



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2014

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Juan C. Perez

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

Phone
951 955-3200

Fax
951 955-1811

9:00 A.M.

FEBRUARY 19, 2014

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR BOARD CHAMBERS
RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

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

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

1.1 NONE

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

- 2.1 **GENERAL PLAN AMENDMENT NO. 1129** – Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third/Third Supervisorial District – Winchester Zoning Area – Sun City/ Menifee Valley Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 net acres – Zoning: Residential Agricultural- 5 Acre Minimum (R-A-5) **REQUEST:** The General Plan Amendment proposes an **Extraordinary Foundation Amendment** to amend the General Plan Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:LDR)(2-5 Du/Ac). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

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) 863-7555

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

- 3.1 SPECIFIC PLAN NO. 293, SUBSTANTIAL CONFORMANCE NO. 6 (to SP293A5), CHANGE OF ZONE NO. 7773, TENTATIVE TRACT MAP NO. 36417** - Consider Addendum No. 4 to EIR No. 380 – Applicant: Winchester Meadows LLC - Third/Third Supervisorial District – Location: Northerly of Holland Road, and easterly of Briggs – 2,840.7 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** The Specific Plan Substantial Conformance proposes to merge Planning Area Nos. 15 and 16 into one Planning Area, No. ‘15,’ modify the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the proposed merged PA 15. The Tentative Tract Map is a Schedule A subdivision of 51.43 acres into 228 residential lots and six (6) open space lots. Continued from December 4, 2013. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative).
- 3.2 GENERAL PLAN AMENDMENT NO. 1112, CHANGE OF ZONE NO. 7792, PLOT PLAN NO. 25348** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sukut Development Inc. – Second/Second Supervisorial District – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – Zoning: Manufacturing-Service Commercial and Mineral Resources – **REQUEST:** To amend the site’s General Plan Land Use designation from Community Development: Light Industrial to Community Development: Very High Density Residential. A change of zone for the site from Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to Multiple Family Dwellings (R-2). A plot plan to construct twelve, three-story apartment complex buildings with 98 units totaling 179,105 square feet on 6.0 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)
- 3.3 CHANGE OF ZONE NO. 7808** – No New Environmental Documents Required – Applicant: Paulson Manufacturing Corp. – Third/Third Supervisorial District – Location: Easterly of Rainbow Canyon Road – 29.32 Gross Acres – **REQUEST:** The Change of Zone proposes to change the site’s existing zoning from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 10 Acre Minimum (R-A-10). Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Legislative)
- 3.4 CHANGE OF ZONE NO. 7794 and TENTATIVE TRACT MAP NO. 36437** – Adopt a Mitigated Negative Declaration – Applicant: CV Communities – Third/Third Supervisorial District – Location: Westerly of Charlois Road, and northerly of Yates Road - **REQUEST:** The Change of Zone proposes to change the zoning on the site from Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 40.16 acres into 102 residential lots with a minimum lot size 7,200 sq. ft., one water quality lot, and one park lot. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)
- 3.5 CHANGE OF ZONE NO. 7819** – CEQA Exempt – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** The Change of Zone proposes to amend Section 18.8, "Non-Conforming Structures and Uses," of Riverside County Land Use Ordinance No. 348. The proposal will remove the time limits on how long a business can continue to operate (amortization period), once the County has changed the underlying land use or zoning designation from the original one in place when the business became operational. Project Planner: David Mares at (951) 955-9076 or email dmares@rctlma.org. (Legislative)

4.0 WORKSHOPS:**5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****6.0 DIRECTOR'S REPORT****7.0 COMMISSIONERS' COMMENTS**

Agenda Item No.: 2.1
Area Plan: Sun City/ Meniffee Valley
Zoning Area: Winchester
Supervisorial District: Third/Third
Project Planner: Matt Straite
Planning Commission: February 19, 2013

GENERAL PLAN AMENDMENT NO. 1129
(Foundation Amendment - Extraordinary)
Applicant: Joseph Rivani
Engineer/Representative: Jeff Anderson

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1129 proposes an **Extraordinary Foundation Level Amendment** to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:LDR)(2-5 Du/Ac) for 9 lots totaling 170.9 acres.

The proposed Amendment is located in the Sun City/ Meniffee Valley Area Plan; more specifically, the project is located northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is a General Plan Foundation Component- Extraordinary Amendment under Section 2.6. This type of event is properly considered an exception to normal General Plan considerations because of its serious cause and potentially serious impacts on the General Plan.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four

categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1129 falls into the Foundation category, because it is proposing to change the foundation from Rural Community (RC) to Community Development (CD).

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an Extraordinary Foundation Amendment. The two findings are:

- a. The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.
- b. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.

The additional findings, only one of which need be made include:

- c. An unconstitutional taking of property might occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking.
- d. A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety and welfare.
- e. A component amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.
- f. A component change is required to comply with an update of the Housing Element or change in State Housing Element law.
- g. A General Plan component amendment is required to significantly expand basic structural employment (such as employment in industry, agricultural processing, and research and development), that creates permanent jobs exclusive of the construction jobs generated by the project itself, and excluding retail jobs in, service commercial, warehousing, and residential uses not ancillary to the primary employment use.
- h. A component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in this General Plan, and that could not be accomplished by a lesser change in the General Plan.

EXTRAORDINARY FOUNDATION BACKGROUND:

The applicant is proposing an extraordinary foundation change, this is not a typical General Plan Amendment. Foundation changes can be made on of two ways. The first is to request the change during the typical 5 year (now 8 year) General Plan update cycle. A window of opportunity was open to request such changes for the 2008 General Plan update between January and February, 2008.

The second method is to request, what the General Plan calls an "Extraordinary Foundation Change," as a result of extraordinary events. There have been three such requests in the history of the County, only one was approved by the Board, The Villages of Lakeview Specific Plan (SP342), by a two/three vote of the Board. The General Plan was designed to allow for a Foundation change outside the 5 year window, but such a change is intended to be granted only if it has extraordinary justification. This type of event is properly considered an exception to normal General Plan considerations because of its serious cause and potentially serious impacts on the General Plan.

CONSIDERATION ANALYSIS:

The applicant has provided justification of why this change is needed now, and cannot wait until the next General Plan 5 year window (now 8 years proposed in the General Plan Update, GPA 960). The applicant's justification is attached to this staff report as attachment C. In addition, the applicant's representative, Mr. Samuel Alhadeff has also provided a letter with further justification for the proposed Extraordinary Amendment, please see attachment A.

Below is an analysis of the proposed change by Staff. At this time Staff is not in support of the proposed change as it does not appear to satisfy the requirements for an Extraordinary Foundation Amendment and is inconsistent with the General Plan and its Policies. Staff is recommending to decline the initiation.

The analysis below is structured around the three required findings (two mandatory, and the third being one of five).

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must be based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

This one required finding actually has many parts. The analysis below analyzes each part individually: it analyzes A. the new circumstance, and B. the consistency with the general Plan in three parts, 1) the consistency with the vision, 2) the Policies of the General Plan, and 3) the consistency with the Foundation.

A. That new circumstances exist:

The applicant contends that there are three new circumstances:

- A) A High School proposed adjacent to the project site.
- B) A need for more soccer fields in the area.
- C) A need for a special needs aquatic park in the area.

It is true that the Perris Union High School District owns the adjacent property and proposes to construct a high school, the timing of which is not yet known. The applicant's materials indicate that the High School site needs a lift station that a) would not function properly without the additional homes proposed by the applicant, and b) that the school cannot afford to build.

