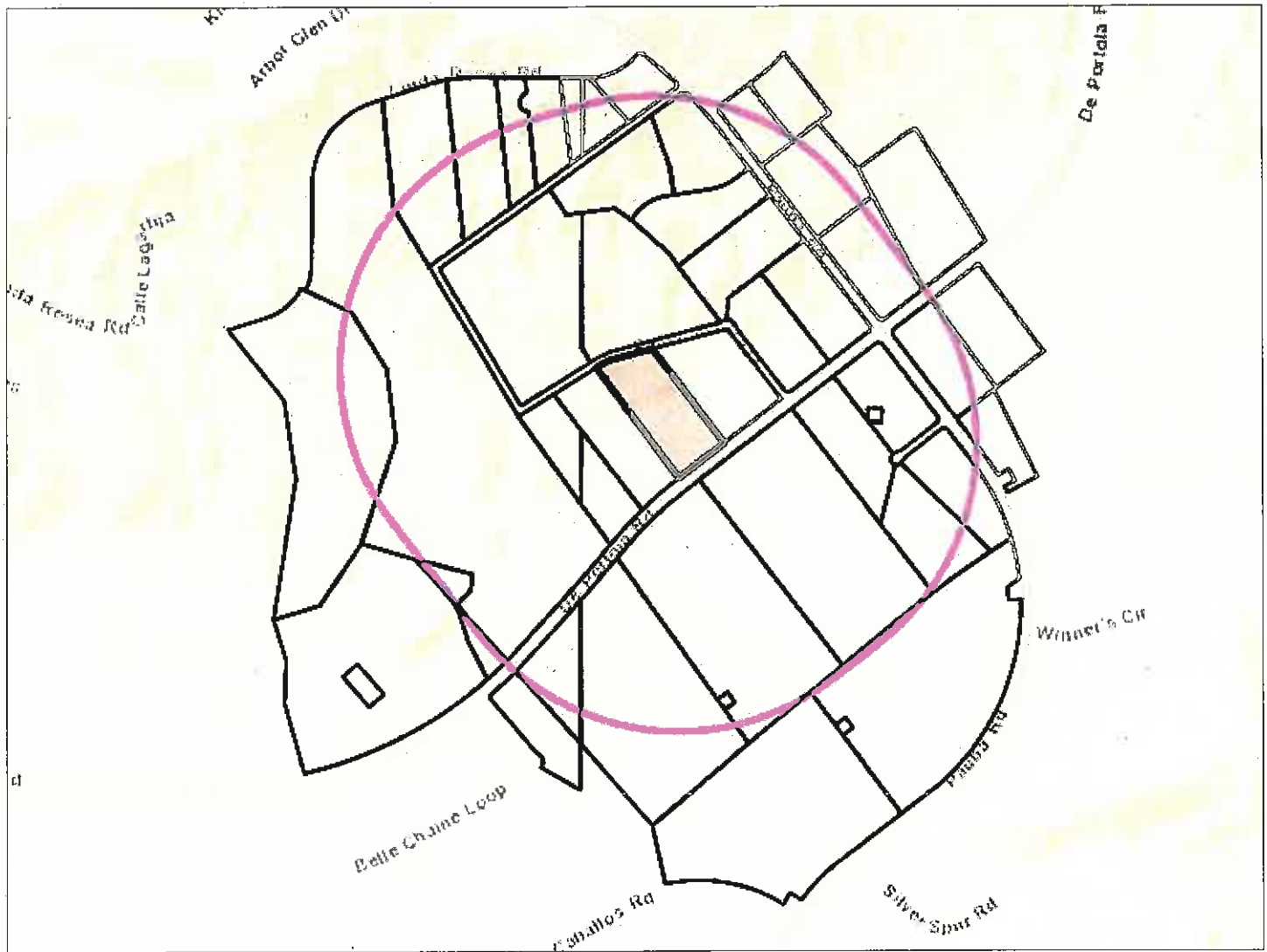
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS

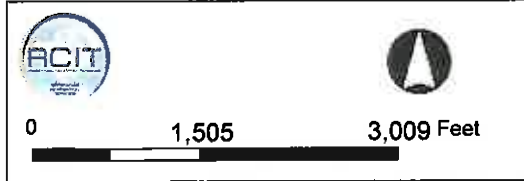
CUP03757 (2400 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



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... 12/19/2017 9:56:53 AM

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927140004
STEPHEN J CORONA
MAUREEN M CORONA
P O BOX 893280
TEMECULA CA 92589

927650027
DAVID LAWRENCE
PAULA LAWRENCE
36495 AVENIDA VERDE
TEMECULA CA. 92592

927100043
JAMES R PICKETT
DENISE M PICKETT
36875 PAUBA RD
TEMECULA CA. 92592

927090037
WALTER BERNARD DIXON
JEANETTE WHITMAN DIXON
P O BOX 531
TEMECULA CA 92593

927100065
DAVID FENTON
LORI FENTON
36511 PAUBA RD
TEMECULA CA. 92592

927140001
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927100053
LINDA R DAVIS
4265 CITRUS DR
FALLBROOK CA 92028

927150020
ENCHANTMENT FARMS
C/O C/O TROY ROSEBOOM
30911 PUTTER CIR
TEMECULA CA 92591

927090040
PATRICIA L RICH
36427 LINDA ROSEA
TEMECULA CA. 92592

927140022
HEATH A MCMICHAEL
TANYA M MCMICHAEL
36835 DE PORTOLA RD
TEMECULA CA. 92592

927100011
WESTFIELD HILLS
233 S BEAUDRY AVE NO 1100
LOS ANGELES CA 90012

927100076
MICHAEL P HICKMAN
36400 DE PORTOLA RD
TEMECULA CA 92592

927090041
PATRICIA L RICH
36427 LINDA ROSEA RD
TEMECULA CA. 92592

927100069
PAUBA PROP
C/O C/O JOSH STEPHENSON
36137 LINDA ROSEA RD
TEMECULA CA 92592

927090043
ROBERT SPOGLI
JANNETTA A SPOGLI
TEMECULA TREASURE

36293 LINDA ROSEA RD
TEMECULA CA. 92592

927090045
J T STEPHENSON
36137 LINDA ROSEA RD
TEMECULA CA 92592

927090032
ARTHUR C KALFUS
KRISTINE ANN KALFUS
36385 LINDA ROSEA RD
TEMECULA CA 92592

927630013
ROBERT G WELLS
BETTY D WELLS
37028 DEPORTOLA RD
TEMECULA CA 92592

927630011
JOHN WAN
LUNING CHEN
37104 DE PORTOLA RD
TEMECULA CA. 92592

927090033
BING CAI
MINGFU MAO
MARTIN M ZHANG

5460 CASTILLO DE ROSAS
CAMERILLO CA 93012

927100070
BELLAGIO PROP
P O BOX 894029
TEMECULA CA 92589

927100042
JAMES H BROWN
36733 PAUBA RD
TEMECULA CA. 92592

927100068
MICHAEL P HICKMAN
36400 DE PORTOLA RD
TEMECULA CA 92592

927100067
MICHAEL P HICKMAN
36400 DE PORTOLA RD
TEMECULA CA 92592

927630014
HANDLE IT MMS
43620 RIDGE PARK DR NO 310
TEMECULA CA 92590

927100073
GREEN ACRES RANCH INC
35750 DE PORTOLA RD
TEMECULA CA 92592

927100075
MICHAEL P HICKMAN
36400 DE PORTOLA RD
TEMECULA CA 92592

927100054
HONG HUA ZHU
JIN CHENG QIAN
57 CONSTANTINE
IRVINE CA 92620

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927650028
PHILLIPS BENTHEY BAILY
CAROL JEAN BAILY
36150 PAUBA RD
TEMECULA CA 92592

927100074
GREEN ACRES RANCH INC
35750 DE PORTOLA RD
TEMECULA CA 92592

927100052
BONNIE D ROLOFF
DON E ROLOFF
C/O C/O DON E ROLOFF
36420 DE PORTOLA RD
TEMECULA CA. 92592

927140008
RANCHO CALIFORNIA WATER DISTRICT
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927140011
DONNA K DENNIS
JAMES ROBERT DENNIS
DENFAMCO

564 SAN LUCAS DR
SOLANA BEACH CA 92075

927140028
RENE LAMBERT
MARJORIE LAMBERT
PO BOX 7158
PORTER RANCH CA 91327

927140006
FATIH SALIH ZADA
461 W PALOS VERDES DR
PALOS VERDES CA 90274

927140023
MICHAEL J CALAGNA
VICKI J CALAGNA
24445 ADAMS AVE
MURRIETA CA 92562

927150016
GROVE PLAZA
6480 WEATHERS PL STE 225
SAN DIEGO CA 92121

927690013
BRADEN J STUMP
KIMBERLY K STUMP
35917 BELLE CHAINE LOOP
TEMECULA CA. 92592

927140003
FRASER DEV
39933 BELLA VISTA RD
TEMECULA CA 92592

927140010
RENE LAMBERT
MARJORIE LAMBERT
PO BOX 7158
PORTER RANCH CA 91327

927100013
JAMES L RAMSAY
MARY ANN RAMSAY
P O BOX 52
TEMECULA CA 92593

927140024
DEBORAH L MCCOMAS
GLENN N LEISURE
MARJORIE N LEISURE

36885 AVENIDA MADERA
TEMECULA CA. 92591



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Utilisez le Gabarit Avery 5962

927100044
FRAMTELO LTD PARTNERSHIP
36820 PASEO DEL TRAZA
TEMECULA CA. 92592

927150017
DEVELOPERS RESOURCE CO INC PLAN &
32446 CORTE BARELA
TEMECULA CA 92592

927140025
DONALD BRICKER
LAURIE BRICKER
36925 AVENIDA MADERA
TEMECULA CA. 92592

927100051
JAMES L RAMSAY
MARY ANN RAMSAY
P O BOX 52
TEMECULA CA 92593



5962™/M/C

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

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Linda R Davis Family Trust
4265 Citrus Drive
Fallbrook, CA 92028

Linda R Davis Family Trust
4265 Citrus Drive
Fallbrook, CA 92028

Linda R Davis Family Trust
4265 Citrus Drive
Fallbrook, CA 92028

VSL Engineering
31805 Temecula Parkway
Temecula, CA 92592

VSL Engineering
31805 Temecula Parkway
Temecula, CA 92592

VSL Engineering
31805 Temecula Parkway
Temecula, CA 92592



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409
 County of Riverside County Clerk Riverside, CA 92502-1409 Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit No. 3757 and Change of Zone No. 7921

Project Location: north of De Portola Road, and both south and west of Paseo Del Traza, more specifically at 36500 De Portola Road.

Project Description: Conditional Use Permit No. 3757 proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 square foot home on a 10.41 acre lot. Change of Zone No. 7921 proposes to change the site's zoning classification from Rural-Residential to Wine Country-Equestrian.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Linda R Davis Family Trust, 4265 Citrus Drive, Fallbrook, CA 92028

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: This proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 as the project is an Existing Facility. This section includes the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion beyond that existing at the time of the lead agency's determination. The project proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7384 square foot home. No changes will occur to the exterior of the home. Additional employee parking will be accommodated in an existing parking area. Therefore, increasing to 16 beds is a negligible expansion of the existing 6 bed residential drug and alcohol treatment facility.

County Contact Person _____
Phone Number

Signature _____
Title _____
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCFG No.06318 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7921 and Conditional Use Permit No. 3757

Project Title/Case Numbers

Larry Ross
County Contact Person

951-955-9294
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Linda R Davis Family Trust
Project Applicant

4265 Citrus Drive, Fallbrook, CA 92028
Address

North of De Portola Road, and both south and west of Paseo Del Traza, more specifically at 36500 De Portola Road.

Project Location

Change of Zone No. 7921 proposes to change the existing zoning of Rural Residential (RR) zone to Wine Country-Equestrian (WC-E) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7921 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7921 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7921 is changing the property's zoning classification to WC-E Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-E Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7921 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-W Zone analyzed in EIR No. 524.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCFG No.06318 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1610525

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DAVIS LINDA R \$44.90
paid by: CK 3010
FOR CUP03757 CZ07921
paid towards: CFG06318 CALIF FISH & GAME: DOC FEE
at parcel: 36500 DE PORTOLA RD TEM
appl type: CFG3

By _____ Sep 07, 2016 09:42
MGARDNER posting date Sep 07, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$44.90

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1610524

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DAVIS LINDA R \$5.10
paid by: CK 1713
FOR CUP03757 CZ07921
paid towards: CFG06318 CALIF FISH & GAME: DOC FEE
at parcel: 36500 DE PORTOLA RD TEM
appl type: CFG3

By _____ Sep 07, 2016 09:42
MGARDNER posting date Sep 07, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$5.10

Overpayments of less than \$5.00 will not be refunded!




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.3

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 7947, Specific Plan No. 288 Substantial Conformance No. 1, Tentative Tract Map No. 37119	Applicant(s): SR Conestoga LLC
EA No.:	42908	Representative(s): Albert Webb and Associates
Area Plan:	Harvest Valley/Winchester	 Charissa Leach, P.E. Assistant TLMA Director
Zoning Area/District:	Winchester Area	
Supervisory 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	

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)

Change of Zone No. 7947, Specific Plan No. 288 Substantial Conformance No. 1, Tentative Tract Map No. 37119
Planning Commission Staff Report: January 17, 2018
Page 3 of 12

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:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
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

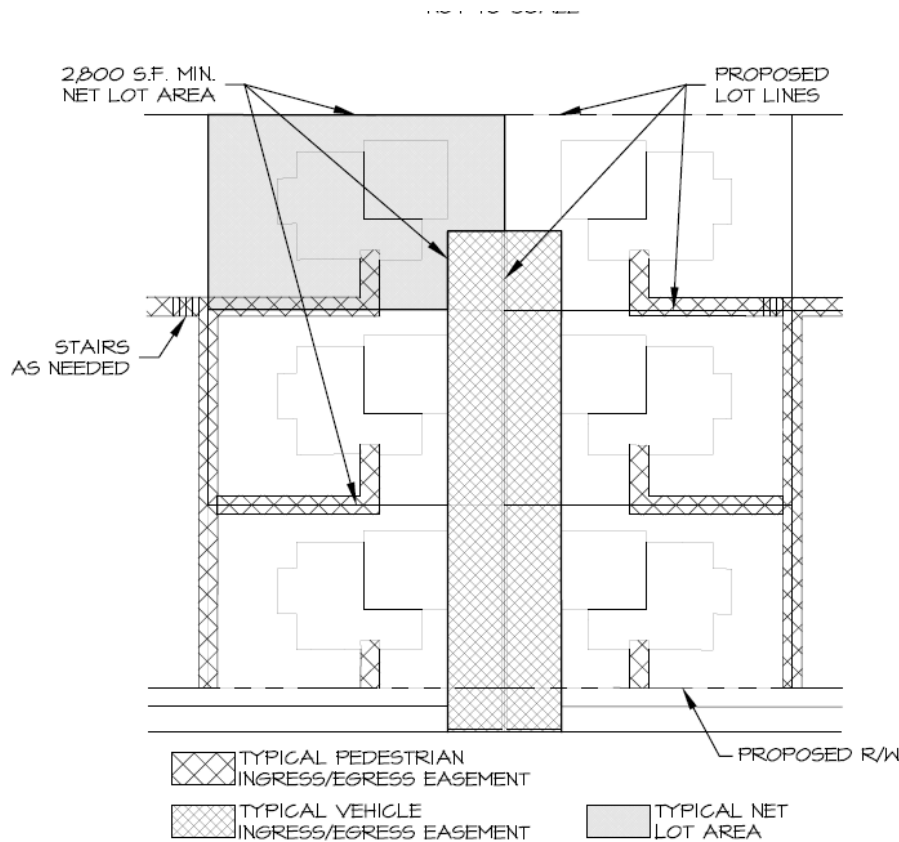


Figure 1: Project Location Map

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.



NOTE: ULTIMATE ACCESS WILL BE DETERMINED WITH FINAL MAP.
 THIS IS AN EXAMPLE OF WHAT A TYPICAL ACCESS MAY BE.

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

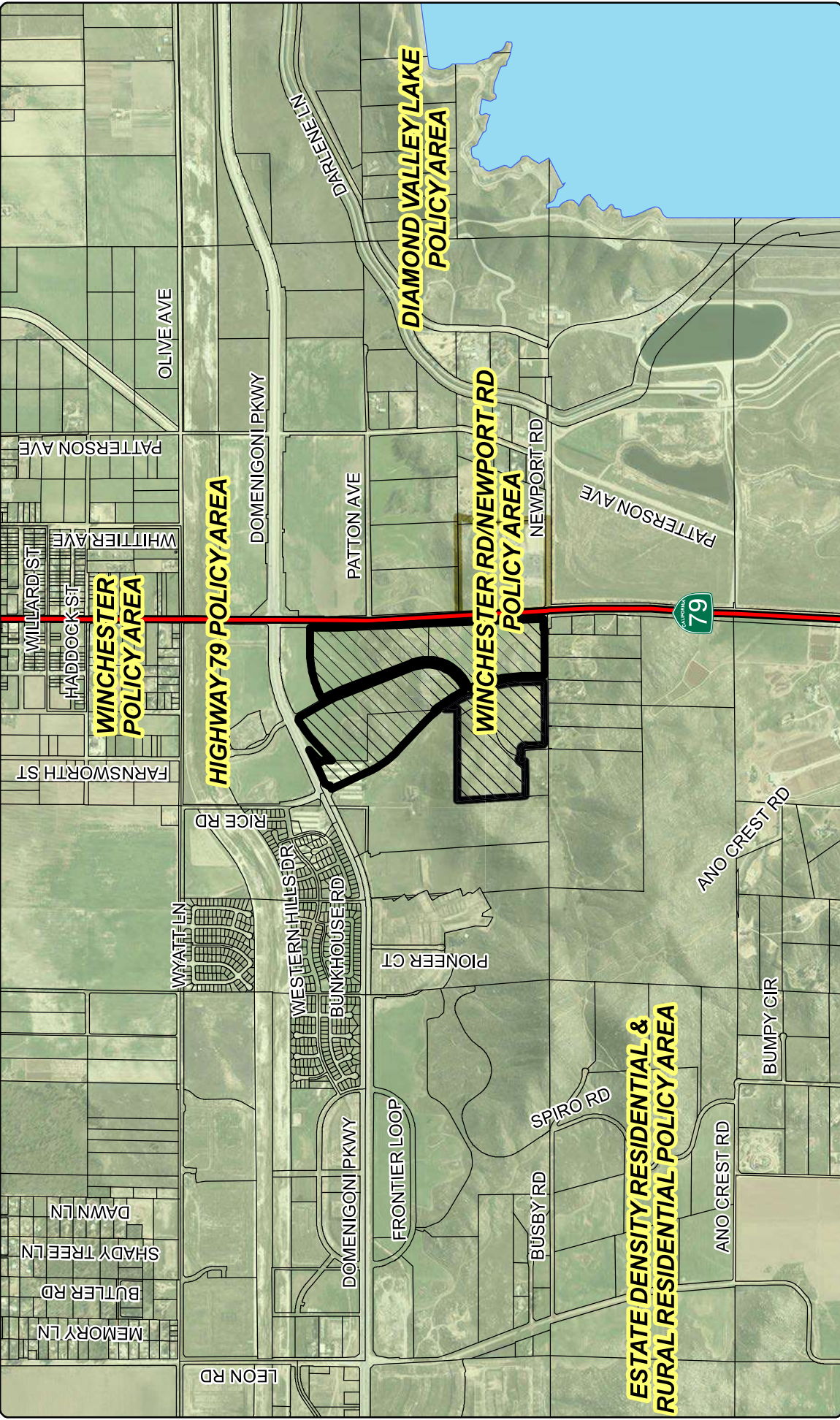
Public hearing notices were mailed to property owners within 1,000 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls from the public regarding this project.

This project was presented before the Winchester-Homeland Municipal Advisory Council Land Use Committee on May 25, 2016 and to the full Winchester-Homeland Municipal Advisory Council on January 11, 2018.