However:

1. The school district is not required to consider County General Plan Land Use Designations when they place schools. This high school site is located in an area designated by the County for large lot rural development. In fact, the area is specifically protected in the General Plan with a Policy called the Estate Density Residential & Rural Residential Policy Area that specifically prohibits increases in residential density (see below for more detail). The high school site is intended to serve the more urban uses planned to the east of the school site in the Dominagoni Specific Plan (SP310) as well as the more rural area to the west of the high school site. However, the high school site should not drive urban development into existing rural areas. Existing General Plan Land Use Designations should guide development, not high school placement. To have land use decisions dictated by the location of a proposed school site erodes the County of Land Use authority and makes the primary factor in density the cost of the land to the school. The value of land should not drive density, good planning should dictate where density is located.
2. To take the idea one step further, the State has indicated, through SB375 and AB32, that land use density should be located near transportation corridors. In general the density proposed by the General Plan is along State Highways, not in rural areas. The proposed project is not located along any significant transportation circulation corridors. This is most clearly demonstrated by the Estate Density Residential & Rural Residential Policy Area that specifically prohibits increases in residential density (see below for more detail).
3. The proposed land use change will likely be growth inducing and create a continued erosion of the rural lifestyle and density in the areas, thus violate the underlying General Plan Policy.
4. The applicant's materials indicate that the Valley Wide Parks and Recreation District needs more soccer fields and a "special needs" aquatic park. If there is a need for those facilities they should be located closer to urban populations, not in a rural area where the impacts of such a facility will more exacerbated. There are many open space recreation areas that are located within nearby approved Specific Plans that would be better suited to such a facility. Further, there are a number of Specific Plans in the Winchester/French Valley area that are seeking revisions to/ totally new Specific Plans. The addition of soccer fields and an aquatic center could easily be accommodated within many of these Specific Plans where urban density is planed already. The applicant for this proposed GPA might be able to provide land for a park, but that does make this the best location for such a facility.
5. An aquatic center would best serve the community along a significant circulation corridor. The proposed location is miles from either the Highway 79 or the 215 Interstate. The area was environed as a rural area as demonstrated by the Estate Density Residential & Rural Residential Policy Area. See Attachment B.
6. The property has three high pressure gas lines near the site, please see Attachment D consisting of two letters from the Gas Company submitted for the Santa Rosa Academy which is on the same site as the proposed project. A residential development can work

around such high pressure lines but increasing the density of the site will increase the number of residents living next to the gas lines.

7. The site for the proposed community, which would include the aquatic center and the High School, is on the same site as the application for Public Use Permit No. 907, The Santa Rosa Academy Charter School. This project was before the Board of Supervisors in April of 2011 and was continued off calendar. The application is still on file. During that hearing a number of community members voiced concerns about the school, the high pressure gas lines, the increase in traffic and the increasing urban development in the rural area.

B. The proposed change **does** conflict with:

(1) The Riverside County Vision.

- a. The Vision of the General Plan is embedded in many places throughout the General Plan. There is a Policy in the Sun City/ Menifee Valley Area Plan that specifically addresses any increase in density in this location of the County. The "Estate Density Residential & Rural Residential Policy Area" explains that there was significant sentiment from the existing population of this area to keep their Rural lifestyle. The proposed project is within this specific mapped area which features this policy:

SCMVAP 6.1 Residential development in this area shall retain its existing estate density and rural character.

The Vision of the General Plan is clear, this area is rural and at the time the General Plan was created in 2003 the people voiced their desire to keep the area rural. During the hearings for the Santa Rosa Academy the constituents that live in that area continue to maintain this desire. That Vision was translated to an rural policy specific for this area. Increases in residential density are not permitted based on the policy, and any proposal to increase density is inconsistent with the General Plan. This is discussed in more detail below in the analysis for specific General Plan Policy inconsistencies.

- b. The General Plan explains that the conversion of Rural areas to Community Development is discouraged. Specifically, the General Plan explains the intent of a Rural conversion in the Administration section of the General Plan during a discussion of incentives. In this discussion the General Plan explains, "a rural incentives program has also been discussed that would allow location of development on a portion of rural and agricultural parcels in exchange for some increase in overall residential yield. To do this, permanent preservation of remaining open space would be required on the parcels involved, and that open space would have to contribute to a larger open space area or continuous linkage to adjacent open space preserves." The text goes on to explain that these hard concepts were not included in the General Plan as a requirement, but the intent is clear. This project is not setting aside any Rural areas for preservation and is not meeting the vision of the General Plan.

- c. More generally, a successful community requires many different sizes of residential lots. The urban density in this area is located along Highway 79 and in the City of Menifee, not on the project site. Larger lots help attract businesses as well because they afford opportunities for executive housing. The rural area is an important element of the mix and diversity of residential housing in the area. Any further erosion of the rural areas could jeopardize the appropriate mix envisioned in the 2003 General Plan.

(2) Any General Plan Principle. The project is inconsistent with at least three policies.

- a. The project is inconsistent with the **Estate Density Residential & Rural Residential Policy Area**. The project is in the Sun City/ Menifee Valley Area plan. Each area plan has specific Policy Areas that were crafted to achieve specific goals within those customized area plans. As was previously stated, the project is in an existing rural area. During the creation of the General Plan there was a very vocal contingency in this area that helped forge a General Plan Policy that was specifically designed to prevent an increase in density in this specific rural area. More specifically the policy reads:

This residential area consists of rural estate development, with custom house development as the main pattern. The character is rural in intensity, but more in line with estate development as it has traditionally been developed. The low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until that perspective changes significantly, growth and development should be focused elsewhere.

Policies:

SCMVAP 6.1 Residential development in this area shall retain its existing estate density and rural character.

The proposed project is highly inconsistent with this policy. The addition of a school in the rural area does not change the intent of the policy, schools have existed harmoniously with rural density in many parts of the County. There is nothing in the application materials that would indicate that the viewpoint of the local residents have "significantly" changed since the 2003 General Plan was created.

- b. The project is inconsistent with the **Highway 79 Policy Area**. This policy states that any implementing project must be 9% below the midpoint density of the Land Use designation. Any increase in the density will increase the unit count for the area and create an inconsistency.
- c. The project is inconsistent with the requirement for a **Community Separator**. The area is rural and acts as a buffer between the more rural parts of the City of Menifee and the more urban portions of the Third District along Highway 79, more specifically the Dominogoni Specific Plan located to the east of the High School site. The General Plan specifically requires community separators. The General Plan did not specify where these should be, but it does argue that they could be

large amounts of land. Staff views this area as just such a community separator, between the City and the Specific Plans, protected by General Plan Policy to remain Rural. Planning Staff for the City of Menifee indicated a similar sentiment (although this is not in the sphere if the City). They agreed that the rural area buffers the density from their city and they discourage any further encroachment or erosion of that buffer.

(3) Any Foundation Component designation in the General Plan.

- a. The project is requesting the Land Use change based on the inconsistency with the existing designation. Should the Board act on the proposed application, the inconsistency would be addressed.

Second Required Finding: The second General Plan Administrative Element finding explains that “a condition must exist or an event must have occurred that is unusually compelling and could only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.”

The applicant has provided information in the attachments which contend that the proposed project can satisfy this finding. The applicant’s representative argues that this project is needed because it will provide housing, cost sharing by developers, and help get youth involved in sports. While these are true of the project, they are also true of ALL projects in the County, all locations in the County. So the “condition” that has occurred, according to the applicants materials, is not unusually compelling and does not require a change in the General Plan to satisfy. It simply requires that the acres of existing vacant land already designated with urban densities be constructed; not that additional density be created.

Third Required Finding: In addition to the two, the General Plan indicates that at least one additional finding, from a list of five (labeled A-E in the General Plan), must also be made. The applicant has indicated that the project satisfies two of the additional requirements (see attachment for their specific arguments)¹:

- Letter E: That a component amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law; and,
- Letter G: A General Plan component amendment is required to significantly expand basic structural employment (such as employment in industry, agricultural processing, and research and development), that creates permanent jobs exclusive of the construction jobs generated by the project itself, and excluding retail jobs in, service commercial, warehousing, and residential uses not ancillary to the primary employment use.

Staff analysis of Letter E:

The applicant’s representative indicates that a change in law regarding new sewer requirements for schools and a change in recent case law regarding a public agencies ability to ask for more than Quimby fees for parks justify the proposed request. The General Plan includes this provision to assure that the changes in law do not prevent an applicant from building out their

¹ Staff is avoiding any paraphrasing the applicant’s arguments.

land according to their existing General Plan Land Use designation. The applicant's designation is currently Rural. There are no changes in any laws that prevent the applicant from building out his property to the existing Rural standards. The increased sewer requirements for schools do not directly impact this applicant's ability to build out the Rural property to the Rural standards.

However, the argument above looks at the micro scale, the change as it relates to the property itself. The proposed change should also be viewed on a more macro scale, a regional level, taking other exogenous factors into account like the school, the need for parks space, and the aquatic center. The applicant contends that the change in sewer law requires this Extraordinary Amendment because more homes are needed to help the school build faster. The application materials also indicate that the developer can help carry some of the costs of the sewer run to the site. However, the application materials also indicate that there are other solutions to the sewer needs for the school. The proposed project and the increased density it would bring to the rural area would help assist the school, but the school could also build without the proposed application, without the need to further erode the Rural buffer that acts as community separator. In other words, the school will be constructed with or without this project. There is more urban density contiguous to the school site on the east that could also help carry some of the costs to bring sewer to the school. Specific Plan No. 310, Planning Area 12, is located right next to the school site and features a Medium Density Residential (MDR) Land Use designation. Just past PA 12 is PA 13 which features a school and park site on Wickerd Road less than ½ a mile from the school site. If the law regarding sewer for schools has changed, and a school site located less than ½ a mile from the proposed High School site could cost share. Again, the General Plan designed the density to be to the east, and designed the Rural areas to be between the City and the SP. So any burden for cost sharing should be borne by the areas already designated for density, not the areas currently designated for Rural development. As was previously stated, the rural land is cheaper, and the cost of the land should not be driving the location of the density. A General Plan, with well thought out infrastructure and controlled growth should be the driving factor, not less expensive land.

The applicants representative draws on a second legal change as support for the required findings, the increased right of a municipality to require more park land than Quimby (or sections of Ordinance No. 460) require. It is true that recent case law supports local land use authority requesting more park land than is required by local law; however, such a change does not require an Extraordinary Amendment to change the General Plan to rectify this recent change in case law. The County can ask for park land of any developer without the need to change the General Plan to support their increased requirement. The case law clarification increasing the ability to require park land may help support the proposed aquatic center, which would be well beyond the Quimby required for the proposed project, but it does not support the need to revise the General Plan. Further, any proposed aquatic center should be more centrally located to the *existing* General Plan density, not in a Rural area more cut off from main circulation (see above).

Staff analysis of Letter G:

The applicant's materials suggest that the Extraordinary General Plan Amendment is needed to significantly expand basic structural employment. The application materials go on to site sewer construction/ maintenance and the aquatic park as drivers for the new jobs. The General Plan explains that "a General Plan component amendment is required to *significantly* expand basic structural employment (*such as employment in industry, agricultural processing, and research and development*), that creates permanent jobs exclusive of the construction jobs generated by the project itself, and excluding retail jobs in, service commercial, warehousing, and residential

uses not ancillary to the primary employment use” [emphasis added]. The sewer would create long term jobs for maintenance, and the park would create some seasonal jobs (like lifeguards); however, both of these are not significant. Indeed, the General Plan provides examples of what a significant increase would be such as industry, agricultural, processing or R&D. The proposed General Plan Foundation change would provide none of these. Further, the General Plan goes on to indicate that “service commercial” jobs are specifically excluded. Most of the jobs in an aquatic facility would be classifiable as service commercial, thus furthering the projects inability to meet the required findings based on a significant creation of jobs.

Summary:

In summary, the project is required to make certain findings, in order to qualify for an Extraordinary Foundation Change under the General Plan. Based on Staff’s review the project could not satisfy the required findings to quality. The project is highly inconsistent with at least three policies of the General Plan, including two specific to this area, one of which was specifically designed to protect the Rural nature of the area. Staff is continuing to reach out to the water district, Valley Wide and other entities to further analyze the project request. Should the Board elect to initiate the project, additional studies and additional applications (the map for example) would be required to support the application. The project would likely require an EIR. Further, should the Board elect to initiate the proposed project, the Estate Density Residential & Rural Residential Policy Area would have to be modified to exclude the project area and neighboring parcels, or the policy would have to be eliminated altogether. Lastly, in addition to the project not being able to meet the required findings, staff also continues to assert that the project is not appropriate in this location for all the reasons listed above.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 2. Proposed General Plan Land Use: | Community Development: Medium Density Residential (CD:LDR)(2-5 Du/Ac) |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural- 5 Acre Minimum (R-A-5) |
| 4. Surrounding Zoning (Ex. #2): | Light Agricultural- 5 Acre Minimum (A-1-5) to the west, north and south, Rural Residential (RR) and Residential Agricultural- 5 Acre Minimum (R-A-5) to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Agriculture and scattered single family homes on large residential lots. |
| 7. Project Data | 170.8 Acres |

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element cannot be supported, and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1129. Should the Board elect to initiate the proposed Extraordinary Amendment, the initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

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 Redevelopment Area;
 - b. An Airport Influence Area;
 - c. A MSHCP Criteria Area;
 - d. An Agricultural Preserve;
 - e. An area of high liquefaction;
 - f. A City sphere of influence;
 - g. A Flood Zone; or,
 - h. A Fault Zone.
3. The project site is located within:
 - a. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (25.04 miles);
 - b. A High Fire Area;
 - c. The Community of Winchester;
 - d. Estate Density Residential & Rural Residential Policy Area;
 - e. Highway 79 Policy Area; and,
 - f. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 466-210-029, 466-210-303, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036, 466-210-038, 466-210-030.