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

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 herein. For more information, please contact the County of Riverside Planning Department offices in Riverside at (951)955-2000 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

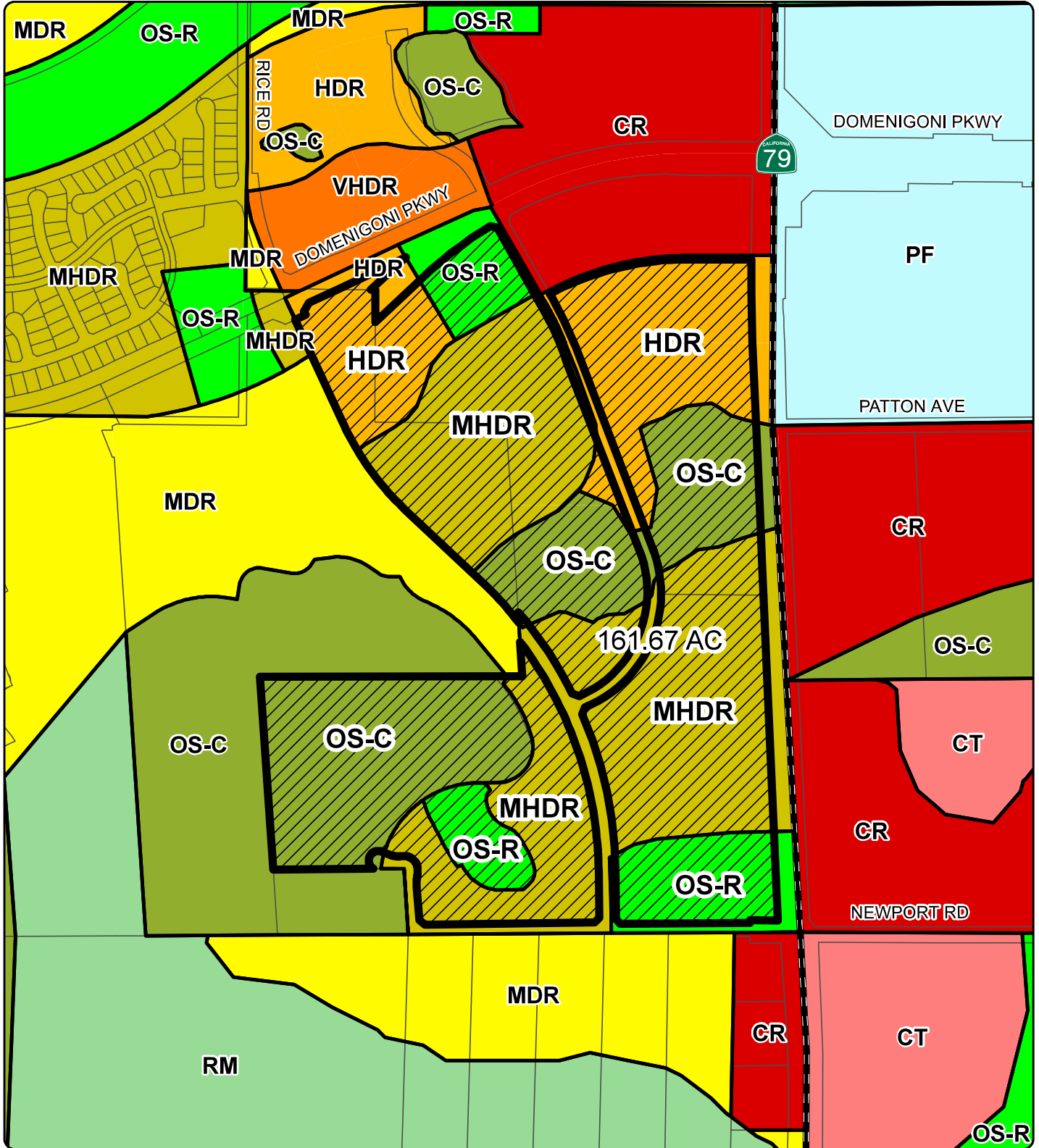
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07947 SP00288S1 TR37119

EXISTING GENERAL PLAN

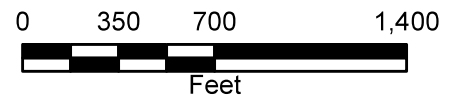
Supervisor: Washington
District 3

Date Drawn: 11/27/2017
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

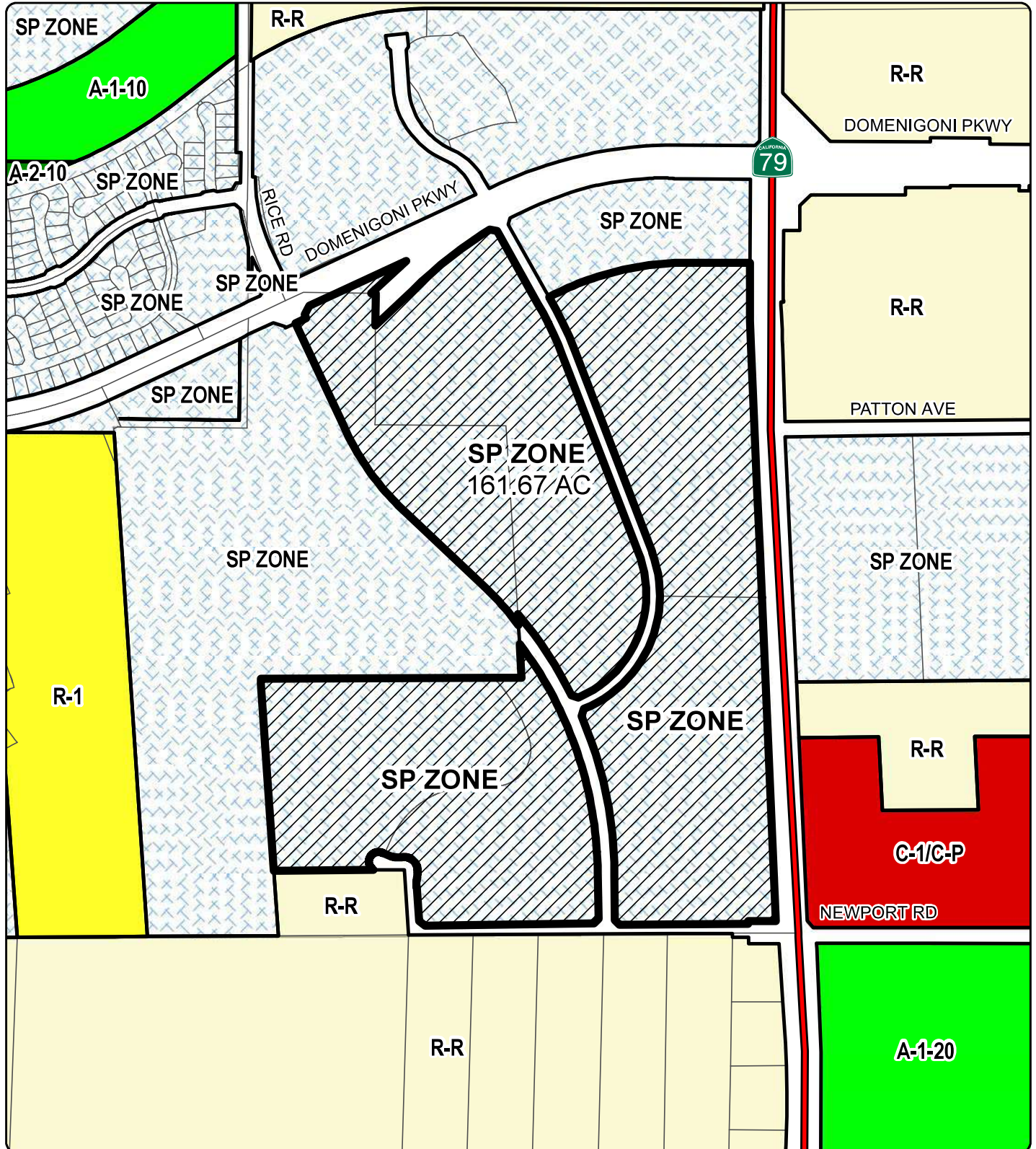
CZ07947 SP00288S1 TR37119

PROPOSED ZONING

Supervisor: Washington
District 3

Date Drawn: 11/27/2017

Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



0 350 700 1,400



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

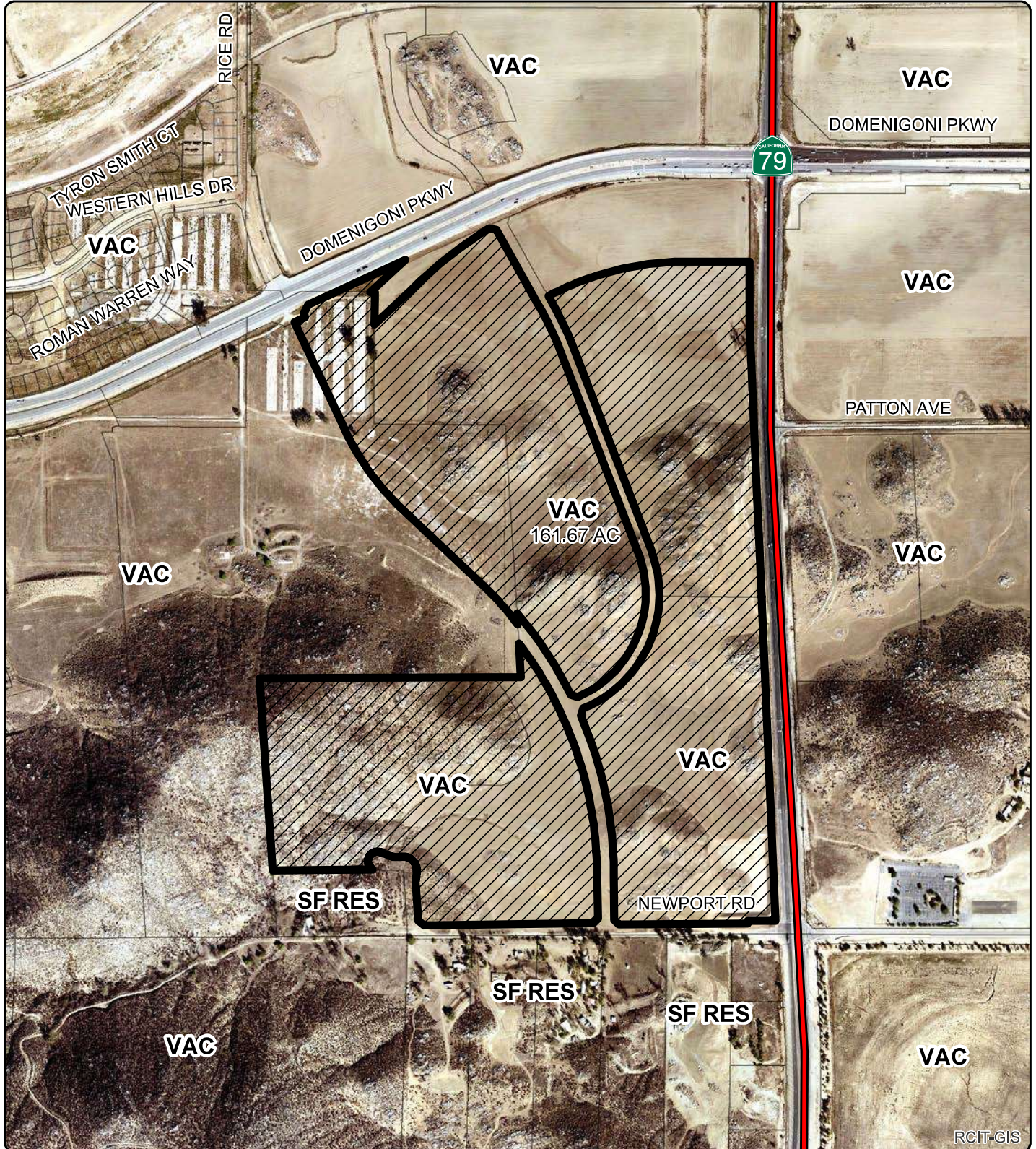
CZ07947 SP00288S1 TR37119

Supervisor: Washington
District 3

Date Drawn: 11/27/2017

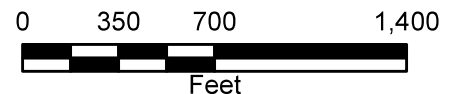
Exhibit 1

LAND USE



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

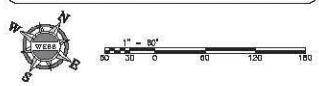
RCIT-GIS



SEE SHEET 6

SEE SHEET 4

NOTE:
 PROPOSED REC. CENTER IN LOT 383 SHALL SERVE ALL OF TRACT 8714 (PA 7, 10, AND 16 OF SP 288).
 NO REC. FACILITIES WILL BE PROPOSED ON LOT 384 (PA 11).



SCHEDULE "A" SUBDIVISION			
DATE: 4/12/2018	PROJECT: 37119	DATE: 11/16/18	BY: BT
DESIGNED: DM	REVISIONS:	DATE:	BY:
PLN. CL. 531:	DATE:	DATE:	DATE:
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 37119			
<small>IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING ALL OF PARCELS 1 THROUGH 2, INCLUSIVE OF PARCELS MAP NO. 28888 AS SHOWN BY MAP ON FILE IN THE PUBLIC LANDS OFFICE OF THE COUNTY OF RIVERSIDE, CALIFORNIA, TO BE DIVIDED INTO 120 LOTS, TOGETHER WITH THE EASTERN HALF OF SECTION 33, TOWNSHIP 16, RANGE 20, SOUTH 41ST MERIDIAN.</small>			
DATE: 4/12/2018	PROJECT: 37119	DATE: 11/16/18	BY: BT
DESIGNED: DM	REVISIONS:	DATE:	BY:
PLN. CL. 531:	DATE:	DATE:	DATE:
DATE: 4/12/2018	PROJECT: 37119	DATE: 11/16/18	BY: BT
DESIGNED: DM	REVISIONS:	DATE:	BY:
PLN. CL. 531:	DATE:	DATE:	DATE:

6/20/18-10:00 AM/03/11/2018-15-0176-C-TITLE 4/17/2018 2:11:04 PM

SP206 AS PA-10 DATA 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	5,088 SF	5,088 SF
15	4,158 SF	4,158 SF
16	4,143 SF	4,143 SF
17	4,283 SF	4,283 SF
18	5,254 SF	5,254 SF
19	4,474 SF	4,474 SF
20	4,142 SF	4,142 SF
21	3,366 SF	3,366 SF
22	4,832 SF	4,832 SF
23	4,848 SF	4,848 SF
24	4,077 SF	4,077 SF
25	4,002 SF	4,002 SF
26	4,000 SF	4,000 SF
27	4,000 SF	4,000 SF
28	4,002 SF	4,002 SF
29	4,189 SF	4,189 SF
30	4,156 SF	4,156 SF
31	5,652 SF	5,652 SF
32	6,560 SF	6,560 SF
33	4,240 SF	4,240 SF
34	4,128 SF	4,128 SF
35	4,070 SF	4,070 SF
36	4,000 SF	4,000 SF
37	4,000 SF	4,000 SF
38	4,000 SF	4,000 SF
39	4,000 SF	4,000 SF
40	4,036 SF	4,036 SF
41	4,170 SF	4,170 SF
42	4,065 SF	4,065 SF
43	4,048 SF	4,048 SF
44	4,051 SF	4,051 SF
45	4,061 SF	4,061 SF
46	4,078 SF	4,078 SF
47	4,114 SF	4,114 SF
48	4,882 SF	4,882 SF
49	4,707 SF	4,707 SF
50	4,710 SF	4,710 SF
51	4,888 SF	4,888 SF
52	5,282 SF	5,282 SF
53	5,046 SF	5,046 SF
54	4,445 SF	4,445 SF
55	4,286 SF	4,286 SF
56	4,338 SF	4,338 SF
57	4,978 SF	4,978 SF
58	4,815 SF	4,815 SF
59	5,229 SF	5,229 SF
60	5,444 SF	5,444 SF
61	4,987 SF	4,987 SF
62	4,082 SF	4,082 SF
63	4,000 SF	4,000 SF
64	4,000 SF	4,000 SF

LOT #	AREA	USABLE AREA
85	4,000 SF	4,000 SF
86	4,000 SF	4,000 SF
87	4,000 SF	4,000 SF
88	4,253 SF	4,253 SF
89	4,197 SF	4,197 SF
90	4,592 SF	4,592 SF
91	4,896 SF	4,896 SF
92	4,000 SF	4,000 SF
93	4,000 SF	4,000 SF
94	4,000 SF	4,000 SF
95	4,000 SF	4,000 SF
96	4,591 SF	4,591 SF
97	4,591 SF	4,591 SF
98	4,591 SF	4,591 SF
99	4,591 SF	4,591 SF
100	4,591 SF	4,591 SF
101	4,591 SF	4,591 SF
102	4,591 SF	4,591 SF
103	4,591 SF	4,591 SF
104	4,591 SF	4,591 SF
105	4,591 SF	4,591 SF
106	4,591 SF	4,591 SF
107	4,591 SF	4,591 SF
108	4,591 SF	4,591 SF
109	4,591 SF	4,591 SF
110	4,591 SF	4,591 SF
111	4,591 SF	4,591 SF
112	4,591 SF	4,591 SF
113	4,591 SF	4,591 SF
114	4,591 SF	4,591 SF
115	4,591 SF	4,591 SF
116	4,591 SF	4,591 SF
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118	4,591 SF	4,591 SF
119	4,591 SF	4,591 SF
120	4,591 SF	4,591 SF

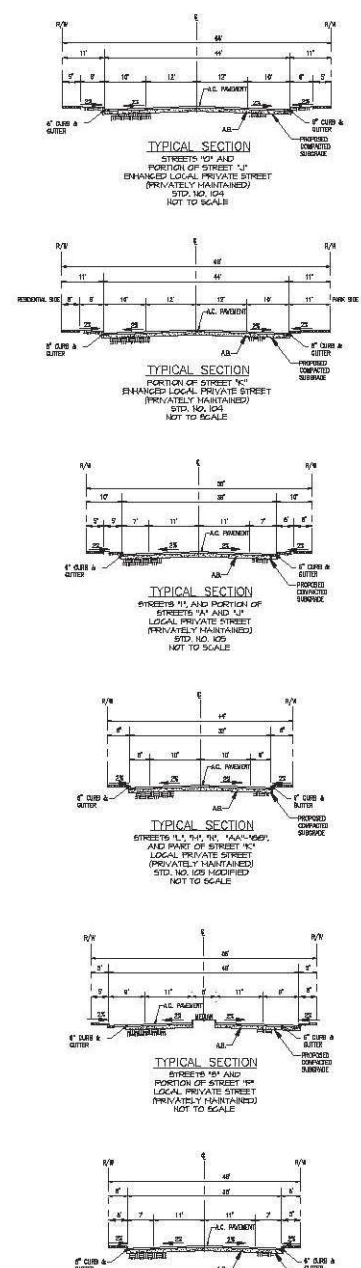
AVERAGE 4,653 SF

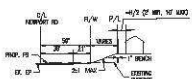
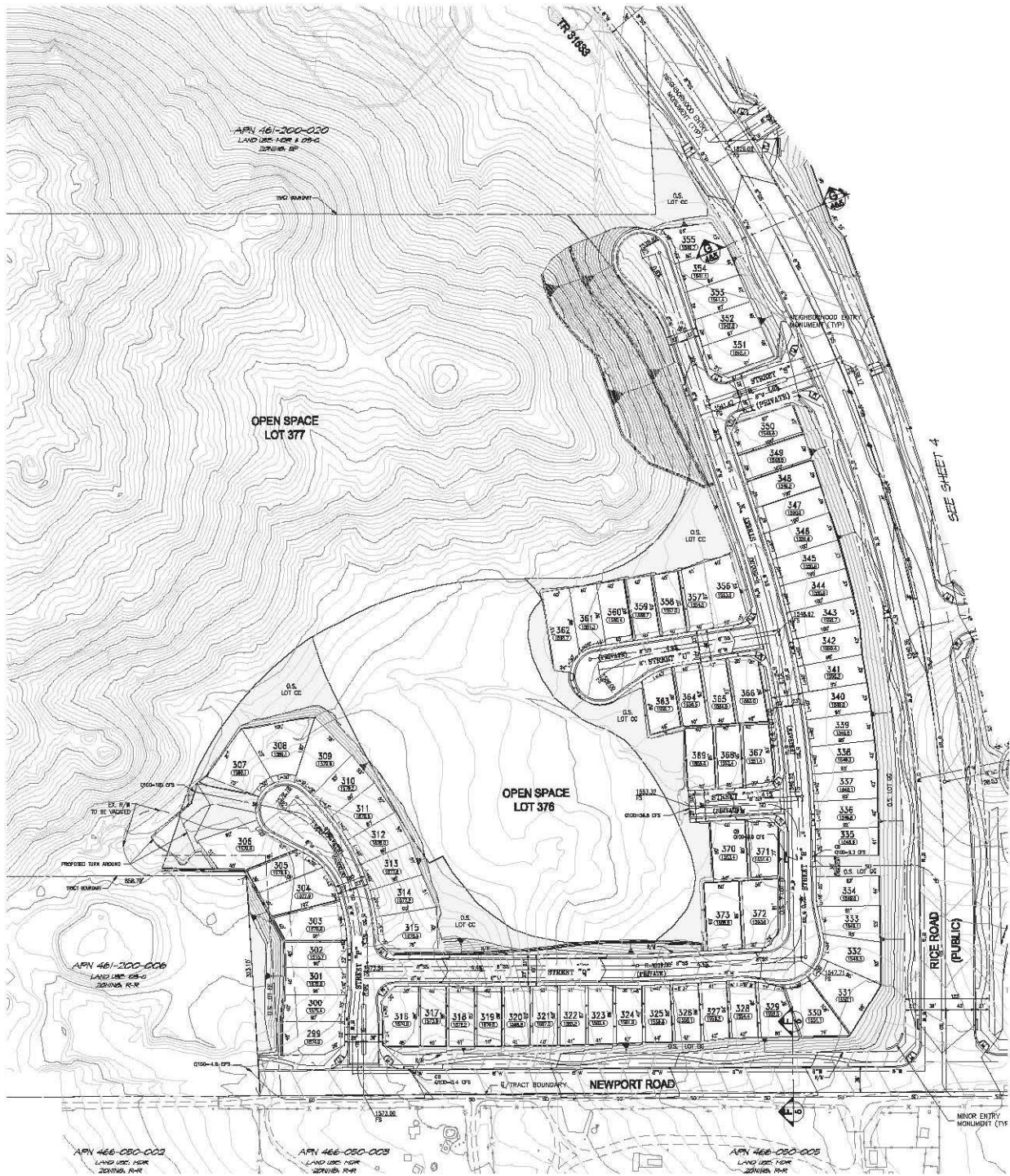
LOT #	AREA	USABLE AREA
121	3,819 SF	3,819 SF
122	3,162 SF	2,814 SF
123	3,162 SF	2,814 SF
124	3,485 SF	2,804 SF
125	2,800 SF	2,800 SF
126	2,800 SF	2,800 SF
127	2,800 SF	2,800 SF
128	2,800 SF	2,800 SF
129	2,800 SF	2,800 SF
130	2,800 SF	2,800 SF
131	3,720 SF	3,000 SF
132	3,162 SF	2,862 SF
133	3,162 SF	2,862 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	3,328 SF	3,328 SF
143	2,881 SF	2,881 SF
144	2,846 SF	2,846 SF
145	2,846 SF	2,846 SF
146	2,846 SF	2,846 SF
147	2,878 SF	2,878 SF
148	3,125 SF	3,125 SF
149	3,249 SF	2,788 SF
150	3,833 SF	3,288 SF
151	3,318 SF	3,020 SF
152	3,351 SF	2,880 SF
153	3,351 SF	2,880 SF
154	3,472 SF	2,800 SF
155	3,472 SF	2,800 SF
156	3,587 SF	3,088 SF
157	3,083 SF	2,848 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	2,848 SF
163	3,083 SF	2,848 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	2,848 SF
169	3,083 SF	2,848 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	2,848 SF
175	3,101 SF	2,801 SF
176	3,482 SF	2,820 SF
177	3,488 SF	2,820 SF
178	4,571 SF	2,862 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

SP206 AS PA-10 DATA TABLE

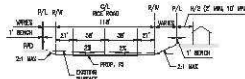
LOT #	AREA	USABLE AREA
185	2,998 SF	2,998 SF
186	3,306 SF	3,306 SF
187	3,493 SF	2,817 SF
188	3,428 SF	2,804 SF
189	3,472 SF	2,803 SF
190	3,493 SF	2,817 SF
191	3,493 SF	2,817 SF
192	3,472 SF	2,803 SF
193	3,412 SF	2,832 SF
194	3,673 SF	2,897 SF
195	2,814 SF	2,814 SF
196	2,834 SF	2,834 SF
197	2,834 SF	2,834 SF
198	2,834 SF	2,834 SF
199	3,028 SF	3,026 SF
200	3,081 SF	3,081 SF
201	2,880 SF	2,880 SF
202	2,880 SF	2,880 SF
203	2,888 SF	2,888 SF
204	2,911 SF	2,911 SF
205	3,401 SF	2,909 SF
206	3,508 SF	2,936 SF
207	3,028 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	2,808 SF
216	3,587 SF	2,888 SF
217	3,400 SF	2,821 SF
218	3,804 SF	2,868 SF
219	3,873 SF	3,000 SF
220	3,872 SF	2,910 SF
221	3,804 SF	2,858 SF
222	3,400 SF	2,934 SF
223	3,834 SF	2,969 SF
224	3,587 SF	2,926 SF
225	3,302 SF	2,800 SF
226	3,318 SF	2,847 SF
227	3,768 SF	2,876 SF
228	4,122 SF	3,099 SF
229	3,893 SF	3,277 SF
230	3,744 SF	3,112 SF
231	3,182 SF	2,810 SF
232	5,144 SF	4,819 SF
233	4,698 SF	4,271 SF
234	4,500 SF	4,217 SF
235	5,264 SF	5,268 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	7,910 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	4,038 SF	3,687 SF
248	4,000 SF	3,631 SF

AVERAGE 3,768 SF





SECTION F-F
NOT TO SCALE



SECTION G-G
NOT TO SCALE

RICE ROAD TRAFFIC NOTES:

- RICE ROAD DEAD ENDS AT OUR PROJECT.
- "T" STREET AHEAD "Y" STREET DO NOT HAVE COMPLETING LIGHT TURN SIGNALS.
- "T" STREET IS AN ENTRANCE FOR ONLY 14 LOTS. THERE WILL NOT BE A LOT OF TRAFFIC ENTERING.
- REDUCE SPEED LIMIT (ALSO REDUCE BECAUSE NEAR PARK).