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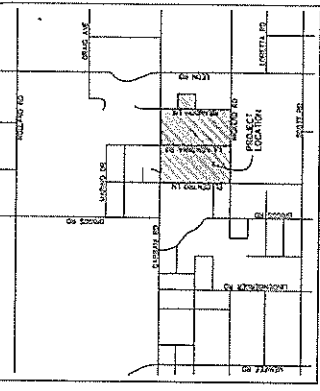
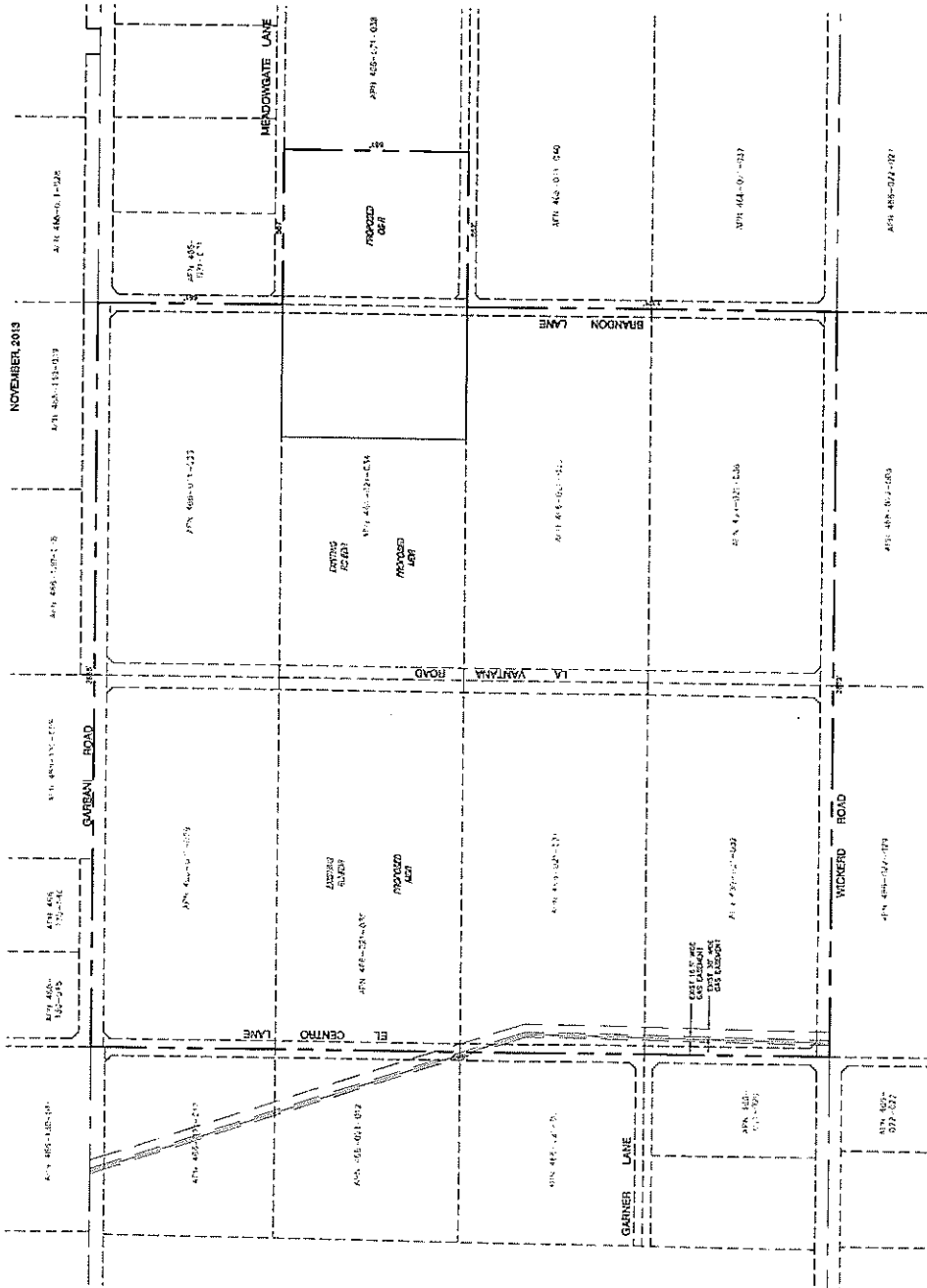
Date Prepared: 12/4/13

Date Revised: 1/15/14

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FRENCH VALLEY 170
DRAFT SITE PLAN
GENERAL PLAN AMENDMENT
EXHIBIT "A"

PARCELS 1 THROUGH 8, INCLUDING AND LETTERED 'K' THROUGH 'T', INCLUSIVE OF PARCEL MAP NO. 18597, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 119 PAGES 33 AND 34 OF PARCEL MAPS IN THE COUNTY OF RIVERSIDE AND COUNTY AND PARCEL B OF LOT LINE ADJUSTMENT NO. 5355 RECORDED JANUARY 11, 2010 AS INSTRUMENT NO. 2010-0010218 OF OFFICIAL RECORDS

NOVEMBER 2013



APPLICANT
ANDERSON BROTHERS
1525 N. WICKARD RD., SUITE 200
P.O. BOX 930
RIVERSIDE, CA 92502
(951) 514-2525

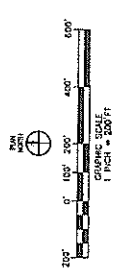
PREPARER
ANDERSON BROTHERS ENGINEERS, INC.
1525 N. WICKARD RD., SUITE 200
P.O. BOX 930
RIVERSIDE, CA 92502
(951) 514-2525

LAND OWNERS
ANDERSON BROTHERS
1525 N. WICKARD RD., SUITE 200
P.O. BOX 930
RIVERSIDE, CA 92502
(951) 514-2525

LAND USE
DC-12A 17.0 AC (2008)
DC-12B 15.3 AC (2008)
DC-12C 17.1 AC (2008)
TOTAL 49.4 AC (2008)

AMENDED DESCRIPTION
A MAP GENERAL PLAN AMENDMENT AND SPECIFIC PLANNING REGIONAL TO MEET COUNTY REGIONAL AND OTHER STATE, FEDERAL, AND FEDERAL REQUIREMENTS.

THOMAS BROTHERS COORDINATES
PAGE 185 OF 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



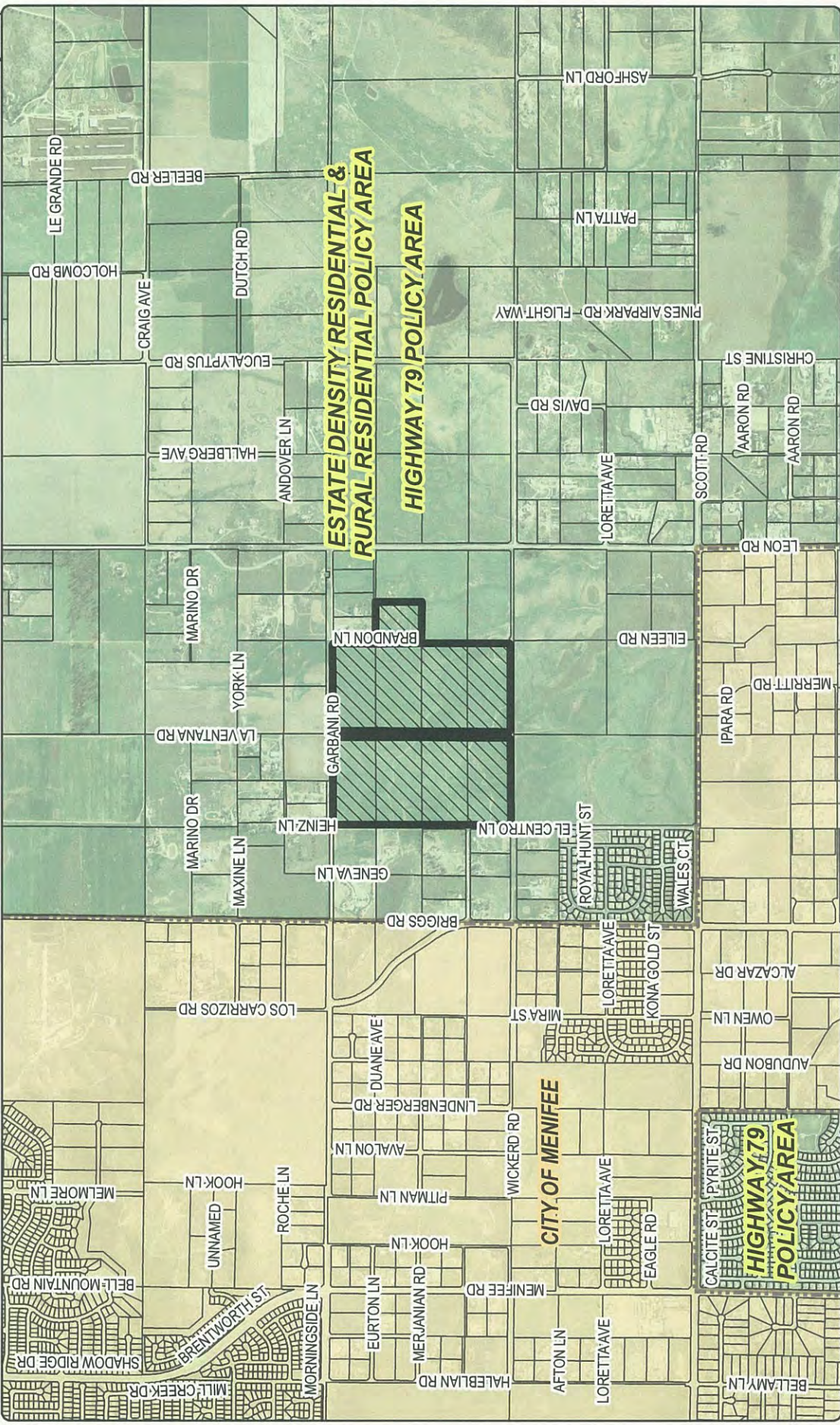
ANDERSON BROTHERS ENGINEERS, INC.
1525 N. WICKARD RD., SUITE 200
P.O. BOX 930
RIVERSIDE, CA 92502
(951) 514-2525

FRENCH VALLEY 170
DRAFT SITE PLAN
GENERAL PLAN AMENDMENT
EXHIBIT "A"
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01129
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 01/02/2014
 Vicinity Map



Assessors Bk. Pg. 466-210
 Thomas Bros. Pg. 869 B7
 Edition 2011



Zoning Area: Winchester
 Township/Range: T6SR2W
 Section: 18

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.rfdma.com/riverside.ca.us/rfp66.html>

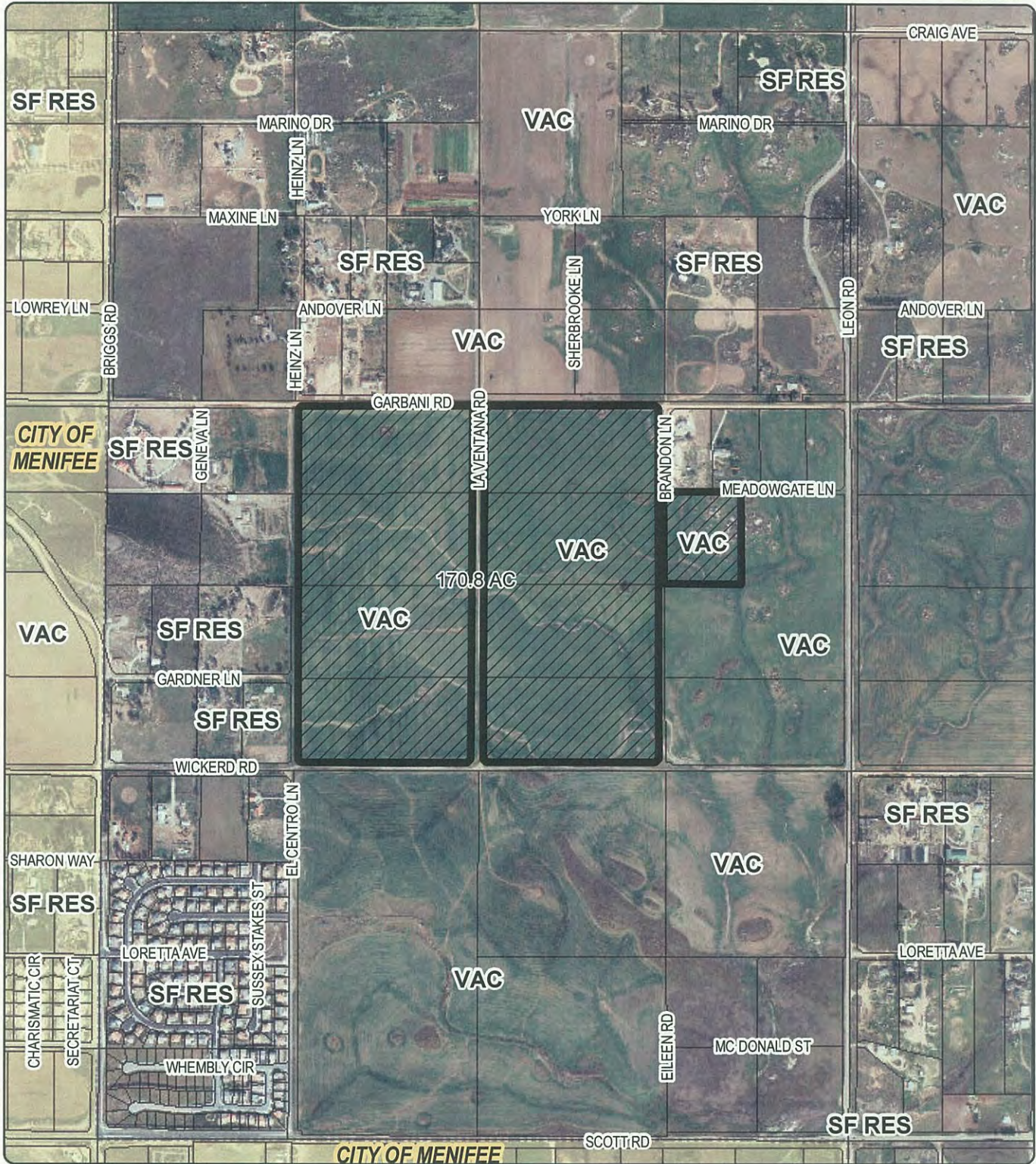
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01129

LAND USE

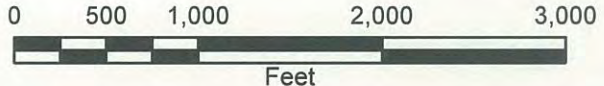
Supervisor Stone
District 3

Date Drawn: 12/31/2013
Exhibit 1



Zoning Area: Winchester
Township/Range: T6SR2W
Section: 18

Assessors Bk. Pg. 466-210
Thomas Bros. Pg. 869 B7
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