SCHEDULE "A" SUBDIVISION

ADD STRIPING FOR TURN LANES, ADD SECTION	4/17/16	RS
CHANGE LOT CONFIGURATION	11/16/15	RS
REVISIONS	DATE	BY

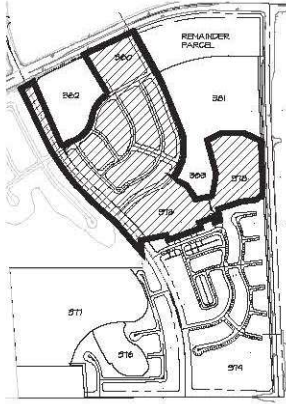
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCELS 3 THROUGH 5, INCLUSIVE OF PARCELS 466 AND 468 AS SHOWN BY MAP ON FILE IN BOOK 288 PAGES 88 THROUGH 102 OF PUBLIC SALES RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LIES IN THE EASTERN HALF OF SECTION 33, TOWNSHIP 35, RANGE 12E, SAN JUAN BAPTISTA MERIDIAN.

DATE: 4/12/2016	PREPARED BY: JEFFREY L. BROWN	SCALE: 1"=50'
REVISION: 06	DATE: 06-18-16	SHEET: 5
DATE: 06-18-16	DATE: 06-18-16	OF: 7
DATE: 06-18-16	DATE: 06-18-16	BY: JLB

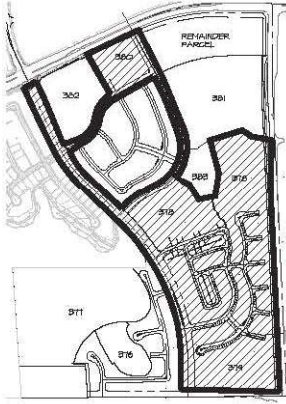
6/20/15 10:57:00 AM C:\PROJECTS\37119-TM\37119-TM-05.DWG 4/17/2017 2:11:04 PM

COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT MAP NO. 37119
PHASING EXHIBIT



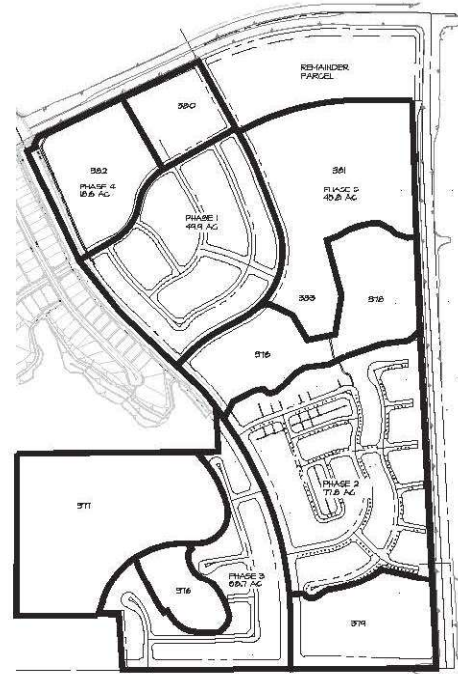
PHASE 1
1"=300'

PHASE 1
CONSTRUCT FULL BETA STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOVERSON PARKWAY TO THE SOUTHERN EDGE OF TRACT 3825 BOUNDARY. CONSTRUCT THE BASIS ON LOT 302.

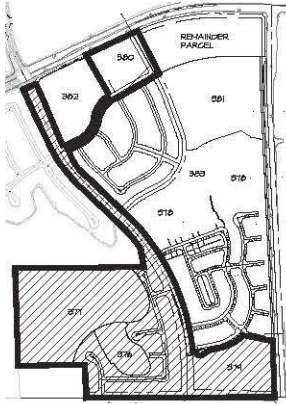


PHASE 2
1"=300'

PHASE 2
CONSTRUCT BETA 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 DOVERSON PARKWAY TO THE SOUTHERN EDGE OF TRACT 3825 BOUNDARY. CONSTRUCT FULL RICE ROAD STREET IMPROVEMENTS (EXCLUDING WESTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM THE SOUTHERN EDGE OF TRACT 3825 TO OLD HEBBERT ROAD. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON OLD HEBBERT ROAD FROM HINCHESTER ROAD TO RICE ROAD. CONSTRUCT FRONTAGE IMPROVEMENTS ON HINCHESTER ROAD. CONSTRUCT THE BASIS ON LOT 371 AND 300. CONSTRUCT REC. CENTER PRIOR TO SOUTH BLDG. PERMIT.

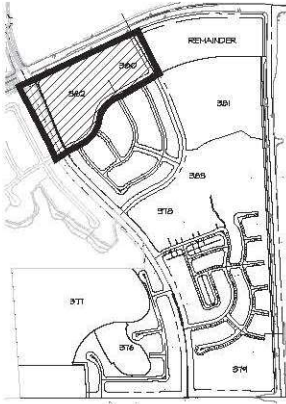


PHASE EXHIBIT
1"=300'



PHASE 3
1"=300'

PHASE 3
CONSTRUCT 'A' STREET IMPROVEMENTS CURB TO CURB AND ALL UTILITIES UNDERGROUND. CONSTRUCT FULL BETA STREET IMPROVEMENTS (EXCLUDING WESTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM DOVERSON PARKWAY TO 'A' STREET. CONSTRUCT CURB TO CURB STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON BETA STREET TO RICE ROAD. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS (EXCLUDING PARKWAY) AND ALL UTILITIES UNDERGROUND ON RICE ROAD FROM DOVERSON PARKWAY TO THE SOUTHERN EDGE OF TRACT 3825 BOUNDARY. CONSTRUCT FULL RICE ROAD STREET IMPROVEMENTS (EXCLUDING EASTERN PARKWAY) AND ALL UTILITIES UNDERGROUND FROM THE SOUTHERN EDGE OF TRACT 3825 TO OLD HEBBERT ROAD. CONSTRUCT HALF WIDTH PLUS 12' STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND ON OLD HEBBERT ROAD FROM HINCHESTER ROAD TO WESTERN PROJECT BOUNDARY. CONSTRUCT THE BASIS ON LOT 371 AND 300. CONSTRUCT REC. CENTER PRIOR TO SOUTH BLDG. PERMIT.



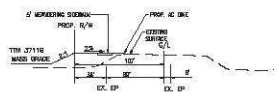
REMAINDER PARCEL
PER PM 20005
20369-102

FUTURE HDR
LOT 381
18.5 AC

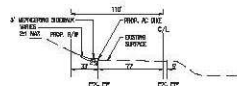
SR-79 WINCHESTER RD
EXPRESSWAY

PATTON AVE

REG-CENTER
LOT 388



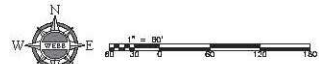
SR-79 WINCHESTER ROAD
SECTION A-A
EXPRESSWAY NORTH OF PATTON AVE
EXISTING SECTION
NOT TO SCALE



SR-79 WINCHESTER ROAD
SECTION B-B
EXPRESSWAY SOUTH OF PATTON AVE
EXISTING SECTION
NOT TO SCALE

SEE SHEET 3

SEE SHEET 4



SCHEDULE "A" SUBDIVISION

ADD CONCEPT REG AREA	11/1	MS
ADD SECTIONS	11/16	MS
REVISIONS	DATE	BY

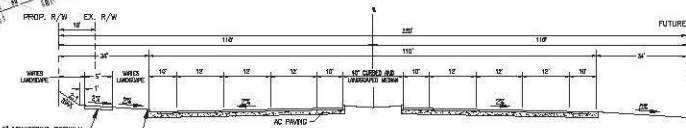
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37119

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING ALL OF PARCELS 2 THROUGH 5, INCLUSIVE, OF TRACT MAP NO. 20005 AS SHOWN BY MAP ON FILE IN BOOK 562, PAGE 88, JUDICIAL DISTRICT OF RIVERSIDE COUNTY, RECORDS OF RIVERSIDE COUNTY, CONFORMS TO THE EASTERN HALF OF SECTION 33, TOWNSHIP 4N, RANGE 12E, SAN BERNARDINO MERIDIAN.

SCALE: 1"=60'
DATE: 4/12/2019
REVISION: MS
CHECKED: CML
PREP. BY: CML

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
PH: (951) 546-1010
FX: (951) 546-1006

NO. 10-0170
SHEET
6
OF 7 SHEETS
C.M.C. INC.



SR-79 WINCHESTER ROAD
EXPRESSWAY
ULTIMATE SECTION
NOT TO SCALE
REV. COT. STA. 101.81



DOMENIGONI PARKWAY CONCEPTUAL PLANTING PLAN

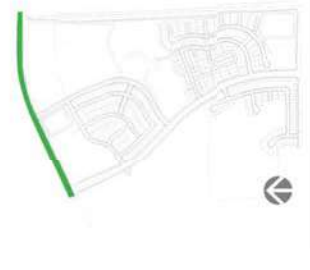


DOMENIGONI PARKWAY TYPICAL LANDSCAPE SECTION (A-A')

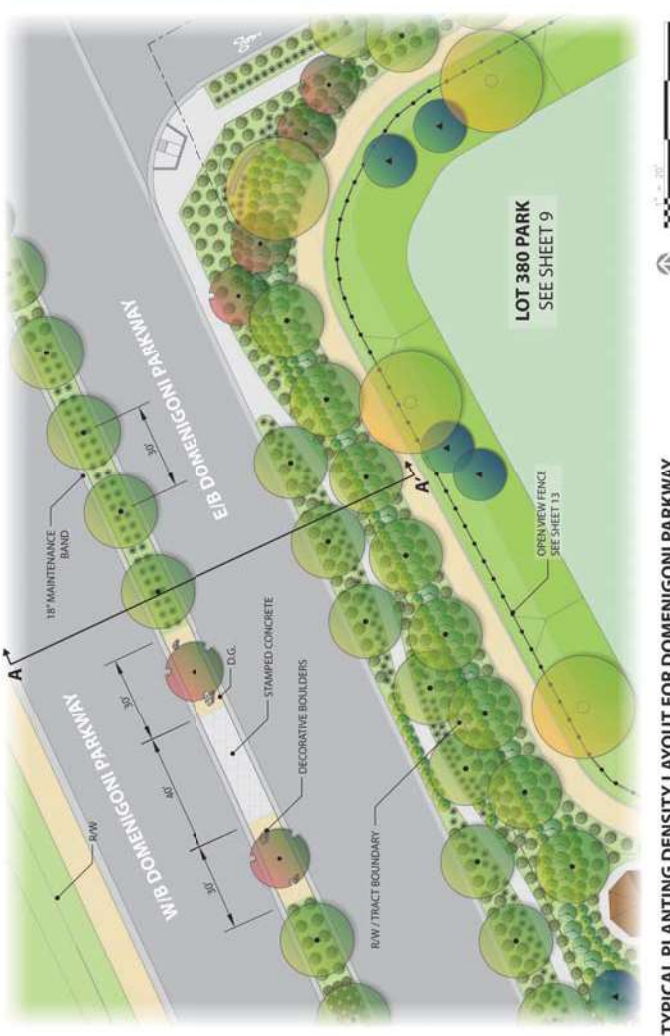
VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.	Date:
---	--------------

- #### CONCEPT PLANT SCHEDULE
- LARGE SHRUBS**
 - ADONISMA TROZIIANAE 'FROSTBITE' | TRIPLE HOPLED BUSH 'F.O.C. SPACING
 - ELAEAGNUS PARVIFLORA 'SILVERBERRY' 'O.C. SPACING
 - LAGOSYRIS APICATA 'TEALAM' | WAX LEAF PRINCE 'O.C. SPACING
 - PHORADENDRON 'PROTHIMA' 'O.C. SPACING
 - ACCENT GRASSES & SHRUBS**
 - ARTEMISIA 'MISTY BLUE' 'O.C. SPACING
 - MONOTERIS 'BIRCH' 'O.C. SPACING
 - MONOTERIS 'SILVER LACE' | SOCIETY GARLIC 'O.C. SPACING
 - MEDIUM SHRUBS**
 - ARTEMISIA 'MISTY BLUE' 'O.C. SPACING
 - ARTEMISIA 'SILVER LACE' | SOCIETY GARLIC 'O.C. SPACING
 - ELAEAGNUS PARVIFLORA 'SILVERBERRY' 'O.C. SPACING
 - LAGOSYRIS APICATA 'TEALAM' | WAX LEAF PRINCE 'O.C. SPACING
 - LEUCOPHYLLUM 'FRUTICOSA' | TEXAS RANGER 'O.C. SPACING
 - RYNCHOPHYLLUM 'INDICA' | INDIA HAWTHORN 'O.C. SPACING
 - SALIX 'GEORGI' | ANTIHUM SNAKE 'O.C. SPACING
 - MEDIAN SHRUBS**
 - CALLISTEMON 'LITTLE JOHN' | DWARF BUTTERBUSH 'O.C. SPACING
 - GROUNDCOVERS**
 - ARTEMISIA 'MISTY BLUE' 'O.C. SPACING
 - ARTEMISIA 'SILVER LACE' | SOCIETY GARLIC 'O.C. SPACING
 - LAGOSYRIS APICATA 'TEALAM' | WAX LEAF PRINCE 'O.C. SPACING
 - LEUCOPHYLLUM 'FRUTICOSA' | TEXAS RANGER 'O.C. SPACING
 - RYNCHOPHYLLUM 'INDICA' | INDIA HAWTHORN 'O.C. SPACING
 - ROSMARINUS 'OFFICINALIS' 'PROSTRATUS' | DWARF ROSEMARY 'O.C. SPACING



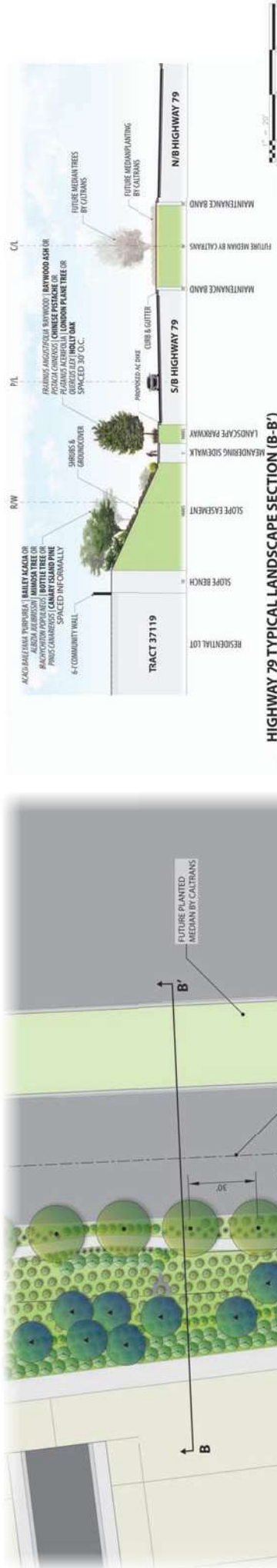
NOT TO SCALE



- #### PLANTING NOTES
- PROVIDE 3" LAYER OF MULCH (MULCH) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS;
 - TREES SHALL BE STAKED WITH 2x3 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 FOOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 2' IN EACH DIRECTION;
 - TREES SHALL HAVE BREATHERTUBES PER COUNTY STANDARD DETAILS;
 - PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWNELO INTO THE 6" WIDE CURB;
 - THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
 - SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET
 - ANTI-SRAM CHECK VALVES
 - MASTER VALVE & FLOW SENSOR
 - PRESSURE REGULATOR
 - RAIN SENSING DEVICE
 - HYDROZONES WILL BE PROPERLY DESIGNED
 - 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



HIGHWAY 79 CONCEPTUAL PLANTING PLAN



HIGHWAY 79 TYPICAL LANDSCAPE SECTION (B-B')

CONCEPT PLANT SCHEDULE

- STREET TREES**
 - SEE FOLIAGE FOR SPECIES LIST
 - ACCENT TREES**
 - SEE FOLIAGE FOR SPECIES LIST
 - SLOPE TREES**
 - SEE FOLIAGE FOR SPECIES LIST
 - LARGE PARK TREES**
 - SEE FOLIAGE FOR SPECIES LIST
- LARGE SHRUBS**
- DOODIAEVA VISCOSA | POMPONIA | PURPLE HOPSEED BUSH | O.C. SPACING
 - ELAEAGNUS PARVIFLORA | SILVERBERRY | O.C. SPACING
 - LAGOSYRUM APICULUM | 'TETANUM' | WAX LEAF PRIVET | O.C. SPACING
 - PHOTINIA | 'FRAGRANT' | 'PROFIRMA' | O.C. SPACING
- ACCENT GRASSES & SHRUBS**
- ARTES BUCKWHEAT | FORTNIGHT LILY | O.C. SPACING
 - HEPERALOE PARVIFLORA | RED YUCCA | O.C. SPACING
 - ARKENSTROPHIA CAPILLARIS 'REGAL HOST' | PINK HONEY GRASS | O.C. SPACING
 - TULAGRAM YUCCA 'SILVER LACE' | SOCIETY GARLIC | O.C. SPACING
- MEDIUM SHRUBS**
- ARISA | GRANDIFLORA | EDWARD GORCHET | GLOSSY ABELIA | O.C. SPACING
 - CALLISTEMON LITTLE JOHN | DWARF BUTTERFLICKER | O.C. SPACING
 - ELAEAGNUS PARVIFLORA | JAPANESE GREEN LEAF BARRIERS | O.C. SPACING
 - ERODIUM JAPONICUM | SUREO VAREGATA | GOLD SPOT EDONIVUS | O.C. SPACING
 - ZEPHYRUM PUNCTICOSTI | TEXAS BANGER | O.C. SPACING
 - BRUNNENARIA BRUNNA | INDIAN BURNING BUSH | O.C. SPACING
 - SANTA BARBARA | LANTANA SAGE | O.C. SPACING
- GROUND COVERS**
- ACACIA RESOLUTA | LOW BUD | PROSTRATE ACACIA | O.C. SPACING
 - BACKHOUSIA PALLIDA | TWIG DOG | LONGBLOOM | O.C. SPACING
 - ERODIUM JAPONICUM | SUREO VAREGATA | GOLD SPOT EDONIVUS | O.C. SPACING
 - LONG SPAN | WALLAWALLA | MALEY HONEYBUCKLE | O.C. SPACING
 - ROSEMOORING | SPONSA | PROSTRATUS | DWARF ROSEMARY | O.C. SPACING



TYPICAL PLANTING DENSITY LAYOUT FOR HIGHWAY 79

- AND INTEGRAL WITH OR DOWNED INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
 - SMART CONTROLLER WITH 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 DESIGNED
 - 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
- PLANTING NOTES**
- PROVIDE 3" LAYER OF MULCH (MULCH IN SHRUBS BEDS AND UNPLANTED AREAS); 2" LAYER OF MULCH IN GROUND COVER AREAS.
 - 3" LAYER OF SHROUDED 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 FOOTBALL 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