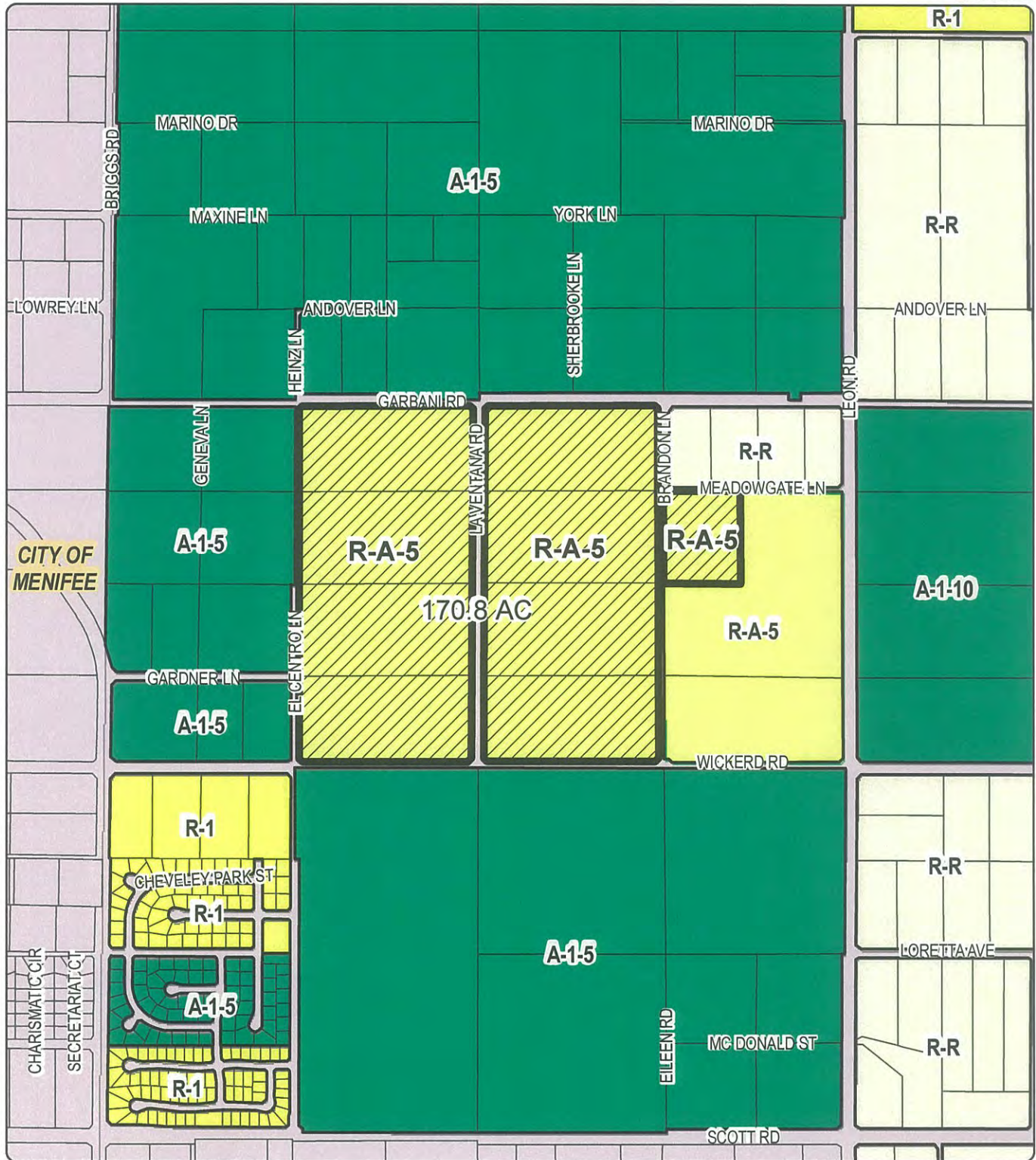
GPA01129

PROPOSED ZONING

Supervisor Stone
District 3

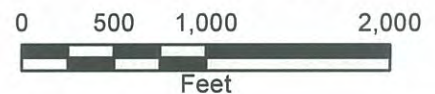
Date Drawn: 12/31/13

Exhibit 2



Zoning Area: Winchester
Township/Range: T6SR2W
Section: 18

Assessors Bk. Pg. 466-210
Thomas Bros. Pg. 869 B7
Edition 2011



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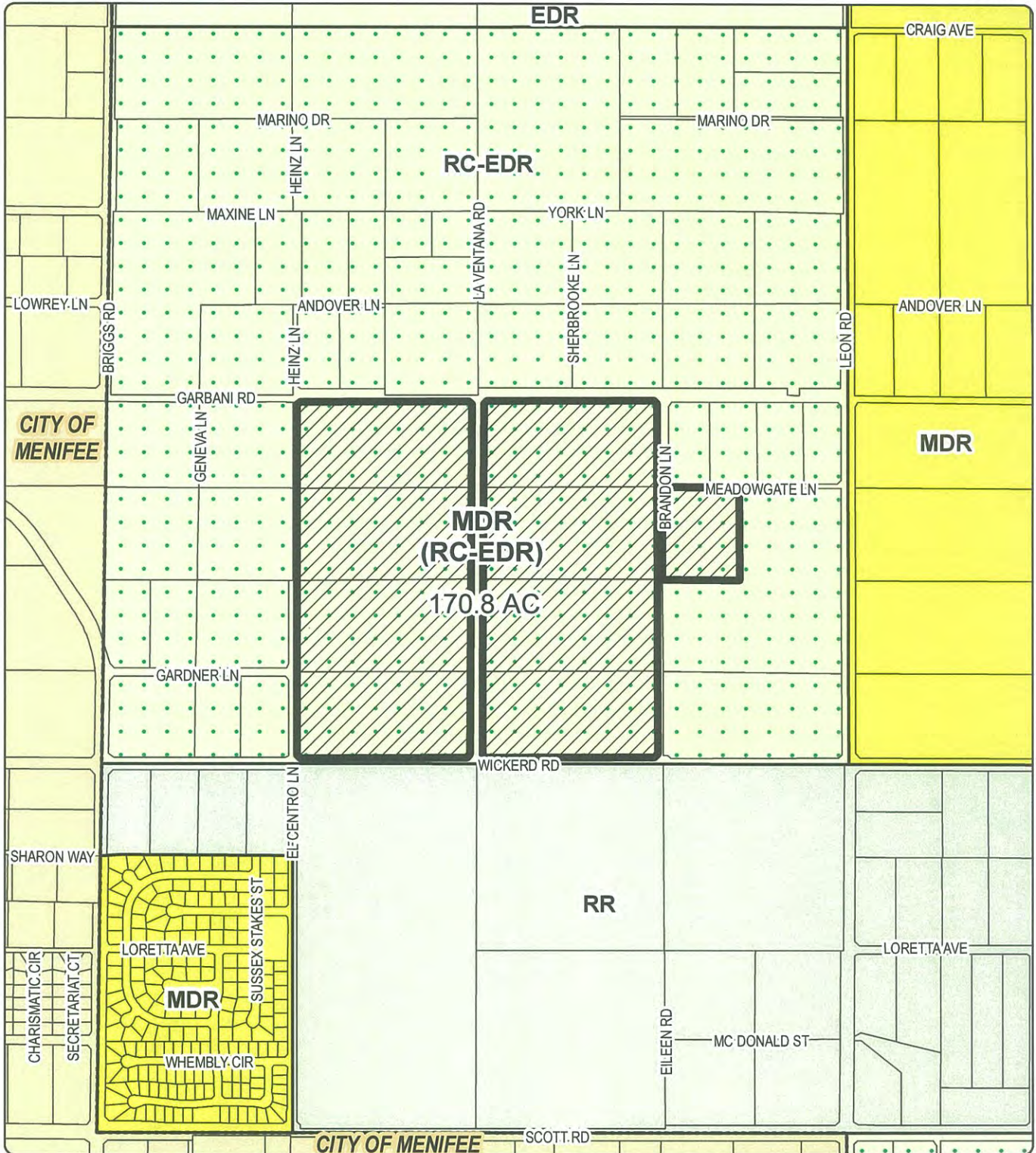
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01129

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 12/31/2013
Exhibit 6



Zoning Area: Winchester
Township/Range: T6SR2W
Section: 18

Assessors Bk. Pg. 466-210
Thomas Bros. Pg. 869 B7
Edition 2011



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**LEWIS
BRISBOIS
BISGAARD
& SMITH LLP**
ATTORNEYS AT LAW

One Ridgeway Drive, Suite 245
Temecula, California 92590
Telephone: (951) 252-6150
Fax: (951) 252-6151
www.lewisbrisbois.com

SAMUEL C. ALHADEFF
DIRECT DIAL: 951.252.6152
SAMUEL.ALHADEFF@LEWISBRISBOIS.COM

September 23, 2013

VIA ELECTRONIC MAIL ONLY

Jeff Stone, Supervisor
District No. 3
County Administration Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501
jestone@rcbos.org

Olivia Barnes
Legislative Asst. to Supervisor Jeff Stone
County Administration Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501
OBBarnes@rcbos.org

Re: Menifee 168 - Qualification for General Plan Amendment - Extraordinary General Plan Amendment

Dear Supervisor Stone:

Project Background

The Project site is 168 acres owned by our client, Joseph Rivani, designated in the current General Plan as Rural Community, Rural Estate Density Residential. It is located at Leon and Wickerd Roads in an unincorporated area outside the sphere of influence of any city. This designation presently allows one unit per every 2 acres. The proposed Project ("Project") would change the designation to a Community Development, Medium Density Residential designation. The Project is proposed to have up to 600 units on lots ranging from 5000 to 8000 square feet, with a 2 acre neighborhood park and a significant detention basin to provide drainage for the entire site. We have had preliminary discussions with County staff and Planning Commissioner, John Petty to get preliminary review and comments.

The Project also includes the following regionally significant and extraordinary features not normally found in such a residential project: 1) an over-sized connection to the Elsinore Valley Municipal Water District (EVMWD) regional sewer station including a lift station which would allow the proposed high school to go forward; 2) 6 acres for soccer fields needed by the proposed high school (and area as a whole); 3) an aquatic park which

also would serve special needs children and adults needed by Valley-Wide Recreation and Park District to serve that region as a whole. These benefits are described in more detail below.

Project Benefits

The Project provides the following very specific and identified regional benefits:

1. Sewer Connection To EMWD To Enable Construction Of The New Perris Union High School District (PUHSD):

The Project site is located adjacent to the proposed Perris Union High School District High School #4 (HS#4). The School District successfully approved and issued \$150,000,000 in bonds, of which \$110,000,000 is allocated to build that high school; the Project is about to begin and the School District presently is looking for an architect. Under state regulations, the school cannot open without a sewer connection. The sewer provider is Eastern Municipal Water District, which plans future sewer connections by zone and region. PHUSD is waiting for the final plan for services from EMWD. Based upon detailed meetings with both PHUSD and EMWD, PHUSD requires the developer's assistance to meet the requirements of EMWD's plan for services and open HS#4.

Currently, PUHSD's HS #4 site is located some distance from the top end of a sewer tributary that extends up from the southwest and there are no existing facilities anywhere close the School site in that sewer zone. For the proposed residential development, EMWD is proposing a "sub-regional" sewer solution for the areas around the Leon Road, near Scott Road. The solution would require construction of an EMWD-maintained larger lift station to pump flows to the west to the next tributary zone. EMWD has indicated that there is additional capacity in this zone due to changes further south in the system. That additional capacity could accommodate the residential development and the sewer.

The provision of the lift station by the developer would allow HS#4 to open sooner. Schools in general typically do not generate enough effluent material to support any lift station without causing potential maintenance issues and definitely do not generate enough effluent for a larger, regional lift station. PUHSD does not have available funds to install such a lift station. Therefore, PUHSD will need surrounding robust residential development to generate enough effluent flows to support a larger lift station required by EMWD, and this Project provides for this lift station.

Additionally, the nearest sewer main, located in Wickerd Road, near Briggs Road, has capacity for approximately 300 units. According to EMWD, this will not support enough units to serve as part of a "sub-regional" solution. Therefore, in addition to the lift

station, a separate main line system will need to be installed. To meet that need, EMWD initially has recommended adding another connecting to the main trunk line located at Haleblain Road & Garbani Road, which would be 2-1/2 miles of the master-planned sewer main to be located in Garbani Road. Again, the installation exceeds the financial capacity of the school district and will require a substantial residential development, such as this one, to support. This work provides a valuable, much needed and unique benefit to PUHSD.

HS#4 is important to serve the growing population of the County as well as that of Menifee. HSD would like to open the facility as soon as possible. Apparently, Menifee Unified School District already has a conceptual agreement with PUHSD to take over HS#4. Therefore, in the two major ways described, the provision of a sewer connection by the developer will allow the school to open sooner rather than later and save a considerable amount of funding for the School District by providing a lift station and sewer line in Garbani Road with the capacity to serve the school as well.

2. Additional Soccer Fields Needed Immediately By The Community And PHUSD:

PUHSD and the developer also have discussed the nature and type of recreational facilities to be provided by the development. Based upon those discussions, the school district has requested, and the developer can provide, 6 acres for soccer fields located adjacent to the HS#4 school site. PHUSD has indicated that at the time the school district purchased that site, they could afford only 52 of the 60 acres actually needed if they were to include badly needed soccer fields. The developer owns and can provide those 6 acres for soccer fields. In addition, PHUSD and Valley-Wide Recreation & Park District already have entered into an MOU to provide joint use recreational facilities at HS#4, which would include such soccer fields.

3. Aquatic Park With Improvements To Specifically Serve Those With Disabilities, Including Disabled Veterans To Be Maintained By Valley-Wide Recreation & Park District.

In addition to the joint use soccer fields, Valley-Wide Recreation & Park District (Valley-Wide) has indicated a need for an aquatic center to specifically include amenities for special needs individuals. The nearest such facility is located at Diamond Valley Lake, outside the regional service area for the proposed new facility; that aquatic center is heavily utilized. This facility would serve all of the Menifee and surrounding communities; it would be available to those with special needs who are unable to travel to Diamond Valley Lake.

The ADA 2010 Guidelines, 28 CFR Part 36(D) set minimum scoping and technical requirements for newly designed and constructed or altered local government facilities,

public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities. New construction or alterations after March 15, 2012 must comply with the 2010 Standards and the alterations constructed must be in compliance with the revised ADA Standards "to the maximum extent feasible." (42 USC Section 12183(a)(2).) The aquatic park as proposed also offers more than mere ADA accessibility. This facility is needed for the whole area and will provide much needed recreation and service to the community.

Eligibility for Extraordinary General Plan Amendment

A. Requirements For Extraordinary General Plan Amendment:

The proposed Project would change the designation of the Project property from Rural Community to a Community Development, Medium Density Residential designation. That change constitutes a Foundation Element change to the County General Plan, which may occur only during the regular 4-year General Plan Amendment cycle unless there is justification for an Extraordinary Amendment.