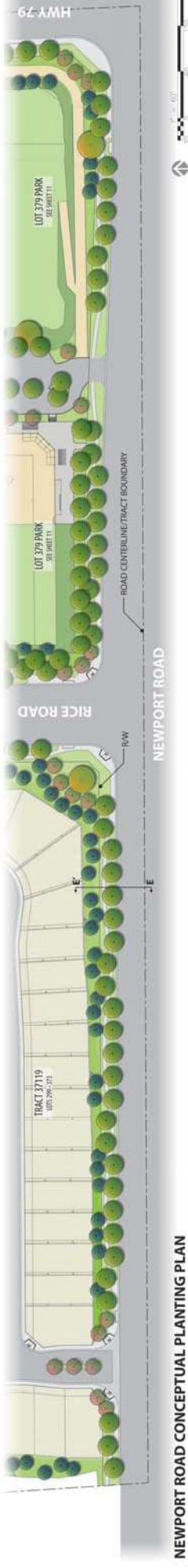
TRACT 37119 | HIGHWAY 79 ENLARGEMENT

VALLEY-WIDE RECREATION & PARK DISTRICT

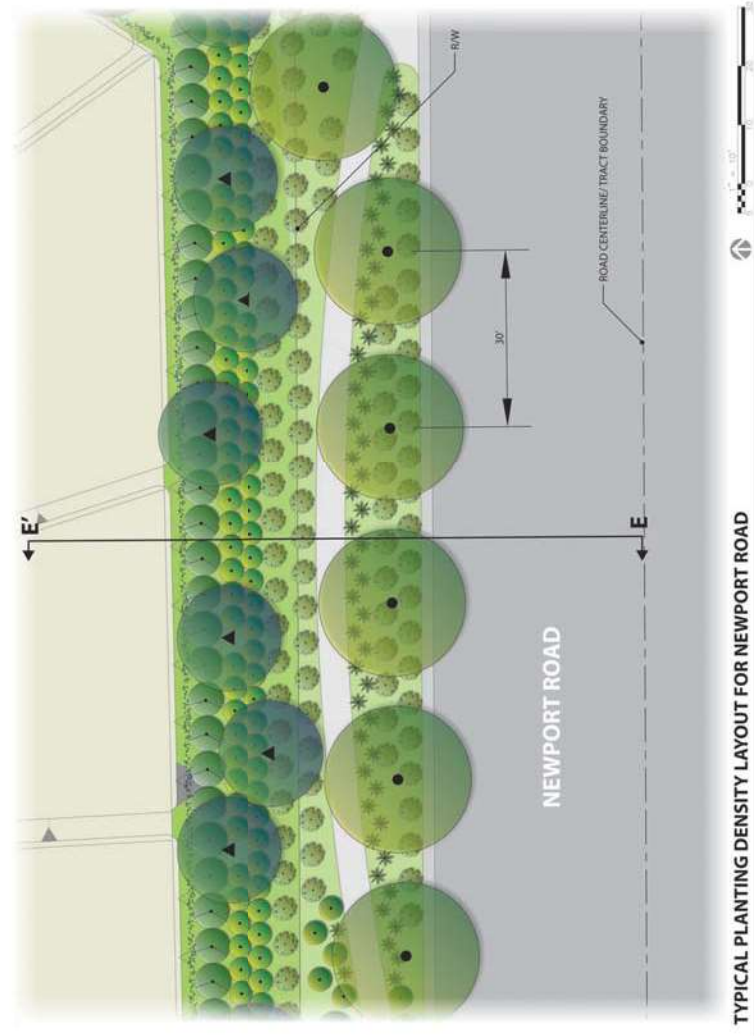
KEY MAP

NOT TO SCALE

DEAN WETTER
Date: _____
APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY



NEWPORT ROAD CONCEPTUAL PLANTING PLAN

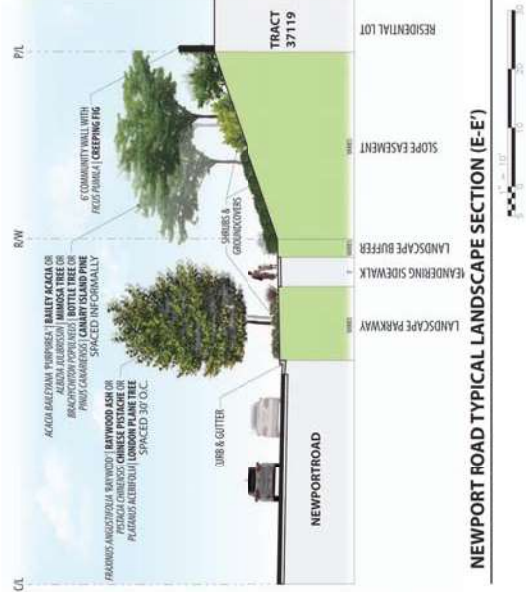


TYPICAL PLANTING DENSITY LAYOUT FOR NEWPORT ROAD

PLANTING NOTES

- PROVIDE 3" LAYER OF MULCH (MULCH IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS;
- 3" LAYER OF SHREDDEDS STABILIZING MULCH FOR SLOPES
- TREES SHALL BE STAKED WITH 2-3 STAKES AND 6" 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 ENIRCLE THE TREE FOOTBALL 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 DOWNELD INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
 - SMART CONTROLLER W/ MET GAGE WITH ACCESS TO REAL-TIME ET
 - ARTI DRAIN CHECK VALVES
 - MASTER WAIVER & FLOW SENSOR



NEWPORT ROAD TYPICAL LANDSCAPE SECTION (E-E')

CONCEPT PLANT SCHEDULE

	STREET TREES	ACACIA BALESTRA THURBERG TAMPA PALM PINK BLOSSOM BOTTLE TREE PINUS CARRIZO LANTANA ISLAND PINE SPACED INFORMALLY
	ACCENT TREES	ACACIA BALESTRA THURBERG TAMPA PALM PINK BLOSSOM BOTTLE TREE PINUS CARRIZO LANTANA ISLAND PINE SPACED INFORMALLY
	SLOPE TREES	ACACIA BALESTRA THURBERG TAMPA PALM PINK BLOSSOM BOTTLE TREE PINUS CARRIZO LANTANA ISLAND PINE SPACED INFORMALLY
	LARGE PARK TREES	ACACIA BALESTRA THURBERG TAMPA PALM PINK BLOSSOM BOTTLE TREE PINUS CARRIZO LANTANA ISLAND PINE SPACED INFORMALLY
	LARGE SHRUBS	ACACIA BALESTRA THURBERG TAMPA PALM PINK BLOSSOM BOTTLE TREE PINUS CARRIZO LANTANA ISLAND PINE SPACED INFORMALLY
	ACCENT GRASSES & SHRUBS	ACACIA BALESTRA THURBERG TAMPA PALM PINK BLOSSOM BOTTLE TREE PINUS CARRIZO LANTANA ISLAND PINE SPACED INFORMALLY
	MEDIUM SHRUBS	ACACIA BALESTRA THURBERG TAMPA PALM PINK BLOSSOM BOTTLE TREE PINUS CARRIZO LANTANA ISLAND PINE SPACED INFORMALLY
	VINES	ACACIA BALESTRA THURBERG TAMPA PALM PINK BLOSSOM BOTTLE TREE PINUS CARRIZO LANTANA ISLAND PINE SPACED INFORMALLY
	GROUNDCOVERS	ACACIA BALESTRA THURBERG TAMPA PALM PINK BLOSSOM BOTTLE TREE PINUS CARRIZO LANTANA ISLAND PINE SPACED INFORMALLY

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER | Date: _____

APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.



TRACT 37119 | NEWPORT ROAD ENLARGEMENT

ALBERT A. WEBB ASSOCIATES

Conceptual Headquarters
1375 MacArthur Boulevard
Riverside, CA 92508
951.886.1070



DOMENIGONI PARKWAY



COMMUNITY WALL
SEE SHEET 13

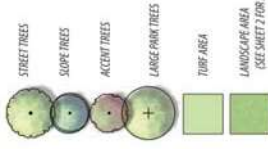
PRIVATE
RESIDENTIAL
LOTS

OPEN VIEW FENCE
SEE SHEET 13

TUBE STEEL GATE



CONCEPT PLANTING LEGEND



NOTES LEGEND

NUMBER	DESCRIPTION	AREA
1	120' FULL BASKETBALL COURT	5,300 SF
2	RESTROOM BUILDING STRUCTURE	385 SF
3	PARKING LOT (19 SPACES)	9,247 SF
4	CHILDREN'S PLAY AREA 15-12 YEARS OLD	2,463 SF
5	CHILDREN'S PLAY AREA 12-5 YEARS OLD	885 SF
6	PICNIC SHELTERS/GRAZERS	
7	COMP PARTS/ARCH W/ ACCOMPANYING B. TREES	2,797 SF
8	MAINTENANCE ACCESS	
9	WATER QUALITY/LOW FLOW AREA	
10	BASON SLOPES/GROUNDCOVER PLANTED	27,643 SF
11	WODKOUT STATIONS	
12	PICNIC TABLES ON CONCRETE PACE	
13	PARK BENCHES (179)	
14	CONCRETE SEAT WALLS	
15	OPEN LAWN AREA	15,479 SF
16	BORKESTATION BASKET 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	15,479 SF
FLAT SHRUBS/GROUNDCOVERS	38,284 SF
SLOPED SHRUBS/GROUNDCOVERS	41,069 SF
PLANTED BORKESTATION BASKET FLOOR	63,705 SF
DECOMPOSED GRANITE	15,340 SF
CONCRETE	14,228 SF
ASPHALT	9,247 SF
DECORATIVE PAINTING/PHERS	2,797 SF
AUGERIZED PLAYGROUND	3,285 SF
OPEN VIEW FENCE	1,164 LF

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER Date: _____
 APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.

ALBERT A. WEBB ASSOCIATES
 Concept Headquarters
 1338 MIDWAY
 Riverside, CA 92508
 951.686.1070

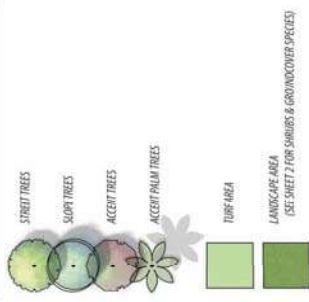


KEY MAP

NOT TO SCALE



CONCEPT PLANTING LEGEND



NOTES LEGEND

- COMMUNITY CENTER
- BBQ/GRILL/SEATING AREA
- SWIMMING POOL
- SPA
- SHALLOW CHILDREN'S POOL
- CABANA (6x8)
- PARKING LOT (50)
- VEHICULAR ENTRY
- CONCRETE WALKWAYS
- CHILDREN'S PLAY AREA (5-12 YEARS OLD)
- CHILDREN'S PLAY AREA (2-5 YEARS OLD)
- PICNIC SHEDS/BEARER
- HAIR BASKETBALL COURT (20)
- OPEN AREA
- COURTYARD AREA W/ ACCENT FURNING & PICNIC TABLES
- PARK BENCHES
- 6" HIGH TUBULAR STEEL PYLE FENCE
- ACCESS PATH CONNECTION
- FENCE SHADE OVER CHILDREN'S POOL
- SHRUBS & GROUNDCOVER



ALBERT A. WEBB ASSOCIATES
 Corporate Headquarters
 1375 MacArthur Blvd., Suite 200
 Riverside, CA 92508
 951.886.1070

TRACT 37119 | LOT 383 COMMUNITY CENTER/PARK ENLARGEMENT



VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER
 APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.

Date: _____



NOTES LEGEND

AREA	AREA
1	(2X) HALF-BASKETBALL COURT
2	RESTROOM BUILDING STRUCTURE
3	PARKING LOT, 18 SPACES
4	CHILDREN'S PLAY AREA (5-12 YEARS OLD)
5	CHILDREN'S PLAY AREA (2-5 YEARS OLD)
6	PINK SHAFTERS/GAZERO
7	COURTYARD AREA W/ ACCENT PLANTING & TREES
8	330' X 195' SOCCER FIELD
9	BASEIN ACCESS/ADA ACCESS
10	VEHICULAR ENTRY
11	WATER QUALITY/LOW FLOW AREA
12	4-1 BASH (SLOPE) GROUNDCOVER PLANTED
13	LITTLE LEAGUE BASEBALL
14	RETAINING WALL PER ENGINEERING PLANS
15	PARK BENCHES (179)
16	CONCRETE SEAT WALLS
17	OPEN LAWN AREA
18	SHRUBS & GROUNDCOVER PLANTING
19	DECOMPOSED GRANITE TRAIL

MAINTENANCE AREAS

MATERIAL	TOTAL AREA
TURF	236,200 SF
FLAT SHRUB GROUNDCOVERS	72,688 SF
4:1 SLOPED SHRUB GROUNDCOVERS	33,606 SF
DECOMPOSED GRANITE	32,103 SF
CONCRETE	25,590 SF
ASPHALT	22,503 SF
DECORATIVE PAINTING/PATERS	1,437 SF
REINFORCED CONCRETE	3,273 SF

TRACT 37119 | LOT 379 PARK ENLARGEMENT

ALBERT A. WEBB ASSOCIATES

Corporate Headquarters
 1378 MIDWAY
 RIVERSIDE, CA 92506
 951.886.1070



TYPICAL PLANTING LAYOUT FOR HIGH DENSITY RESIDENTIAL LOTS 121 - 213

PLANTING NOTES

- PROVIDE 1" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUND COVER AREAS; 1" LAYER OF SHREDED, STABILIZED MULCH FOR SLOPES
- TREES SHALL BE 3" CALIBER AND 10 FEET TALL PER COUNTY EMBANKMENT DETAILS. USE TRIP & EXAMINE WITH 1" DIAMETER EXEMPS IN HIGH WIND AREAS. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITH 1" CALIBER OR HIGHER PER COUNTY STANDARD DETAILS. ROOT BARRIERS SHALL NOT ENIRCLE THE TREE FOOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 2' IN EACH DIRECTION.
- TREES SHALL HAVE BREASTHER THICKNESS PER COUNTY EMBANKMENT DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWNELD INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
 - SMART CONTROLLER W/ 1" NET GATE WITH ACCESS TO REAL-TIME ET
 - AFTY-DRYAN 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



KEY MAP NOT TO SCALE

CONCEPT PLANT SCHEDULE

- SMALL FLOWERING TREES**
 - CEGUS ACERIFOLIUS | WESTERN REDBIRD | CRANE WITELLE
 - LAGERSTROMIA INDICA | WESTERN REDBIRD | CRANE WITELLE
- MEDIUM FLOWERING TREES**
 - POSYDIA CHINENSIS | CHINESE POTASHAE
 - PRUNUS CERRIFERA | KAWAIIAN VESPAZIO | PURPLE LEAF PLUM
- LARGE SHRUBS**
 - LODGEPOLE WOODS | THORNHORN | PURPLE LEAF PLUM | CRANE WITELLE
 - LODGEPOLE WOODS | THORNHORN | PURPLE LEAF PLUM | CRANE WITELLE
 - LODGEPOLE WOODS | THORNHORN | PURPLE LEAF PLUM | CRANE WITELLE
 - LODGEPOLE WOODS | THORNHORN | PURPLE LEAF PLUM | CRANE WITELLE
 - LODGEPOLE WOODS | THORNHORN | PURPLE LEAF PLUM | CRANE WITELLE
- MEDIUM SHRUBS**
 - LAGERSTROMIA INDICA | WESTERN REDBIRD | CRANE WITELLE
 - LAGERSTROMIA INDICA | WESTERN REDBIRD | CRANE WITELLE
 - LAGERSTROMIA INDICA | WESTERN REDBIRD | CRANE WITELLE
 - LAGERSTROMIA INDICA | WESTERN REDBIRD | CRANE WITELLE
 - LAGERSTROMIA INDICA | WESTERN REDBIRD | CRANE WITELLE

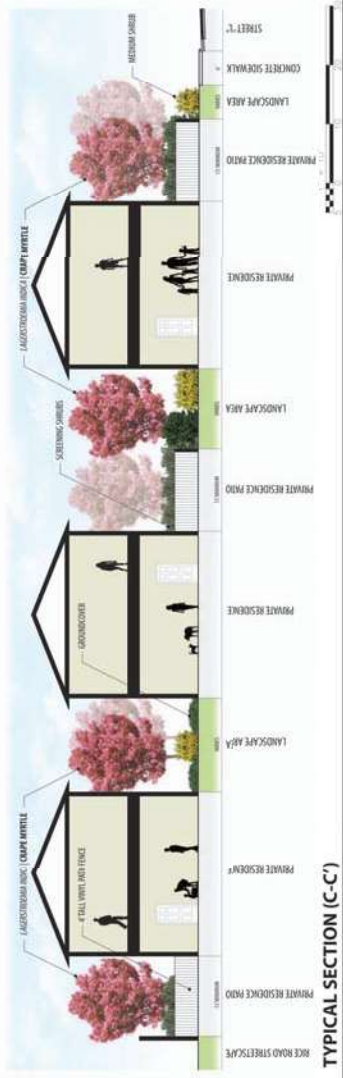
FENCING LEGEND

- 4" TALL VINYL PATIO FENCE
- 6" TALL COMMUNITY WALL



TYPICAL SECTION (A-A')

TYPICAL SECTION (B-B')



TYPICAL SECTION (C-C')



ALBERT A. WEBB ASSOCIATES
 1338 MIDWAY BLVD
 RIVERSIDE, CA 92508
 951.886.1070

TRACT 37119 | HIGH DENSITY RESIDENTIAL LANDSCAPE CONCEPT

VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER Date: _____

APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE WASTEWATER ASSESS ONLY

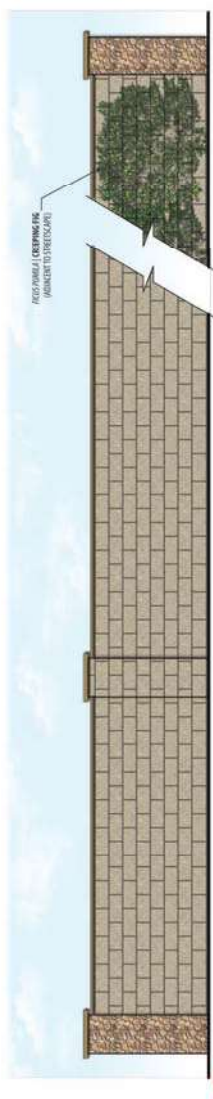


- LEGEND**
- 1. COMMUNITY WALL
 - 1a. FUTURE COMMUNITY WALL*
 - 2. COMBO VIEW FENCE
 - 3. OPEN VIEW FENCE
 - 4. INTERIOR PRIVACY FENCE

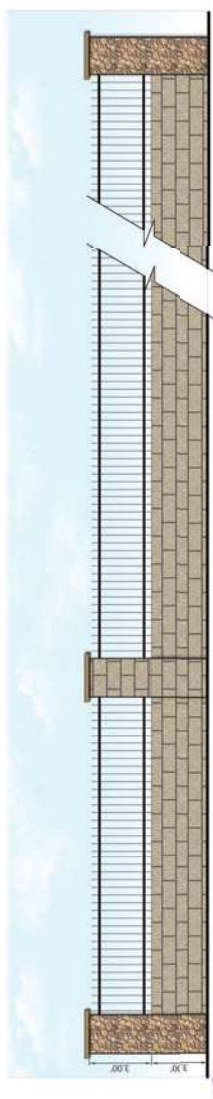
*EXACT ALIGNMENT OF FUTURE COMMUNITY WALLS SUBJECT TO CHANGE BASED UPON FUTURE STREETS AND LOTS



FENCE & WALL PLAN FOR TRACT 37119



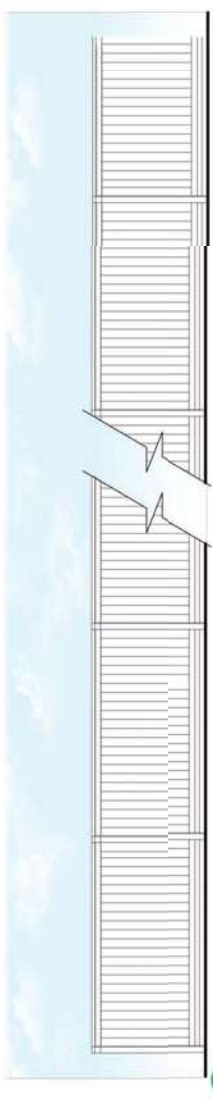
1 COMMUNITY WALL | 8' EXT. (6' INT.) SPLIT FACE BLOCK WALL WITH END & CORNER STONE VENEER PILASTERS
VALLEY-WIDE RECREATION & PARKS DISTRICT MAINTAINED N.T.S.



2 COMBO VIEW FENCE | 6' SPLIT FACE BLOCK AND TUBE STEEL FENCE WITH END & CORNER STONE VENEER PILASTERS
VALLEY-WIDE RECREATION & PARKS DISTRICT MAINTAINED N.T.S.



3 OPEN VIEW FENCE | 6' TUBULAR STEEL FENCE
MAINTAINED AS NOTED ON PLAN N.T.S.



4 INTERIOR PRIVACY FENCE | 6' VINYL OR WOOD FENCE
PRIVATELY MAINTAINED N.T.S.

ALBERT A. WEBB
WEBB
 ASSOCIATES
 Corporate Headquarters
 1358 MIDWAY
 Roseville, CA 95678
 951.686.1070

TRACT 37119 | FENCE & WALL PLAN



VALLEY-WIDE RECREATION & PARK DISTRICT

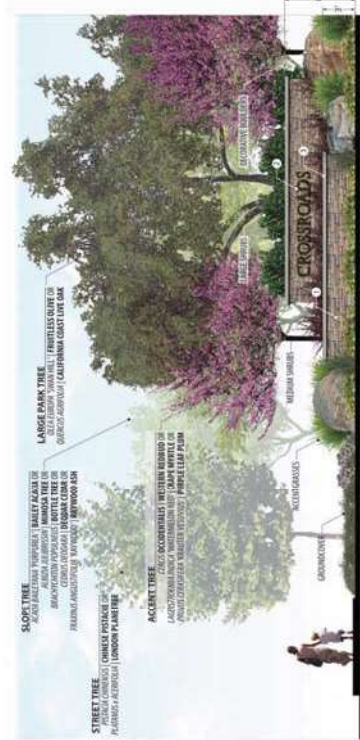
DEAN WETTER Date: _____

APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT 5 FOR VALLEY-WIDE MAINTENANCE AREAS ONLY



CONCEPT PLANT SCHEDULE

- STREET TREES**
 - ALBANY PLUM
 - ALBANY PLUM
 - ALBANY PLUM
- ACCENT TREES**
 - ALBANY PLUM
 - ALBANY PLUM
 - ALBANY PLUM
- SLOPE TREES**
 - ALBANY PLUM
 - ALBANY PLUM
 - ALBANY PLUM
- LARGE PARK TREES**
 - ALBANY PLUM
 - ALBANY PLUM
 - ALBANY PLUM
- LARGE SHRUBS**
 - ALBANY PLUM
 - ALBANY PLUM
 - ALBANY PLUM
- ACCENT GRASSES & SHRUBS**
 - ALBANY PLUM
 - ALBANY PLUM
 - ALBANY PLUM
- MEDIUM SHRUBS**
 - ALBANY PLUM
 - ALBANY PLUM
 - ALBANY PLUM
- VINES**
 - ALBANY PLUM
 - ALBANY PLUM
 - ALBANY PLUM
- GROUND COVERS**
 - ALBANY PLUM
 - ALBANY PLUM
 - ALBANY PLUM



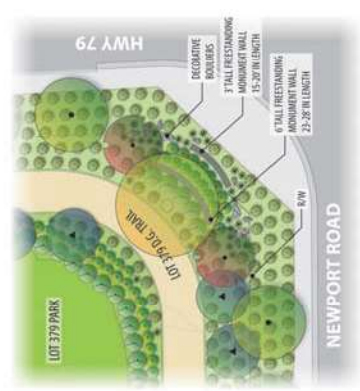
MAJOR COMMUNITY MONUMENT & PLANTING (TYP)



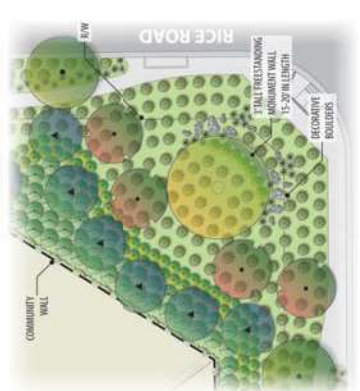
MINOR COMMUNITY MONUMENT & PLANTING (TYP)



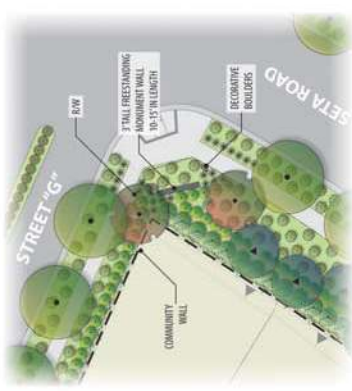
NEIGHBORHOOD MONUMENT & PLANTING (TYP)



MAJOR COMMUNITY MONUMENT PLAN (TYP)



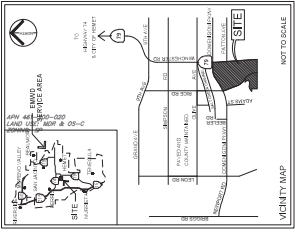
MINOR COMMUNITY MONUMENT PLAN (TYP)



NEIGHBORHOOD MONUMENT PLAN (TYP)

**TRACT 37119
LANDSCAPE MAINTENANCE LEGEND:**

SYMBOL	DESCRIPTION
[Pattern]	RESIDENTIAL LOTS MAINTAINED BY HOME OWNER
[Color]	METER (A-20) FLAT LS AREA = 32,173 SF TOTAL LS AREA = 42,030 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	FLAT FLAT LS AREA = 19,278 SF TOTAL LS AREA = 26,076 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-50) FLAT LS AREA = 14,868 SF TOTAL LS AREA = 14,868 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-53) FLAT LS AREA = 86,403 SF TOTAL LS AREA = 9,923,118 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-54) FLAT LS AREA = 29,499 SF TOTAL LS AREA = 44,182,153 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-55) FLAT LS AREA = 14,088 SF TOTAL LS AREA = 159,211 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-56) FLAT LS AREA = 24,360 SF TOTAL LS AREA = 60,918 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-57) FLAT LS AREA = 37,260 SF TOTAL LS AREA = 61,820 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-58) FLAT LS AREA = 39,320 SF TOTAL LS AREA = 63,641 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-59) FLAT LS AREA = 102,911 SF TOTAL LS AREA = 102,911 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-60) FLAT LS AREA = 39,320 SF TOTAL LS AREA = 63,641 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-61) FLAT LS AREA = 281,865 SF TOTAL LS AREA = 293,737 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-62) FLAT LS AREA = 2,417 SF TOTAL LS AREA = 70,052 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-63) FLAT LS AREA = 19,729 SF TOTAL LS AREA = 84,828 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-64) FLAT LS AREA = 2,680 SF TOTAL LS AREA = 22,619 SF MAINTAINED BY V.M.W.R. & P.D.
[Color]	METER (A-65) FLAT LS AREA = 4,815 SF TOTAL LS AREA = 5,478 SF MAINTAINED BY RIVERSIDE COUNTY CPTA



**TRACT 37119
MAINTENANCE EXHIBIT**

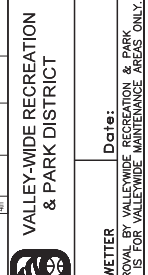
VALLEY-WIDE RECREATION & PARK DISTRICT

DATE: 08-07-2017
DRAWN BY: JMA
CHECKED BY: JMA

CONTACT: JIMIE MACIAS
EMAIL: jimie.macias@vwrpsocieties.com

PROCESSING LOG

NO.	DATE	REVISION	DESCRIPTION
1			INITIAL PLAN CHECK
2			FINAL APPROVAL
3			RETURN DATE: PLAN DESIGN DATE
4			REVISION
5			REVISION
6			REVISION



APPROVAL BY VALLEY-WIDE RECREATION & PARK DISTRICT IS FOR VALLEY-WIDE MAINTENANCE AREAS ONLY.



**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 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
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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

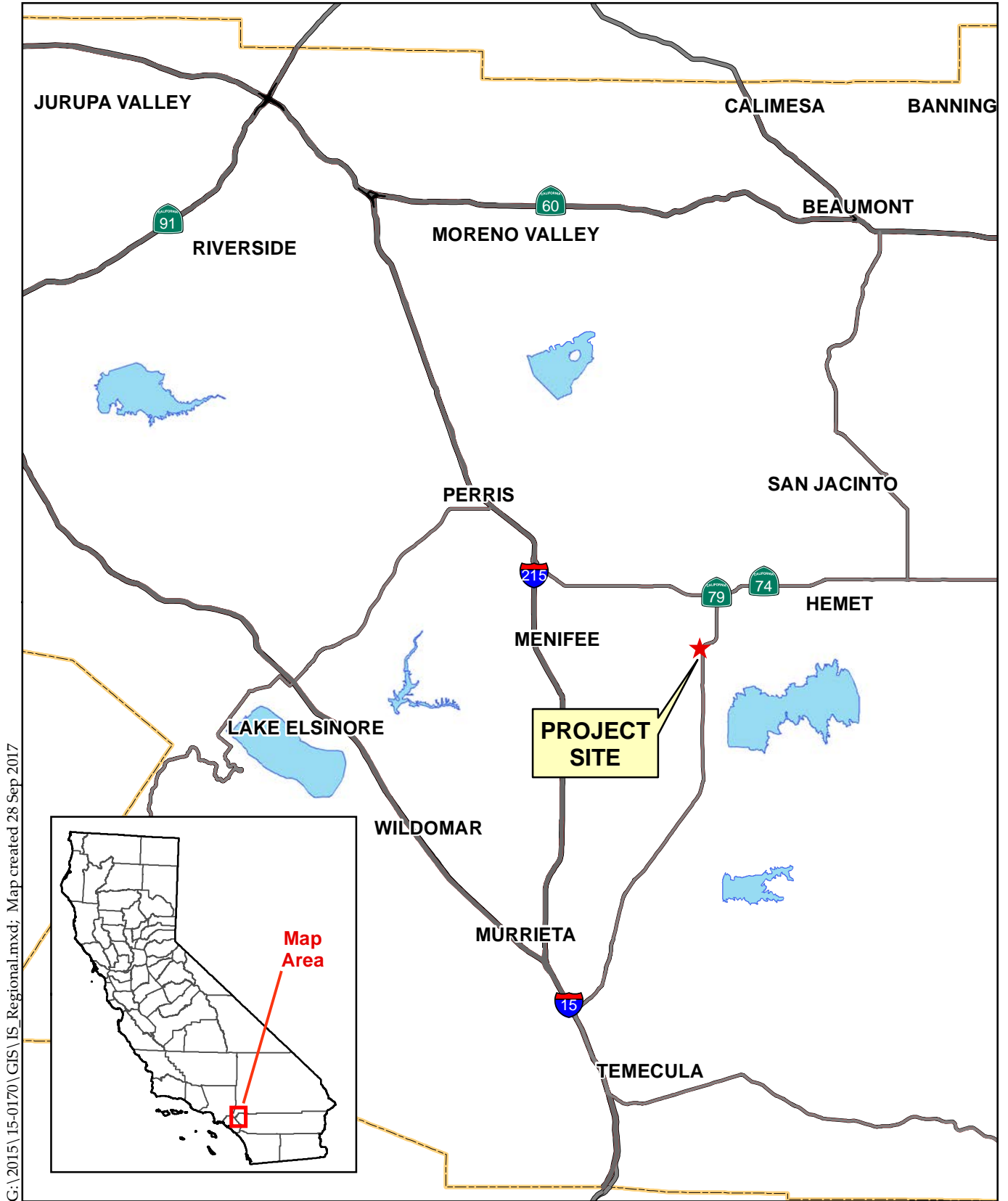
A. Project Description

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.

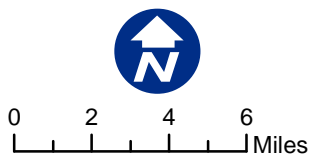
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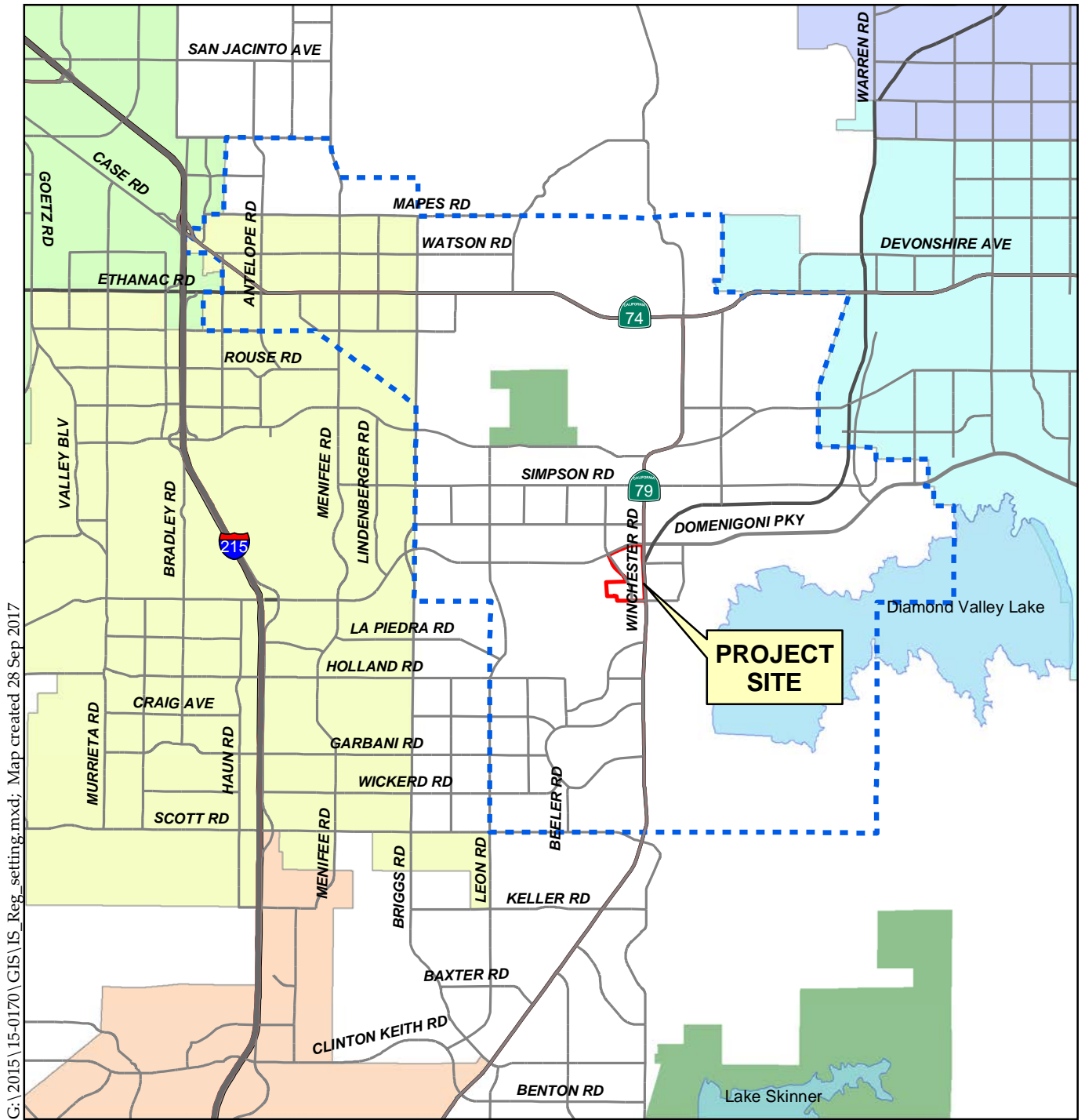


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Source: Riverside Co. GIS, 2017

Figure 1 - Regional Map
Initial Study/Addendum No. 2 to EIR376





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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
- Hemet
- Menifee
- Murrieta
- Perris
- San Jacinto
- Regional Parks



0 1 2 3 Miles

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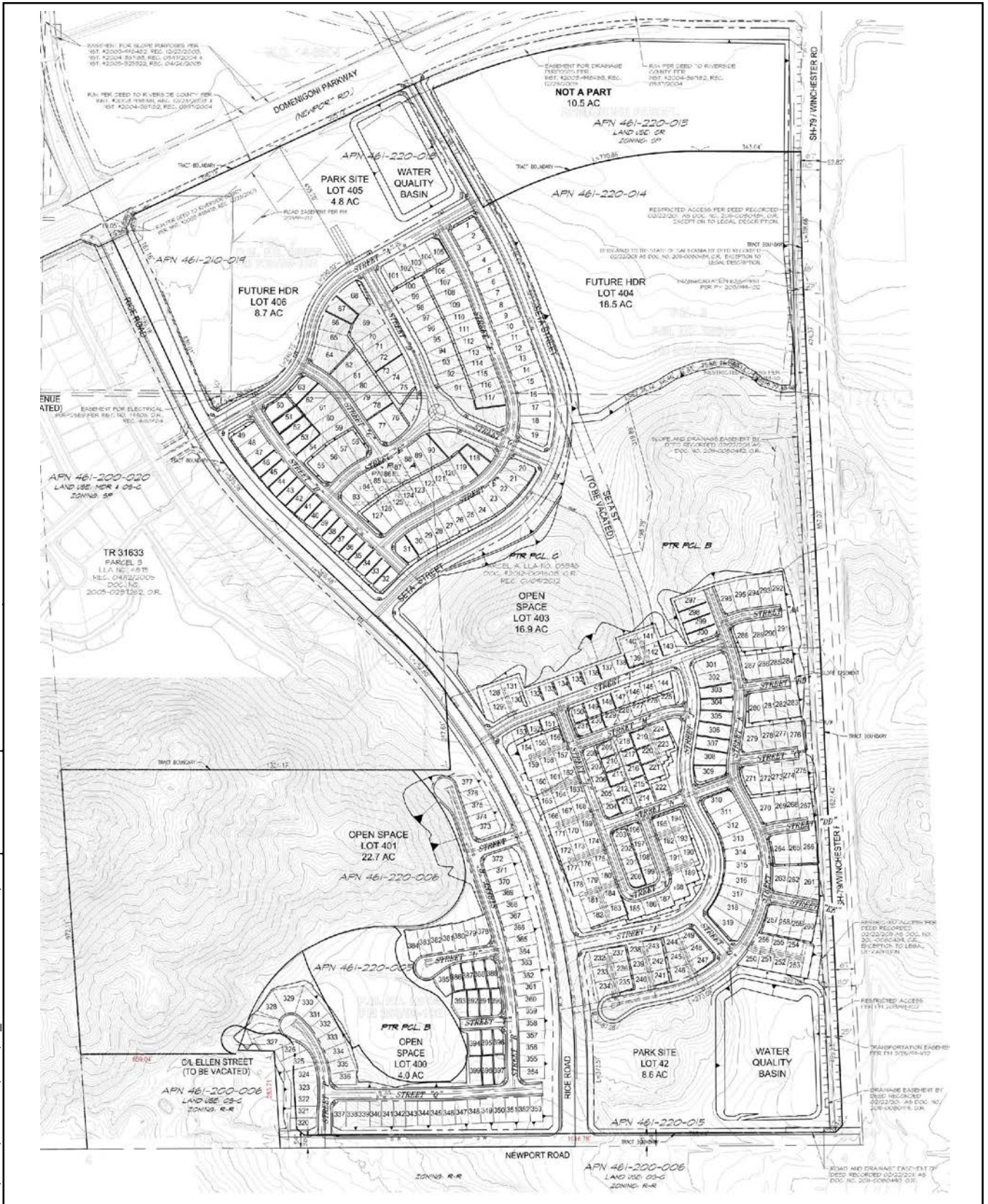
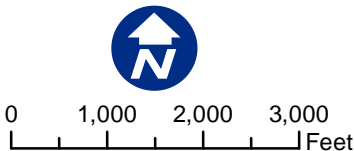


Figure 3 - Tentative Tract Map 37119
Initial Study/Addendum No. 2 to EIR376



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	145.6¹		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:	Lots	Units:	Proj. No. of Residents:
Medium High Density Residential	1-373	373	1,086 ²
High Density Residential	381, 382	None proposed	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:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Open Space	A-GG, 376, 377, 378	n/a 48.26 acres	n/a
Park Sites/Water Quality Basins	379, 380	13.44 acres	
Private Streets	N/A	17.40 acres	
Public Streets	N/A	16.50 acres	
Recreation Center	383	3.53	

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**.

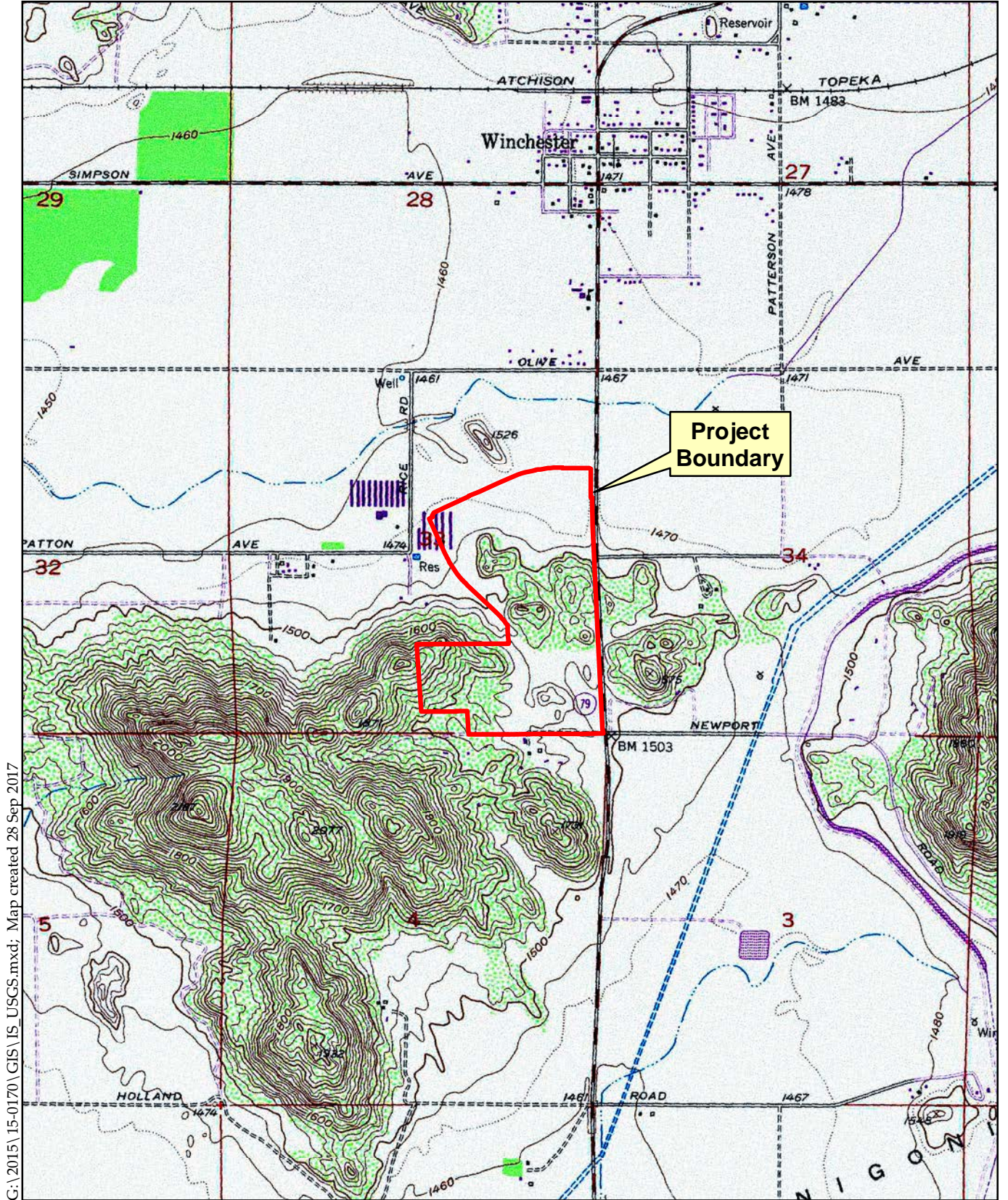
G. Brief Description of the Existing Environmental Setting of the Project Site and its Surroundings

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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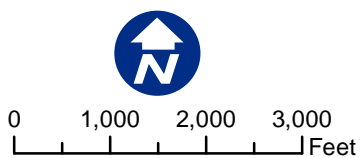


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Source: 7.5Min DRG;
Winchester Quad

Figure 4 - USGS

Initial Study/Addendum No. 2 to EIR376



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 policies.

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 any³

Item	Direction	Designation
Area Plans	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:

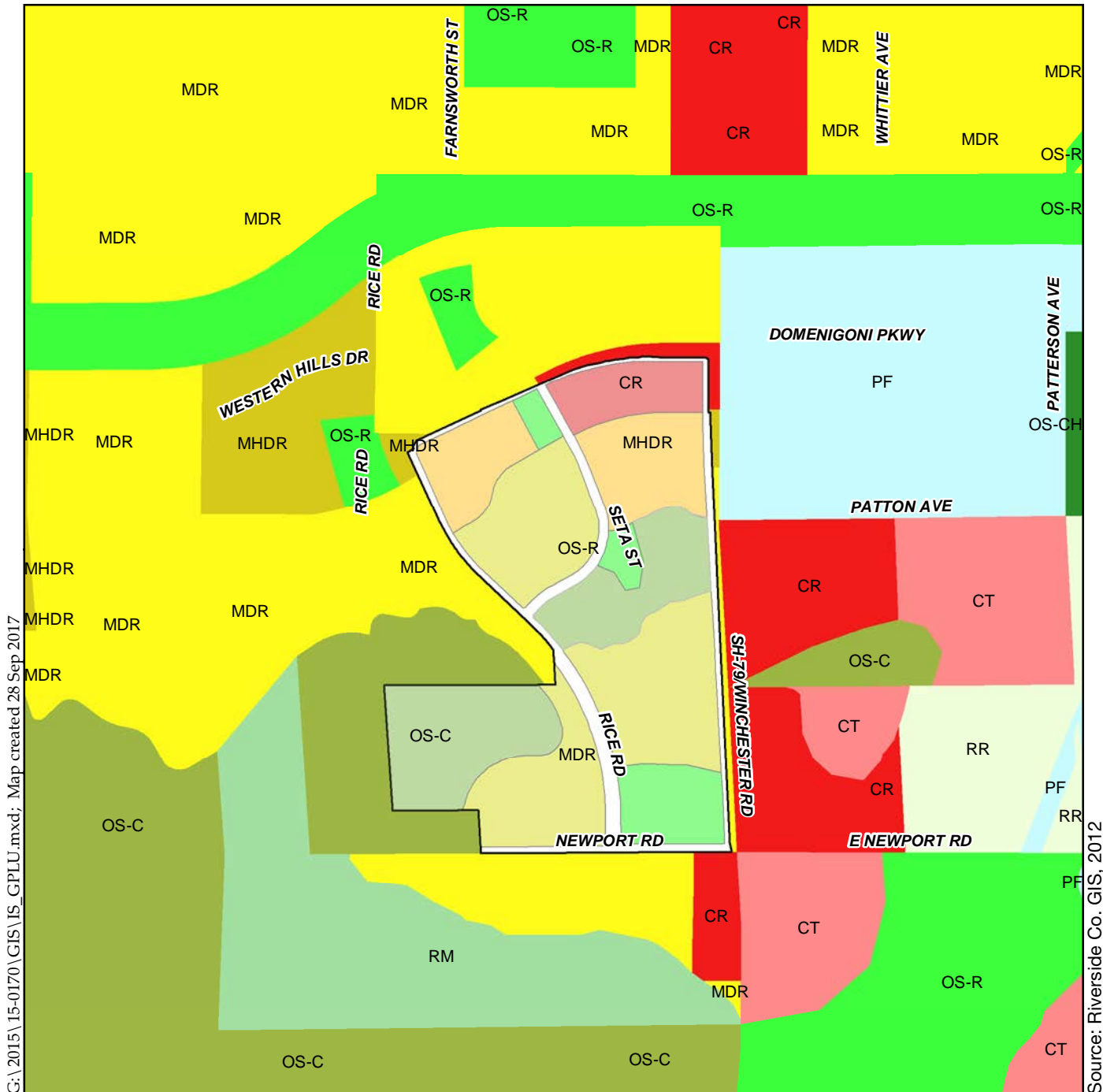
Other than the Specific Plan Zoning Ordinance text changes, this project does not propose any changes to the underlying zoning classification.

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.)



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Source: Riverside Co. GIS, 2012

Figure 5 - Surrounding General Plan Land Use Designations

LEGEND

County GP Land Use

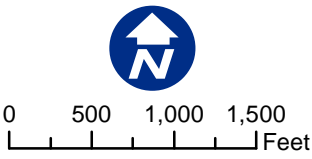
- Medium Density Residential
- Medium High Density Residential
- Commercial Retail
- Commercial Tourist
- Public Facilities

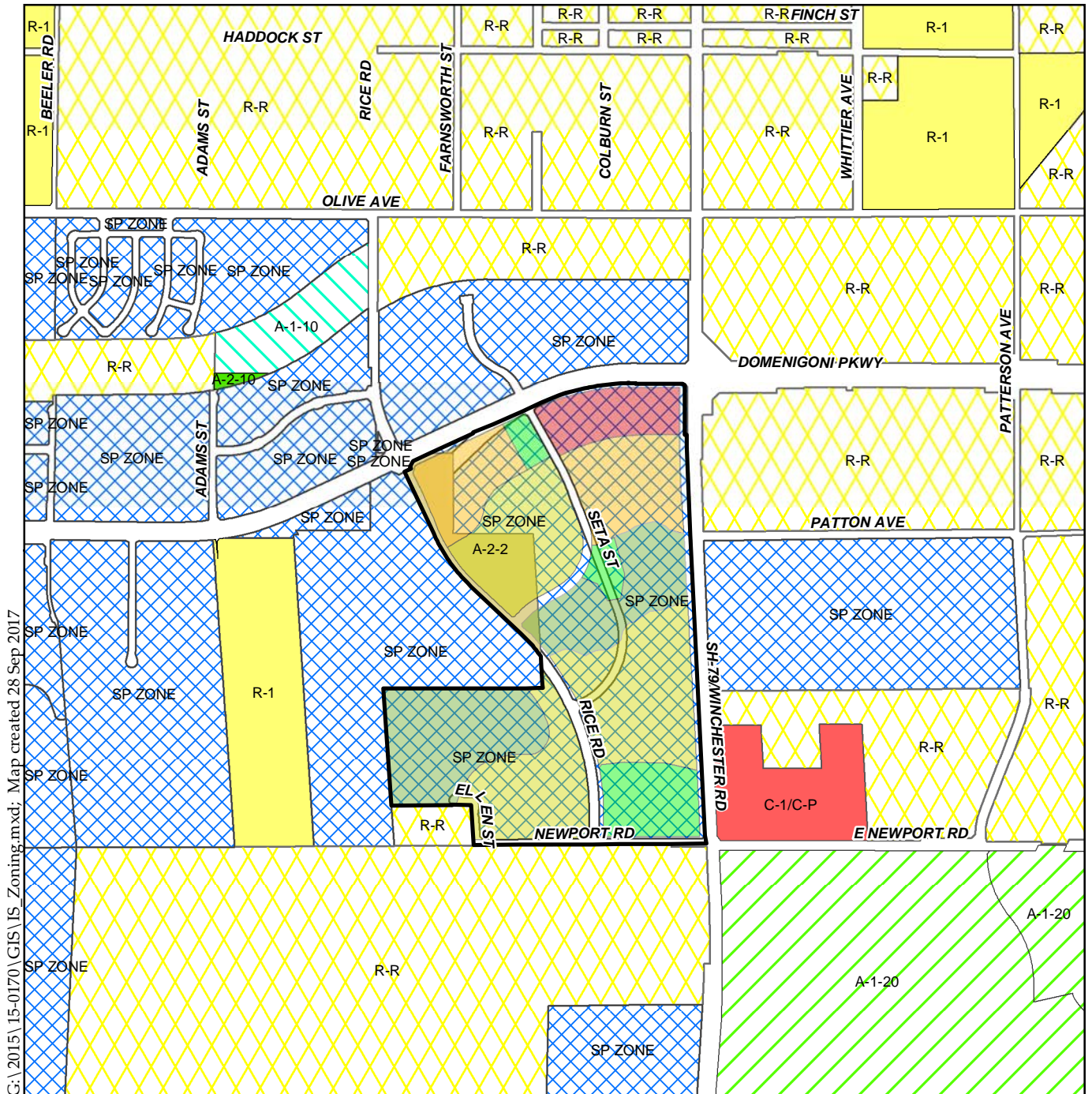
- Rural Residential
- Rural Mountainous
- Conservation
- Conservation Habitat
- Open Space Recreation

Initial Study/Addendum No. 2 to EIR376

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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Source: Riverside Co. GIS, 2017

Figure 6 - Surrounding Zoning Designations

Initial Study/Addendum No. 2 to EIR376

LEGEND

Riverside County Zoning

- | | | | | | |
|--|--------|--|---------|--|---------------------------------|
| | A-1-10 | | C-1/C-P | | Medium High Density Residential |
| | A-1-20 | | R-1 | | High Density Residential |
| | A-2-10 | | R-R | | Very High Density Residential |
| | A-2-2 | | SP ZONE | | Commercial Retail |
| | | | | | Open Space Recreation |
| | | | | | Open Space Conservation |



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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.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture & Forest Resources	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Land Use/Planning	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Utilities/Service Systems
<input checked="" type="checkbox"/> Geology/Soils	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> 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
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AGRICULTURE and FOREST RESOURCES	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 residences 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			Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:	Potentially Significant 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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 pollutants 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 hypugeal* – 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 corner. 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 (*Eremophila 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 MSHCP 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 5793/5796⁷); 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 its 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 ethnic/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 tasks, 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 tasksapes, 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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 temporarily halt or divert 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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the state Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 Mitigation 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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
12. Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
13. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
15. Ground Subsidence				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
19. Erosion				
a) Change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 (CO₂) and nitrous oxide (N₂O) are byproducts of fossil fuel combustion. Methane (CH₄), 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 CO₂ 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 ₂ E/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 ₂ E/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 CO₂ are annualized over a typical project life of 30 years.

The GHG emissions shown in **Table 2**, above for SP288A2 (18,073.90 MTCO₂E /year) are approximately 29.7 percent lower than the GHG emissions estimated from the BAU (25,710.11 MTCO₂E/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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR376; Project Description; HWWAP

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR376; HVWAP Figure 12, “Wildfire Susceptibility”

Findings of Fact:

a) EIR376 Conclusion: No 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

HYDROLOGY AND WATER QUALITY		Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:					
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)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 devices, 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 WQMPs⁸ 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/l 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.

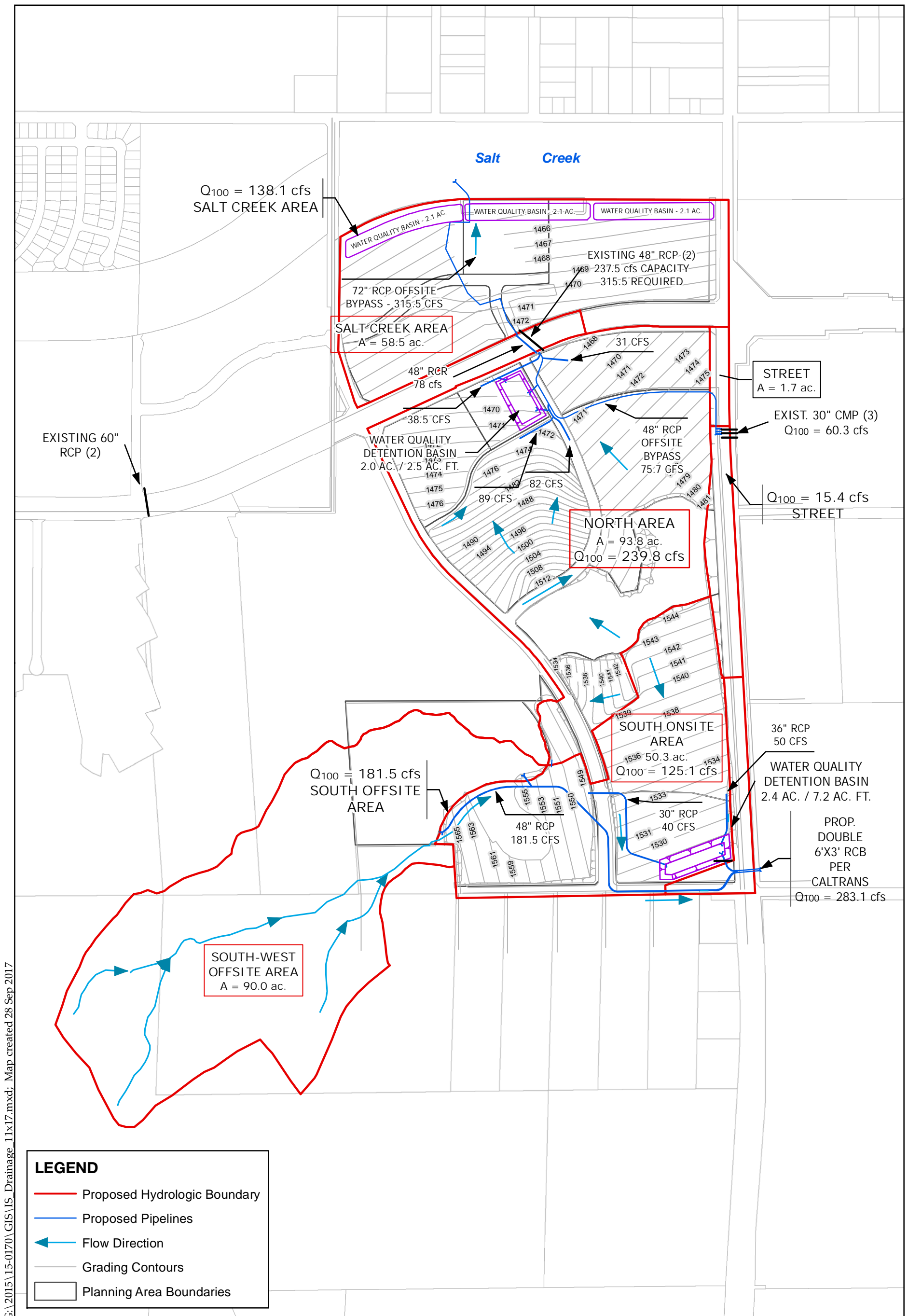
g) See response 25.a&d) and 25.b), above. Impacts were fully analyzed in EIR376 and no new or substantially increased significant impacts would result from the Project beyond those discussed in EIR376.

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.

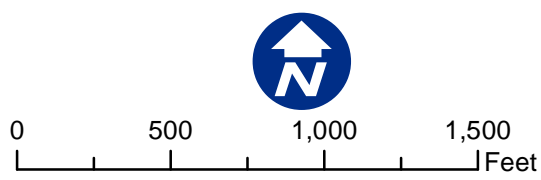
Finding: Impacts resulting from implementation of the Project are less than significant. Therefore, no new or substantially increased significant impacts would result from the Project.



G:\2015\15-0170\GIS\IS_Drainage_11x17.mxd; Map created 28 Sep 2017

Sources: Riverside Co. GIS, 2012

Figure 7 - Proposed Drainage Plan
 Initial Study/Addendum No. 2 to EIR376



HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant New Impact	Less than Significant 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 <input checked="" type="checkbox"/> U - Generally Unsuitable <input type="checkbox"/> R - Restricted <input type="checkbox"/>				
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
27. Planning				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Effect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
28. Planning				
a) Be consistent with the site’s existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Riverside County General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a state-classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				

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.

		Less than Significant New		
NOISE	Potentially Significant	Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:	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.

		Less than Significant New		
NOISE	Potentially Significant	Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:	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 implemting 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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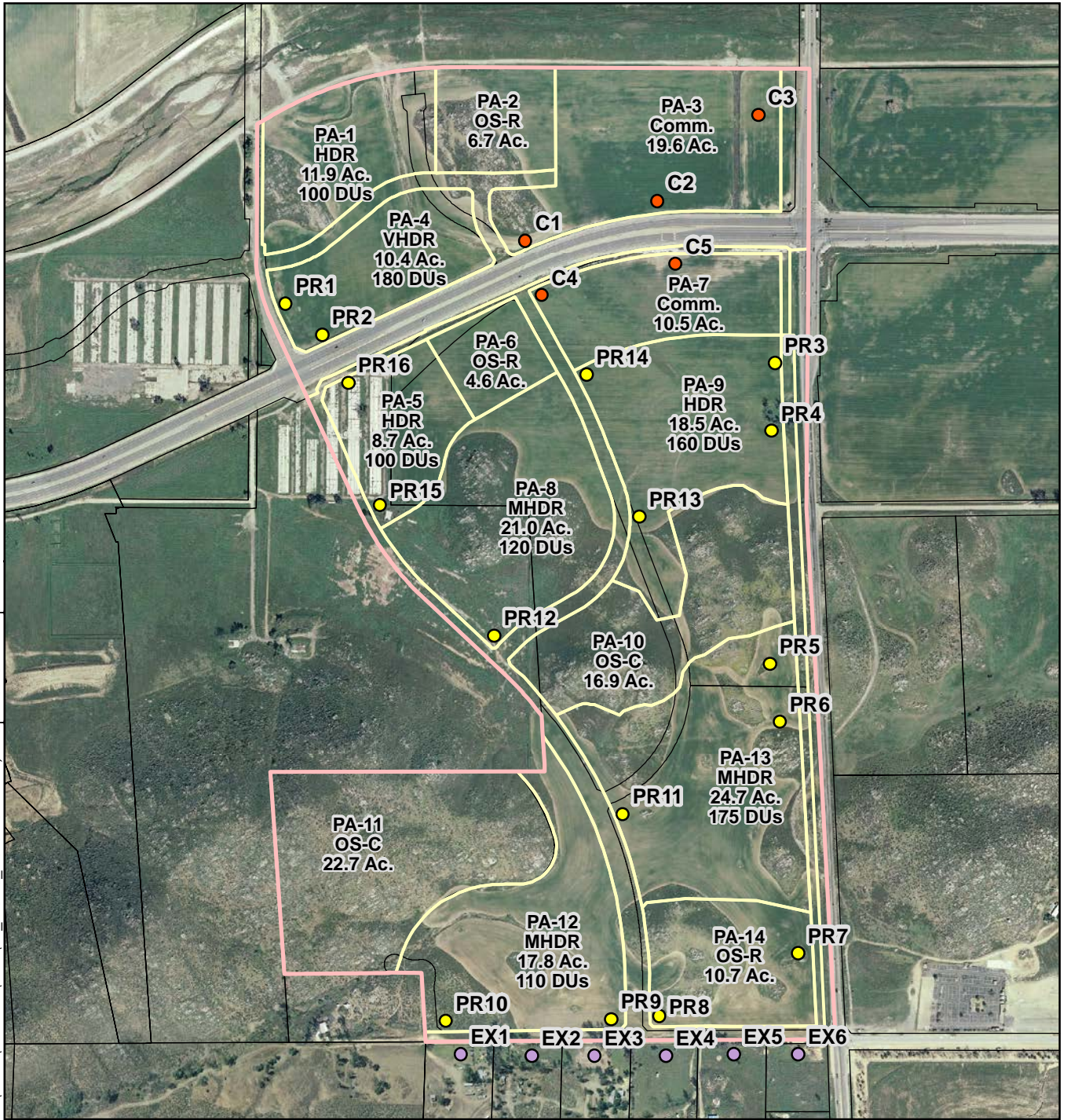


Figure 8 - Noise Receivers

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Legend

Noise Receivers

- Commercial Receiver
- Existing Residential
- Project Residential
- Project Boundary
- Land Use Plan
- Parcels



0 500 1,000 1,500 Feet

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

¹Receiver 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.

²CNEL= $L_{eq}(h)_{pk} + 10 \log_{10} 4.17/P + 10 \log_{10}(d + 4.77e + 10N)$; 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.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
NOISE				
Would the project:				

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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 traffic¹³ 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 stationary 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<p>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?</p>	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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.

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?	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

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?	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 Nuvview 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 Nuvview Library is located at 29540 Nuevo Road in Nuevo. With a collection size of 16,000 and facility size of 800 square feet, the Nuvview 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.

<p>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?</p>	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 of 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 Addendum 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.

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?	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project’s construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TRANSPORTATION/TRAFFIC	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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. Lindemberger 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/Meniffee 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	<i>Does Not Exist</i>			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	<i>Does Not Exist</i>			TWSC	9.8 10.7	A B
16. Rice Road (NS) Seta Street (EW)	County of Riverside	D	AM PM	<i>Does Not Exist</i>			TWSC	9.4 9.7	A A
17. Rice Road (NS) "I" Street (EW)	County of Riverside	D	AM PM	<i>Does Not Exist</i>			TWSC	9.4 10.0	A B
18. Rice Road (NS) "S" Street (EW)	County of Riverside	D	AM PM	<i>Does Not Exist</i>			TWSC	9.0 9.2	A A
19. Rice Road (NS) "J" Street (EW)	County of Riverside	D	AM PM	<i>Does Not Exist</i>			TWSC	9.0 9.3	A A
20. Rice Road (NS) Old Newport Road (EW)	County of Riverside	D	AM PM	<i>Does Not Exist</i>			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	<i>Does Not Exist</i>			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	<i>Does Not Exist</i>			TWSC	9.8 10.7	A B
16. Rice Road (NS) Seta Street (EW)	County of Riverside	D	AM PM	<i>Does Not Exist</i>			TWSC	9.4 9.7	A A
17. Rice Road (NS) "I" Street (EW)	County of Riverside	D	AM PM	<i>Does Not Exist</i>			TWSC	9.4 10.0	A B
18. Rice Road (NS) "S" Street (EW)	County of Riverside	D	AM PM	<i>Does Not Exist</i>			TWSC	9.0 9.2	A A
19. Rice Road (NS) "J" Street (EW)	County of Riverside	D	AM PM	<i>Does Not Exist</i>			TWSC	9.0 9.3	A A
20. Rice Road (NS) Old Newport Road (EW)	County of Riverside	D	AM PM	<i>Does Not Exist</i>			TWSC	9.1 8.9	A A

OWSC = One Way Stop Controlled; TWSC = Two Way Stop Controlled; A WSC = All Way Stop Controlled; RIRO = Only Right In, Right Out movements allowed.

XXX = 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 Stop Controlled; TWSC = Two Way Stop Controlled; A WSC = All Way Stop Controlled; RIRO = Only Right In, Right Out movements allowed. OFL = Overflow condition; Delay > 200 sec
XXX = 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 County 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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project: 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 placed 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 RWRP or the Sun City RWRP. 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		Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:					
48. Solid Waste					
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 States Environmental Protection Agency, *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*. (Available at <https://www.epa.gov/sites/production/files/2017-09/documents/estimating2003buildingrelatedcandmaterialsamounts.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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Stormwater drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
51. Other Would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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 (*Eremophila 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 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 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

		Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
MANDATORY FINDINGS OF SIGNIFICANCE					
53.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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- EIR521 County of Riverside, *Public Review Draft Environmental Impact Report*, February 2015. (Available at <http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruary2015/DraftEnvironmentalImpactReportNo521.aspx>, accessed September 27, 2017.)

ESI	Ecological Sciences, Inc., <i>General Habitat Assessment, MSHCP Consistency Analysis, Focused Burrowing Owl Surveys, Focused Narrow Endemic Plant Surveys, 150-Acre Site, Crossroads at Winchester</i> , September 27, 2017. (Appendix B)
Garrett	The Garrett Group, LLC, <i>Geotechnical Investigation Winchester Specific Plan No. 288 (The Crossroads in Winchester), 222-Acre Parcel, Located Northwest of The Intersection of Winchester Road and East Newport Road, Winchester Area Riverside County California</i> , December 21, 2001, (Appendix C.1)
GP	County of Riverside, <i>Riverside County Integrated Project General Plan, County of Riverside</i> , Adopted October 7, 2003; most recent update December 15, 2015. (Available at http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx , accessed on September 26, 2017.)
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Ord. 859	County of Riverside, Ordinance No. 859 (As Amended through 859.3), <i>An Ordinance of the County of Riverside Amending Ordinance No. 859 The Water Efficient Landscape Requirements</i> , July 21, 2015. (Available at http://www.rivcocob.org/wp-content/uploads/2009/10/859.3.pdf , accessed September 26, 2017.)
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Petra 2017	Petra Geotechnical, Inc. <i>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</i> , September 5, 2017. (Appendix C.3)
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SCAQMD	South Coast Air Quality Management District, <i>CEQA Air Quality Handbook</i> , November 1993. (Available at SCAQMD.)
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WEBB(f)	Albert A. Webb Associates, <i>Preliminary Acoustical Impact Analysis, The Crossroads in Winchester (SP288A2), Riverside County, CA</i> prepared, December 2011. (Appendix F)
WSA	Eastern Municipal Water District, <i>Water Supply Assessment for the Crossroads at Winchester Specific Plan No. 288</i> , February 21, 2007. (Appendix E)

Organizations and Persons Consulted

List of Initial Study Preparers

Albert A. Webb Associates

Cheryl DeGano, Principal Environmental Analyst
 Caitlin Dawson, Assistant Environmental Analyst
 3788 McCray Street, Riverside, CA 92506
 (951) 686-1070

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 ₂ E	Metric tonnes of carbon dioxide equivalent
N ₂ O	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
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 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.	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: <ul style="list-style-type: none"> 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
<p>inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain),</p> <ul style="list-style-type: none"> 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
<p>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, 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,</p> <ul style="list-style-type: none"> 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
CULTURAL RESOURCES					
<p>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.</p>	<p>Prior to issuance of grading permits in affected areas</p>	<p>County Department of Building and Safety Qualified Archaeologist</p>	<p>Documentation of disposition of discovered resource</p>		
<p>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</p>	<p>Prior to issuance of grading permits During grading and Construction</p>	<p>County Department of Building and Safety Qualified Archaeologist</p>	<p>Monitoring Reports Documentation of disposition of discovered resource</p>		

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>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.</p> <p>Pursuant to the recommendation in the <i>Phase II Archeological Testing and Evaluation</i> 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.</p>						

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>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.</p> <p>NOTE:</p> <ul style="list-style-type: none"> • 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
<p>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.</p>	<p>Prior to issuance of building permits During Construction</p>	<p>County Planning Department Qualified Archaeologist</p>	<p>Monitoring Reports Documentation of disposition of discovered resource</p>			
GEOLOGY AND SOILS						
Standard Regulatory Requirements						
<p>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.</p>	<p>Prior to Grading and Building Permits</p>	<p>County Department of Building and Safety</p>	<p>Notes on grading plans</p>			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance	
				Initials	Date
<p>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.</p>	<p>Upon Tentative Tract Map Submittal</p>	<p>County Planning Department County Department of Building and Safety</p>	<p>Notes on grading plans and conditions of Project approval requiring a licensed Geotechnical Engineer or Engineering Geologist. Inspection reports</p>		
<p>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.</p>	<p>Prior to Grading Permit</p>	<p>County Department of Building and Safety County Geologist</p>	<p>Notes on grading plans and conditions of Project approval requiring a licensed Geotechnical Engineer or Engineering Geologist. Inspection reports</p>		
<p>Mitigation Measure C.1-4 – All grading plans for Specific Plan development projects shall be reviewed by the</p>	<p>Prior to Grading Permit</p>	<p>County Department of Building and</p>	<p>Notes on grading plans and conditions of Project approval requiring a licensed Geotechnical Engineer or Engineering</p>		

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 <u>Geotechnical Investigation Report prepared by the Garret Group, LLC, and the supplemental Geologic Update prepared by Petra Geotechnical, Appendix B.</u>	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
<p>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.</p>						
<p>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.</p>	<p>Prior to Grading Permit</p>	<p>County Department of Building and Safety County Planning Department County Geologist</p>	<p>Notes on grading plans Inspection reports</p>			
<p>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.</p>	<p>Prior to Grading Permit</p>	<p>County Department of Building and Safety County Planning Department County</p>	<p>Notes on grading plans and conditions of Project approval requiring a licensed Geotechnical Engineer or Engineering Geologist.</p>			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
Mitigation Measure C.2-6 – Grading work on the entire project site shall be balanced on-site whenever possible.	Prior to Grading Permit	Geologist 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
Mitigation Measure C.2-10 – All streets shall have a gradient not to exceed 15 percent.	Prior to Grading Permit	Planning Department 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
<p>commercial, and recreational development.</p> <p>Mitigation Measure C.13-2 – All development shall incorporate energy-saving devices where feasible. These devices may include the following:</p> <ul style="list-style-type: none"> • 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			
<p>Mitigation Measure C.13-3 – Specific measures shall be implemented to reduce natural gas consumption including:</p> <ul style="list-style-type: none"> • 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
<p>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.</p>	<p>Prior to building permit</p>	<p>County Department of Building and Safety Southern California Gas Company Project Applicant</p>	<p>Title 24 worksheet with building plans</p>			
<p>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.</p>	<p>Prior to building permit</p>	<p>County Department of Building and Safety</p>	<p>Building plans</p>			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>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.</p>	<p>Prior to building permit</p>	<p>County Department of Building and Safety County Planning Department</p>	<p>Building plans and Landscape plans</p>			
<p>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.</p>	<p>Prior to tentative map approval</p>	<p>County Planning Department EMWD</p>	<p>Landscape plans</p>			
<p>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</p>	<p>Prior to building permit</p>	<p>County Department of Building and Safety County Planning</p>	<p>Landscape plans</p>			

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: <ul style="list-style-type: none"> • 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
<p>parking in congested areas;</p> <ul style="list-style-type: none"> Incorporation of bicycle paths into major land use developments; and Site planning which encourages pedestrian activity and reduces reliance upon automobiles for short trips. 						
<p>MM GHG 1: To reduce energy consumption, the Project shall be designed to exceed current 2008 Title 24 standards by 10 percent.</p>	Prior to building permit	County Department of Building and Safety	Title 24 worksheet with building plans			
<p>MM GHG 2: To reduce energy consumption, the Project shall install Energy Star-rated appliances.</p>	Prior to building permit	County Department of Building and Safety	Title 24 worksheet with building plans			
<p>MM GHG 3: To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project.</p>	Prior to building permit	County Department of Building and Safety	Title 24 worksheet with building plans			
<p>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</p>	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 devices, 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
<p>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.</p>	<p>Plan Check Pre-construction Construction</p>	<p>Riverside County Flood Control and Water Conservation District County Department of Building and Safety</p>	<p>Approved plan.</p>			
<p>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.</p>	<p>Plan Check Pre-construction Construction</p>	<p>Riverside County Flood Control and Water Conservation District County Department of Building and Safety</p>	<p>Completed Drainage Plan</p>			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
NOISE						
<p>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.”</p>	<p>Prior to Grading Permit</p>	<p>County Department of Building and Safety County Planning Department</p>	<p>Approval of final acoustical impact analysis.</p>			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>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.</p>	<p>During Grading and Construction</p>	<p>County Department of Building and Safety California Occupational Safety and Health Administration</p>	<p>Approval of final acoustical impact analysis.</p>			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance	
				Initials	Date
<p>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.</p>	<p>Prior to Grading</p>	<p>County Department of Building and Safety County Planning Department Construction Contractor</p>	<p>Periodic Inspection Reports. Monitoring of complaints to County Code Enforcement</p>		

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>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.</p>	<p>Prior to construction During Construction</p>	<p>County Department of Building and Safety County Planning Department</p>	<p>Periodic Inspection Reports. Monitoring of complaints to County Code Enforcement</p>			
<p>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.</p>	<p>Pre-construction Construction</p>	<p>County Department of Building and Safety County Planning Department</p>	<p>Periodic Inspection Reports. Monitoring of complaints to County Code Enforcement</p>			
<p>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</p>	<p>Prior to Building Permit</p>	<p>Department of Building and Safety County Planning Department</p>	<p>Approval of final acoustical impact analysis</p>			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>Measures necessary for the Project to ensure interior noise levels will be consistent with County standards.</p> <p>In general, the following principles should be followed:</p> <ul style="list-style-type: none"> • 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
<p>playgrounds—should be located away from residential lots to the extent feasible.</p> <p>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.</p>						
<p>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</p>	<p>Prior to blasting</p>	<p>Project Developer</p>	<p>Proof of Providing Notice shall be provided to the County Building Department</p>			

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
<p>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.</p>	<p>Prior to Plot Plan Approval</p>	<p>Department of Building and Safety County Fire Department</p>	<p>Approval of fire protection plan</p>			
Sheriff Services						
<p>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.</p>	<p>Prior to Grading Permit</p>	<p>Department of Building and Safety County Sheriff’s Department</p>	<p>Conditions of approval Approval of building plans.</p>			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>	Prior to Plot Plan approval	Department of Building and Safety County Sheriff’s Department	Conditions of approval Approval of building plans.			
Schools						
<p>Mitigation Measure D.5-1 – The project applicant will contribute to new construction of schools in accordance with State law.</p>	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
<p>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.</p>	Prior to Building Permit	<p>Department of Building and Safety</p> <p>Department of Planning</p> <p>Valley-Wide Recreation</p>	Verification of agreement.			
TRANSPORTATION/TRAFFIC						
<p>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.</p> <p><u>Phase 1 Roadway Improvements</u></p> <ul style="list-style-type: none"> 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	<p>County Transportation Department</p> <p>County Department of Building and Safety</p>	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
<p>side of Winchester Road (SR-79) at its ultimate cross-section as an expressway adjacent to the Project boundary line.</p> <ul style="list-style-type: none"> 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. <p><u>Phase 1 Intersection Improvements</u></p> <ul style="list-style-type: none"> 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
<p>lane. Three through lanes. One right turn lane.</p> <ul style="list-style-type: none"> 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
<p>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.</p> <ul style="list-style-type: none"> 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
<p>Northbound: One through lane. One shared through and right turn lane.</p> <p>Southbound: One left turn lane. Two through lanes.</p> <p>Eastbound: Not applicable.</p> <p>Westbound: One shared left and right turn lane. Stop lane. Stop controlled.</p> <p><u>Phase 2 Roadway Improvements</u></p> <ul style="list-style-type: none"> 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
<p>major highway adjacent to the Project boundary line.</p> <ul style="list-style-type: none"> 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. <p><u>Phase 2 Intersection Improvements</u></p> <ul style="list-style-type: none"> 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
<p>One right turn lane.</p> <ul style="list-style-type: none"> 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
<p>through lanes. One right turn lane.</p> <p>Westbound: Two left turn lanes. Three through lanes. One right turn lane.</p> <ul style="list-style-type: none"> 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
<p>Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn lane. Stop controlled.</p> <ul style="list-style-type: none"> 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. <p>Eastbound: Not applicable. Westbound: One shared left and right turn lane. Stop controlled.</p> <ul style="list-style-type: none"> 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
<p>Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One shared left and right turn lane. Stop lane. Stop controlled.</p> <ul style="list-style-type: none"> 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. <p><u>Phase 3 Roadway Improvements</u></p> <ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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. 						
<p><u>Phase 3 Intersection Improvements</u></p> <ul style="list-style-type: none"> 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
<p>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.</p> <ul style="list-style-type: none"> 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
<p>lane. Stop controlled.</p> <ul style="list-style-type: none"> 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
<p><u>Phase 4 Roadway Improvements</u></p> <ul style="list-style-type: none"> 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. 						
<p><u>Phase 4 Intersection Improvements</u></p> <ul style="list-style-type: none"> 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
<p>Eastbound: One left turn lane. Two through lanes. One shared through and right turn lane.</p> <p>Westbound: One left turn lane. Three through lanes. One right turn lane.</p> <ul style="list-style-type: none"> 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
<p>One right turn lane.</p> <p>Southbound: One left turn lane. Two through lanes. One right turn lane.</p> <p>Eastbound: Two left turn lanes. Three through lanes. One right turn lane.</p> <p>Westbound: Two left turn lanes. Three through lanes. One right turn lane.</p> <ul style="list-style-type: none"> Construct the intersection of Rice Road and "A" Street to include the following geometrics: <ul style="list-style-type: none"> 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
<p>controlled.</p> <p><u>Phase 5 Roadway Improvements</u></p> <ul style="list-style-type: none"> 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 <p><u>Phase 5 Intersection Improvements</u></p> <ul style="list-style-type: none"> 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
<p>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.</p> <ul style="list-style-type: none"> 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
<p>through lanes. One right turn lane.</p> <p>Southbound: One left turn lane. Two through lanes. One right turn lane.</p> <p>Eastbound: Two left turn lanes. Three through lanes. One right turn lane.</p> <p>Westbound: Two left turn lanes. Three through lanes. One right turn lane.</p> <ul style="list-style-type: none"> 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
<p>lane. Stop controlled.</p> <p><u>Safety and Operational Improvements</u></p> <ul style="list-style-type: none"> 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/stripping should be implemented in conjunction with detailed construction plans for the project site. 						
UTILITY AND SERVICE SYSTEMS						
Water						
<p>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</p>	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 Permit	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 Safety EMWD	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 placed 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
<p>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.</p>	<p>Prior to Building Permit</p>	<p>County Planning Department Department of Building and Safety EMWD County Fire Department</p>	<p>Construction Plans and Specifications</p>			
<p>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.</p>	<p>Prior to Building Permit</p>	<p>County Planning Department Department of Building and Safety EMWD</p>	<p>Construction Plans and Specifications</p>			
<p>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.</p>	<p>Prior to Tentative Map Approval</p>	<p>County Planning Department Department of Building and Safety EMWD</p>	<p>Construction Plans and Specifications</p>			

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
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: <ul style="list-style-type: none"> 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
<p>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,</p> <ul style="list-style-type: none"> 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
<p>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.</p> <p>Pursuant to the recommendation in the <i>Phase II Archeological Testing and Evaluation</i> 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.</p> <p>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.</p> <p>NOTE:</p> <ul style="list-style-type: none"> 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
<p>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.</p>	<p>Prior to issuance of building permits During Construction</p>	<p>County Planning Department Qualified Archeologist</p>	<p>Monitoring Reports Documentation of disposition of discovered resource</p>			
<p>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.</p>	<p>During Grading and Construction</p>	<p>County Department of Building and Safety County Coroner Native American Heritage Commission</p>	<p>Coroner’s Report Report prepared by Native American Heritage Commission (if applicable)</p>			

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/Reporting Method	Verification of Compliance	
				Initials	Date
<p>MM Cultural 5 – The developer/permit holder or any successor in interest shall comply with the following for the life of this Project:</p> <p>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.</p> <ul style="list-style-type: none"> • All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the Project Archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the 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. 	<p>During Grading and Construction</p>	<p>County Planning Department Qualified Archaeologist Native American Heritage Commission</p>	<p>Monitoring Reports Documentation of disposition of discovered resource</p>		
<p>Mitigation Measure C.15-4 – For any grading activity that</p>	<p>During Grading</p>	<p>County Planning</p>	<p>Monitoring Reports</p>		

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>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.</p> <p>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.</p> <p>The qualified monitor is empowered to temporary halt or divert grading equipment to allow removal of abundant or large specimens.</p>	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
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
<p>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 devices, desilting basins, landscape irrigation management, and controls on substances applied to landscaped outdoor areas.</p>	<p>Plan Check Pre-construction Construction</p>	<p>Riverside County Flood Control and Water Conservation District State Water Resources Control Board</p>	<p>Completed Drainage Plan Evidence of NPDES permits.</p>		
<p>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.</p>	<p>Plan Check Pre-construction Construction</p>	<p>Riverside County Flood Control and Water Conservation District State Water Resources Control Board</p>	<p>Completed Drainage Plan Evidence of NPDES permits.</p>		

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
<p>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.</p>	<p>Pre-construction Construction</p>	<p>County Department of Building and Safety County Planning Department</p>	<p>Periodic Inspection Reports. Monitoring of complaints to County Code Enforcement</p>			

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Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification of Compliance	
				Initials	Date
POST CONSTRUCTION AND OCCUPANCY					
Air Quality					
<u>Standard Regulatory Requirements</u>					
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: <ul style="list-style-type: none"> • 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		
<u>Additional Measures</u>					
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			

Mitigation Monitoring and Reporting Program

Initial Study/Addendum to EIR376 for Specific Plan No. 288, Amendment No. 2

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			

Mitigation Monitoring and Reporting Program

Initial Study/Addendum to EIR376 for Specific Plan No. 288, Amendment No. 2

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/Reporting Method	Verification of Compliance		
				Initials	Date	Remarks
<p>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.</p>	<p>Prior to occupancy permit</p>	<p>Riverside County Waste Resources Management District</p>	<p>Recycling program contract</p>			
<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>Plan Check Post Construction</p>	<p>County Planning Department</p>	<p>Building plans and conditions of approval</p>			

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.			

Mitigation Monitoring and Reporting Program

Initial Study/Addendum to EIR376 for Specific Plan No. 288, Amendment No. 2

Impact Category and Mitigation Measures	Implementation Timing	Responsible Party	Monitoring/Reporting Method	Verification of Compliance	
				Initials	Date
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.		



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



01/05/18, 3:17 pm

TR37119

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR37119. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TR37119) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. Specific Plan 288 Design Guidelines

If the design guidelines differ, the Specific Plan Design Guidelines shall take precedence.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

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.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance
(cont.)

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Project Description & Operational Limits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Project Description & Operational Limits (cont.)

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.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

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.

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

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.

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

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.

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6 0010-Flood-MAP INCREASED RUNOFF CRITERIA
(cont.)

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:

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 10

0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM (cont.)

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 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.

Flood. 11

0010-Flood-SP FLOOD HAZARD REPORT 8/30/12 (Part
1)

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 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.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 13

0020-Flood-SP ADDITIONAL REVISION REQD (cont.)

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.

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

Planning. 1

0010-Planning-MAP - CONST DUST - MM 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 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.

This condition implements condition 30.PLANNING.76 of the SPECIFIC PLAN.

Planning. 2

0010-Planning-MAP - CONST EQUIP - MM C.5-3

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-MAP - CONST EQUIP - MM C.5-3 (cont.)

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.

This condition implements condition 30.PLANNING.75 of the SPECIFIC PLAN.

Planning. 3 0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 4 0010-Planning-MAP - GEO02563 ACCEPTED

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± 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 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - GEO02563 ACCEPTED (cont.)

- 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.

Planning. 5 0010-Planning-MAP - IF HUMAN REMAINS FOUND (Part 1)

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21 0010-Planning-SP - EIR MITIGATION (Part 1) (cont.)
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 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 49 0030-Planning-SP - GEOLOGIST'S COMMENTS (cont.)
representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports 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."

Planning. 50 0030-Planning-SP - IF HUMAN REMAINS FOUND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

Planning. 51 0030-Planning-SP - LANDSCAPE CONCEPTUAL PLAN

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

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Planning

Planning. 66 0030-Planning-SP - MM C.2-7 (cont.)
with General Plan slope grading practices.

Planning. 67 0030-Planning-SP - MM C.2-8

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.2-8 - 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.

Planning. 68 0030-Planning-SP - MM C.4-8

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.

Planning. 69 0030-Planning-SP - MM C.5-3

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.

Planning. 70 0030-Planning-SP - MM C.5-5

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 roadway.

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Planning

- Planning. 71 0030-Planning-SP - MM C.5-6 (cont.)
- Planning. 71 0030-Planning-SP - MM C.5-6

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 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.

- Planning. 72 0030-Planning-SP - MM C.6-12

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.

- Planning. 73 0030-Planning-SP - MM C.6-13

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.6-13- All parking lots serving new development will be paved.

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Planning

Planning. 75

0030-Planning-SP - MM CULTURAL 2 (cont.)

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

Planning. 76

0030-Planning-SP - MM CULTURAL 3

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.

Planning. 77

0030-Planning-SP - MM CULTURAL 5

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:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 84 0030-Planning-SP - MM D.3-7 (cont.)
uses shall be 5,000 gpm for three hours.

Planning. 85 0030-Planning-SP - MM D.3-8

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.

Planning. 86 0030-Planning-SP - MM D.6-6

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.

Planning. 87 0030-Planning-SP - MM D.8-2

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.

Planning. 88 0030-Planning-SP - MM D.8-3

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 and approved by Riverside County Waste Resources Management District.

Planning. 89 0030-Planning-SP - MM GHG 2

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:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 99

0030-Planning-SP - PALEO PRIMP & MONITOR (cont.)

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.

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 min. 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.

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 (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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 103

0030-Planning-SP - SCHOOL MITIGATION (cont.)

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."

Planning. 104

0030-Planning-SP - SKR FEE CONDITION

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 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 the 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"

Planning. 105

0030-Planning-SP - SUBSEQUENT EIR

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 107 0030-Planning-SP *- CC&R RES PRI COMMON AREA
(cont.)

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.

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."

Planning. 108 0030-Planning-SP *- CC&R RES PUB COMMON AREA
(Part 1)

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 108

0030-Planning-SP *- CC&R RES PUB COMMON AREA
(Part 1) (cont.)

RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 109 0030-Planning-SP *- CC&R RES PUB COMMON AREA
(Part 2) (cont.)

Planning. 109 0030-Planning-SP *- CC&R RES PUB COMMON AREA
(Part 2)

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."

Planning. 110 0030-Planning-SP *- COMMON AREA MAINTENANCE

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area[s] _____."

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 111 0030-Planning-SP *- PA PROCEDURES (cont.)

Planning. 111 0030-Planning-SP *- PA PROCEDURES

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

Planning. 112 0040-Planning-MAP - CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.
- D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning-All

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST (cont.)

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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.

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

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

Planning-All. 3 0010-Planning-All-SP - Definitions

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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-MAP - LC LANDSCAPE
 REQUIREMENT (cont.)

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 5 0010-Transportation-MAP - OFF-SITE PHASE

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.

Transportation. 6 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS

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 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS (cont.)
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:
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)

ADVISORY NOTIFICATION DOCUMENT

Transportation

- Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS (cont.)
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.

Transportation. 8 0010-Transportation-MAP- TUMF CREDIT AGREEMENT

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.

Transportation. 9 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP

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 pre-approved 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 9 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4
IMP (cont.)

following link:

<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>

Transportation. 10 0010-Transportation-SP - SP288A2/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

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:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 10 0010-Transportation-SP - SP288A2/CONDITIONS (cont.)
 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)
 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.

Transportation. 11 0010-Transportation-SP - SP288A2/TRAFFIC STUDY

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.

Transportation. 12 0030-Transportation-SP -
 SP288A2/CREDIT/REIMBURSEM

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 pre-approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:

http://www.rctlma.org/trans/rbbd_contractbidding.html

Transportation. 13 0030-Transportation-SP - SP288A2/GEOMETRICS

The intersection of Rice Road (NS) at Project Driveway (EW) shall be improved to

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 13 0030-Transportation-SP - SP288A2/GEOMETRICS (cont.)
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:

- 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 13 0030-Transportation-SP - SP288A2/GEOMETRICS (cont.)

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:

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.

Transportation. 14 0030-Transportation-SP - SP288A2/INTERCONNECT

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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 14 0030-Transportation-SP - SP288A2/INTERCONNECT
(cont.)

Or as approved by the Transportation Department.

Transportation. 15 0030-Transportation-SP - SP288A2/SIGNALS

The project proponent shall be responsible for the design and installation of traffic signal(s) at the intersections of:

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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS
MATERIALS

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.

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE
PRACTICES

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE
PRACTICES (cont.)

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.

Plan: TR37119

Parcel: 461220006

50. Prior To Map Recordation

Planning

050 - Planning. 15	0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)	Not Satisfied
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 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.

050 - Planning. 16	0050-Planning-MAP - WASTE RECYC - MM D.8-3	Not Satisfied
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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.

050 - Planning. 17	0050-Planning-PRJ - SP AG/DAIRY NOTICE	Not Satisfied
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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.

050 - Planning. 18	0050-Planning-PRJ - SP CC&R PRI COMN AREA	Not Satisfied
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If the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each

Plan: TR37119

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50. Prior To Map Recordation

Planning

050 - Planning. 19

0050-Planning-PRJ - SP CC&R PUB COMN AREA (cont.)

Not Satisfied

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 (POA) established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside (County), and the POA shall unconditionally accept from the County, 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 POA, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the POA and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County.

In the event that the 'common area', or any part thereof, is conveyed to the POA, 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 or the County's successor-in-interest. The POA 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 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 POA Rules and Regulations, if any, this Declaration shall control."

Once approved by County Counsel, the declaration of CC&Rs shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the Transportation Department - Survey Division.

This condition implements condition 30.PLANNING.27 of the SPECIFIC PLAN.

050 - Planning. 20

0050-Planning-PRJ - SP COMMON AREA MAIN

Not Satisfied

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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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

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.

050 - Transportation. 2 0050-Transportation-MAP - CALTRANS 2 Not Satisfied

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.

050 - Transportation. 3 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

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

050 - Transportation. 4 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

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.

050 - Transportation. 5 0050-Transportation-MAP - DEDICATIONS Not Satisfied

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 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.

050 - Transportation. 6 0050-Transportation-MAP - EXISTING CURB & GUTTER Not Satisfied

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

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050 - Transportation. 6 0050-Transportation-MAP - EXISTING CURB & GUTTER (cont.) Not Satisfied

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.

050 - Transportation. 7 0050-Transportation-MAP - IMP PLANS Not Satisfied

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>

050 - Transportation. 8 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

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.

050 - Transportation. 9 0050-Transportation-MAP - LANDSCAPING/TRAILS Not Satisfied

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.

050 - Transportation. 10 0050-Transportation-MAP - LC LNDSCP COMMON AREA MA Not Satisfied

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).

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050 - Transportation. 10 0050-Transportation-MAP - LC LNDSCP COMMON AREA MA (cont.) Not Satisfied

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.

050 - Transportation. 11 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied

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.

050 - Transportation. 12 0050-Transportation-MAP - PART-WIDTH Not Satisfied

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 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.

050 - Transportation. 13 0050-Transportation-MAP - PRIVATE STREETS (Part 1) Not Satisfied

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 Road to street "O") are reserved private streets and shall be improved with 44'full-width AC pavement and 6" concrete curb

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 0050-Transportation-MAP - PRIVATE STREETS (Part 1) (cont.) Not Satisfied

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.

050 - Transportation. 14 0050-Transportation-MAP - PRIVATE STREETS (Part 2) Not Satisfied

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 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.

050 - Transportation. 15 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 16 0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR31633.

050 - Transportation. 17 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 18 0050-Transportation-MAP - TS/DESIGN Not Satisfied

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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Transportation

050 - Transportation. 18

0050-Transportation-MAP - TS/DESIGN (cont.)

Not Satisfied

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.

050 - Transportation. 19

0050-Transportation-MAP - TS/GEOMETRICS (Part 1)

Not Satisfied

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 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.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 19

0050-Transportation-MAP - TS/GEOMETRICS (Part 1) (cont.)

Not Satisfied

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.

050 - Transportation. 20

0050-Transportation-MAP - TS/GEOMETRICS (Part 2)

Not Satisfied

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.

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.

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Transportation

050 - Transportation. 20 0050-Transportation-MAP - TS/GEOMETRICS (Part 2) (cont.) Not Satisfied

- 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.

050 - Transportation. 21 0050-Transportation-MAP - TS/GEOMETRICS (Part 3) Not Satisfied

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.

050 - Transportation. 22 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

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.

050 - Transportation. 23 0050-Transportation-MAP- SIGNING & STRIPING PLAN Not Satisfied

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.

050 - Transportation. 24 0050-Transportation-MAP-EXISTING CALTRANS MAINT'D Not Satisfied

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) shall be submitted to County Transportation Department for review and approval.

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50. Prior To Map Recordation

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050 - Transportation. 24 0050-Transportation-MAP-EXISTING CALTRANS MAINT'D (cont.) Not Satisfied

050 - Transportation. 25 0050-Transportation-MAP-LINE-OF-SIGHT EASEMENT/SUR Not Satisfied

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.

050 - Transportation. 26 0050-Transportation-MAP-OFF-SITE PHASING ACCESS RD Not Satisfied

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.

050 - Transportation. 27 0050-Transportation-USE - TUMF CREDIT AGREEMENT Not Satisfied

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.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

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.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

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.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied
have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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.

060 - BS-Grade. 7 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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.

060 - BS-Grade. 8 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

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.

060 - BS-Grade. 9 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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.

060 - BS-Grade. 10 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

0060-Planning-MAP - CRMP REQUIRED (Part 1) (cont.)

Not Satisfied

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.

060 - Planning. 2

0060-Planning-MAP - CRMP REQUIRED (Part 2)

Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 2 0060-Planning-MAP - CRMP REQUIRED (Part 2) (cont.) Not Satisfied
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.
- 060 - Planning. 3 0060-Planning-MAP - FEATURE DOCUMENTATION Not Satisfied
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.
- 060 - Planning. 4 0060-Planning-MAP - FEE BALANCE Not Satisfied
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.
- 060 - Planning. 5 0060-Planning-MAP - GRADING DSGN - MM C.2-2 Not Satisfied
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.

This condition implements condition 30.PLANNING.66 of the SPECIFIC PLAN.
- 060 - Planning. 6 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied
The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county TLMA - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.
- 060 - Planning. 7 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied
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.
- 060 - Planning. 8 0060-Planning-MAP - NATURAL TERR - MM C.2-7 Not Satisfied
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.
- 060 - Planning. 9 0060-Planning-MAP - NPDES COMPLIANCE (2) Not Satisfied
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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9 0060-Planning-MAP - NPDES COMPLIANCE (2) (cont.) Not Satisfied
complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 10 0060-Planning-MAP - NPDES DRAIN - MM C.2-8 Not Satisfied

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.

060 - Planning. 11 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

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.

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 16 0060-Planning-MAP - TIER 2 - MM AIR 1 (cont.) Not Satisfied

060 - Planning. 17 0060-Planning-PRJ - SP SKR FEE CONDITION Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including 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.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CREDIT/REIMBURSEMENT Not Satisfied

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 pre-approved 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>.

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 3 0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP Not Satisfied

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 pre-approved 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.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) Not Satisfied

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>.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - GRADED UNDEV - MM C.2-14 Not Satisfied

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.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL RPT Not Satisfied

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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9

0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)

Not Satisfied

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 Dept., the developer/permittee shall show evidence to the Planning Dept. 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 Dept. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six 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)

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually. Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

080 - Planning. 10

0080-Planning-MAP - MODEL HOME COMPLEX

Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

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

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

When applicable, plans shall include the following components:

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

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

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

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

080 - Transportation. 4 0080-Transportation-MAP - TS/DESIGN Not Satisfied

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)

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4

0080-Transportation-MAP - TS/DESIGN (cont.)

Not Satisfied

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.

080 - Transportation. 5

0080-Transportation-MAP - TS/GEOMETRICS (Part 1)

Not Satisfied

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 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.

Plan: TR37119

Parcel: 461220006

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 0080-Transportation-MAP - TS/GEOMETRICS (Part 1) (cont.) Not Satisfied

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.

080 - Transportation. 6 0080-Transportation-MAP - TS/GEOMETRICS (Part 2) Not Satisfied

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.

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.

Plan: TR37119

Parcel: 461220006

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 0080-Transportation-MAP - TS/GEOMETRICS (Part 2) (cont.) Not Satisfied

- 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.

080 - Transportation. 7 0080-Transportation-MAP - TS/GEOMETRICS (Part 3) Not Satisfied

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 Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WRP) Not Satisfied

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 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 Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

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.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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:

Plan: TR37119

Parcel: 461220006

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2

0090-BS-Grade-MAP - PRECISE GRDG APPROVAL (cont.)

Not Satisfied

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.

090 - BS-Grade. 3

0090-BS-Grade-MAP - PVT RD GDG INSP'S

Not Satisfied

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 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.

090 - BS-Grade. 4

0090-BS-Grade-MAP - REQ'D GRDG INSP'S

Not Satisfied

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.

Plan: TR37119

Parcel: 461220006

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4 0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.) Not Satisfied

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

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.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

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.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

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.

090 - BS-Grade. 8 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

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

Fire

090 - Fire. 1 0090-Fire-FINAL INSPECTION Not Satisfied

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

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

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.

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

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.

Plan: TR37119

Parcel: 461220006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied

homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING Not Satisfied

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").

090 - Transportation. 3 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

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 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.

090 - Transportation. 4 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSI Not Satisfied

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

090 - Transportation. 5 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

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.

Plan: TR37119

Parcel: 461220006

90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 5 0090-Transportation-MAP - LNDSCP INSPECTION RQMT (cont.) Not Satisfied
- 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.
- 090 - Transportation. 6 0090-Transportation-MAP - R & B B D Not Satisfied
- 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.
- 090 - Transportation. 7 0090-Transportation-MAP - STREETLIGHTS INSTALL Not Satisfied
- 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).
- 090 - Transportation. 8 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied
- 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.
- 090 - Transportation. 9 0090-Transportation-MAP - TS/INTERCONNECT Not Satisfied
- 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.
- Or as approved by the Transportation Department.
- 090 - Transportation. 10 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied
- 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

Plan: TR37119

Parcel: 461220006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied
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.

090 - Transportation. 11 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

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.

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

February 1, 2017

Attention: Planning

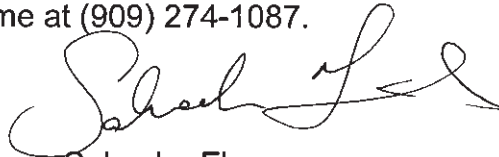
Subject: Tentative Tract Map No. 37119

Please be advised that the division of the property shown on Tentative Tract Map No. 37119 will not unreasonably interfere with the free and complete 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

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:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
SR Conestoga, LLC
Attn: Jim Lytle
41391 Kalmia Street, Suite 200
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.

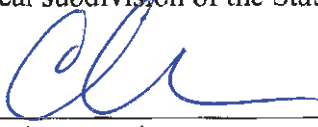
18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

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

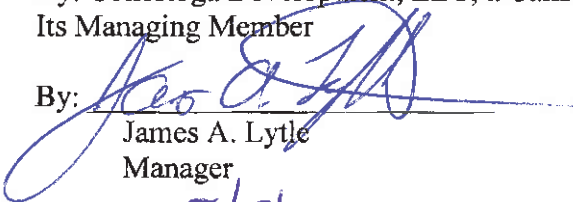
SR Conestoga, LLC, a Delaware Limited Liability Company

By: Strata Conestoga, LLC, a Delaware Limited Liability Company
Its Managing Member

By: 
David C. Michan
Manager

Dated: 5/9/17

By: Conestoga Development, LLC, a California Limited Liability Company
Its Managing Member

By: 
James A. Lytle
Manager

Dated: 5/8/17

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)

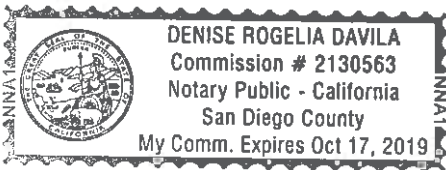
On May 9, 2017 before me, Denise Rogelia Davila, Notary Public,
Date Here Insert Name and Title of the Officer

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 Denise Davila
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: _____

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: _____

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 LITTLE, 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.



Signature Cindy R Smith
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: _____
 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: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 37119 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
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801
danielle.logsdon@webbassociates.com

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: _____

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

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

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

Mailing Address: 41391 Kalmia Street, Suite 200
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

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

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 _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 4/1/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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
Murrieta Street CA ZIP 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
Riverside Street CA ZIP 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

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR CHANGE OF ZONE

Murrieta

City

CA

State

92562

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.

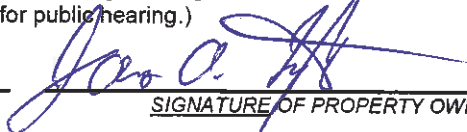
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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:

461-220

Assessor's Parcel Number(s): ~~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

APPLICATION FOR CHANGE OF ZONE

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

R-15

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
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@webbaa

Contact Person: Jennifer Gillen E-Mail: _____

Mailing Address: 3788 McCray Stret
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
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

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Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

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

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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)

James A. Lytle

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): 461-220-113, -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

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature?

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

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.

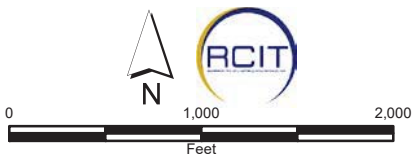
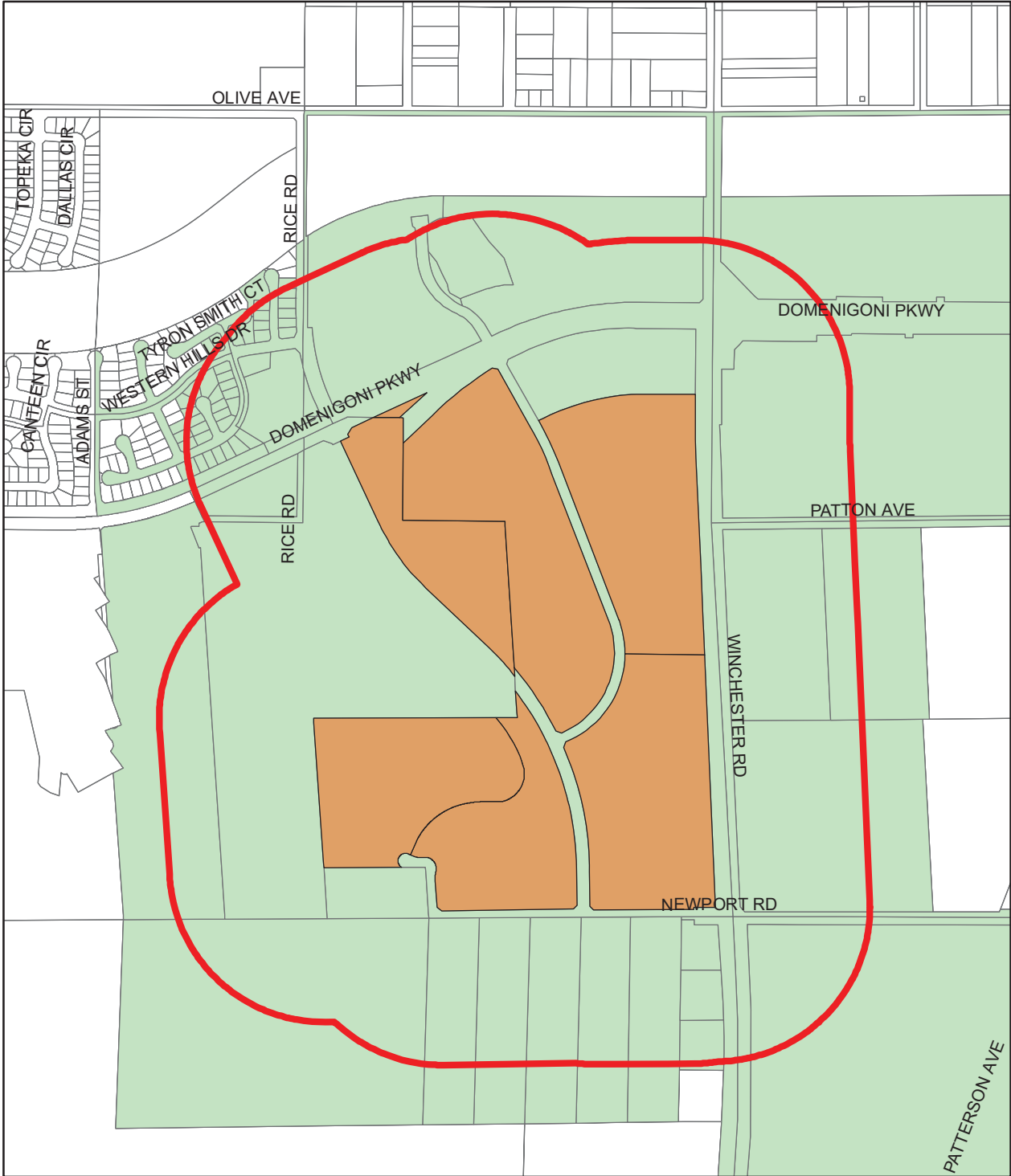
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

County of Riverside CZ07947 SP00288S1 TR37119 (1000 feet buffer)



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

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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
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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

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LENNAR HOMES OF CALIF INC
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CORONA CA 92879

461340018
LENNAR HOMES OF CALIF INC
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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

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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

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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
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Southern California Gas Company
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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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Murrieta, CA 92562

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SR Conestoga LLC
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1606042

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: 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!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * 0017982

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

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!