Processing an Extraordinary Amendment to the General Plan does not operate on a planned cycle. It must be initiated either by vote of the Board of Supervisors or requested by others who believe such a consideration is needed. Once the request is submitted, the Board of Supervisors must make a determination that the degree of urgency for the change justifies an amendment consideration and, upon such determination, set a date for its consideration. The Board may also determine that the amendment may be included in the next scheduled amendment cycle, and has priority in that amendment package.

The Extraordinary Amendment procedure also requires that the Board of Supervisors accept evidence and make certain findings. The County must provide specific evidence to support such findings. (Statement of Decision, *Northern San Jacinto Valley v. County of Riverside*, April 11, 2012).

The following are the justifications for an Extraordinary Amendment that apply here and the type of specific evidence that will support the required findings. The first two findings are mandatory.

1. The foundation change is based on ample evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan; and
2. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles,

or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such amendment may involve private properties, public properties or both.

In addition to the two (2) mandatory findings, one (1) or more of the following findings must also be made.

1. An unconstitutional taking of property would occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking;

2. A natural or man-made disaster or public emergency has occurred that warrants a change in the General Plan Foundation Component designations in order to protect the public health, safety and welfare;

3. A component amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law;

4. A component change is required to comply with an update of the Housing Element or change in State Housing Element law;

5. A General Plan component amendment is required to significantly expand basic structural employment, such as industrial, agricultural, processing and research and development, excluding retail, service, commercial, warehousing, and residential uses not ancillary to the primary employment use; or

6. A component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in the General Plan and that could not be accomplished by a lesser change to the General Plan.

B. Facts Supporting Extraordinary Amendment:

In this case, all or portions of requirement numbers 3 and 5 are met; taken together these meet the requirements for an Extraordinary Amendment.

Number 3, meeting changes in statutory and case law: The component amendment will meet changes in state and federal law as to sewer service to high schools. In addition, recent case law provides that public agencies may require dedications of park facilities in addition to the requirements of the Quimby Act. *Homebuilders Association of Tulare/Kings County v. City of Lemoore* (2010) 185 Cal. App. 4th 554. In addition, the proposed aquatic park will incorporate new ADA standards to better meet special needs.

Number 6, expansion of structural employment, is met by the jobs created for the installation of the sewer and its ongoing maintenance, as well as for the operation and maintenance of the aquatic park, and the numerous employees necessary to staff the school and provide faculty and administration.

The Rivani Project meets the requirements for such a change for the following reasons: there is specific, strong and documented evidence (which can be put into the record) of new conditions or circumstances, those new conditions are "unusually compelling," and, as discussed below, the General Plan change requested is not in conflict with the other portions of the General Plan or other County policies and the needs of community, Flood District and School District.

C. Consistency Of The Proposed Foundation Element Change With The Current General Plan

A careful review of the language of the General Plan confirms that the proposed Foundation Element change that the modifications do not conflict with the overall Riverside County Vision, and that do not create an internal inconsistency among the elements of the General Plan; and that are still provide consistent direction for upcoming planning periods.

The main vision of the General Plan is that *Riverside County is a family of special communities in a remarkable environmental setting*. Nothing in the proposal is inconsistent with that; in fact, the addition of recreational amenities and the facilitation and acceleration of HS#4's operation strengthens the surrounding community.

The change to allow for medium residential density in a formerly rural residential area is specially contemplated with a Foundation Element change as set out in the language of the Land Use element.

Land Use Policies:

LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services. (AI 3, 4, 74)

LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)

LU 5.3 Review all projects for consistency with individual urban water management plans (AI 5)

The change to the Medium Density Residential designation is more compatible with the contiguous high school site and therefore logical for the adjacent parcels and would not create a leapfrogging situation disfavored by the General Plan. Nothing in the zoning change prevents or prohibits the recreational uses contemplated.

Land Use Compatibility

Policies:

LU 6.1 Require land uses to develop in accordance with the General Plan and

area plans to ensure compatibility and minimize impacts. (AI 1, 3)

LU 6.2 Direct public, educational, religious, and utility uses established to serve the surrounding community toward those areas designated for Community Development and Rural Community uses on the applicable Area Plan land use maps. These uses may be found consistent with any of the Community Development, Rural Community, or Rural foundation designations, including the Rural Village Overlay, as well as the Open Space B Rural and Agriculture designations, under the following conditions: (AI 1,3)

a. The facility is compatible in scale and design with surrounding land uses, and does not generate excessive noise, traffic, light, fumes, or odors that might have a negative impact on adjacent neighborhoods.

b. The location of the proposed use will not jeopardize public health, safety, and welfare, or the facility is necessary to ensure the continual public safety and welfare.

LU 6.3 Consider the positive characteristics and unique features of the project

site and surrounding community during the design and development process. (AI 3)

LU 6.4 Retain and enhance the integrity of existing residential, employment,

agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)

LU 6.5 Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)

LU 6.6 Require buffering between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)

LU 6.7 Buffer and/or maintain a natural edge for proposed development directly adjacent to national forests Will not build on hillsides but leave open

The Medium Density Residential designation provides some of the same blend of rural uses as found in the Rural Residential designation. One of the goals of the General Plan is to provide balance:

"We acknowledge that balancing a variety of important considerations in making community decisions is a constant challenge. We have faith that the foundation provided through our participation in shaping this vision and its implementing mechanisms will achieve a workable balance of mutual benefit

Application of "balance" will allow the development, which will meet additional goals of the General Plan for housing balanced with open space; costs borne by development for facilities to serve the area of the development, and services for youth such as schools and recreational facilities such as soccer fields, as set out below:

Housing

We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities.

Costs

We know that community-building involves significant costs. We seek sharing of benefits and costs in a proportional manner: the community should fund community-wide benefits and development related benefits should be funded by the development, all as part of an equitable overall financing strategy. We seek shared funding methods through partnerships that improve overall cost effectiveness.

Youth in the Community

We affirm that the future of our community lies with our children and that their education and support are essential to community well-being. We dedicate ourselves to building and sustaining a network of support for the youth in our community.

In addition, the "Goals of the RCIP" include provisions for "Public facilities such as schools, law enforcement related facilities, libraries, fire stations, community centers and other facilities essential to providing community services" to be in place. Specifically, under Goal #7, public access to recreation opportunities is part of the overall open space system, with multi-purpose parks, play fields, and community facilities at varied sizes in accessible locations.

Infrastructure, Public Facilities & Service Provision

With the projected increase in population, demands on/for community facilities and infrastructure, such as roads, utilities, public safety and schools will increase. The challenge will be to correlate the provision of infrastructure, public facilities and services with these demands. In order to ensure the correlation between growth and service provisions as well as to minimize capital and service costs, the RCIP Vision dictates that development should only occur where adequate public facilities and services are available or are planned for at the time of development. In addition, it is an expressed desire of the County that those that benefit from these services and facilities bear a fair share of the cost of improvements, as illustrated in the RCIP Vision as follows:

We know that community building involves significant costs. We seek sharing of benefits and costs in a proportional manner: the community should fund community-wide benefits and development related benefits should be funded by the development, all as part of an equitable overall financing strategy. We seek shared funding methods through partnerships that improve overall cost-effectiveness.@

Finally, the medium density residential designation does not differ that greatly from the rural village designation, and the change from the second to the first is specifically contemplated with a Foundation Element change. (See Land Use Element, Chapter 3, Page LU-68). In summary, the change in density for this Project does not conflict with the overall vision of the Riverside County Plan or with any one of the 12 fundamental elements. The condition which is unusually compelling, allowing such change, is the ability to go forward now with a needed school facility, soccer fields and aquatic park.

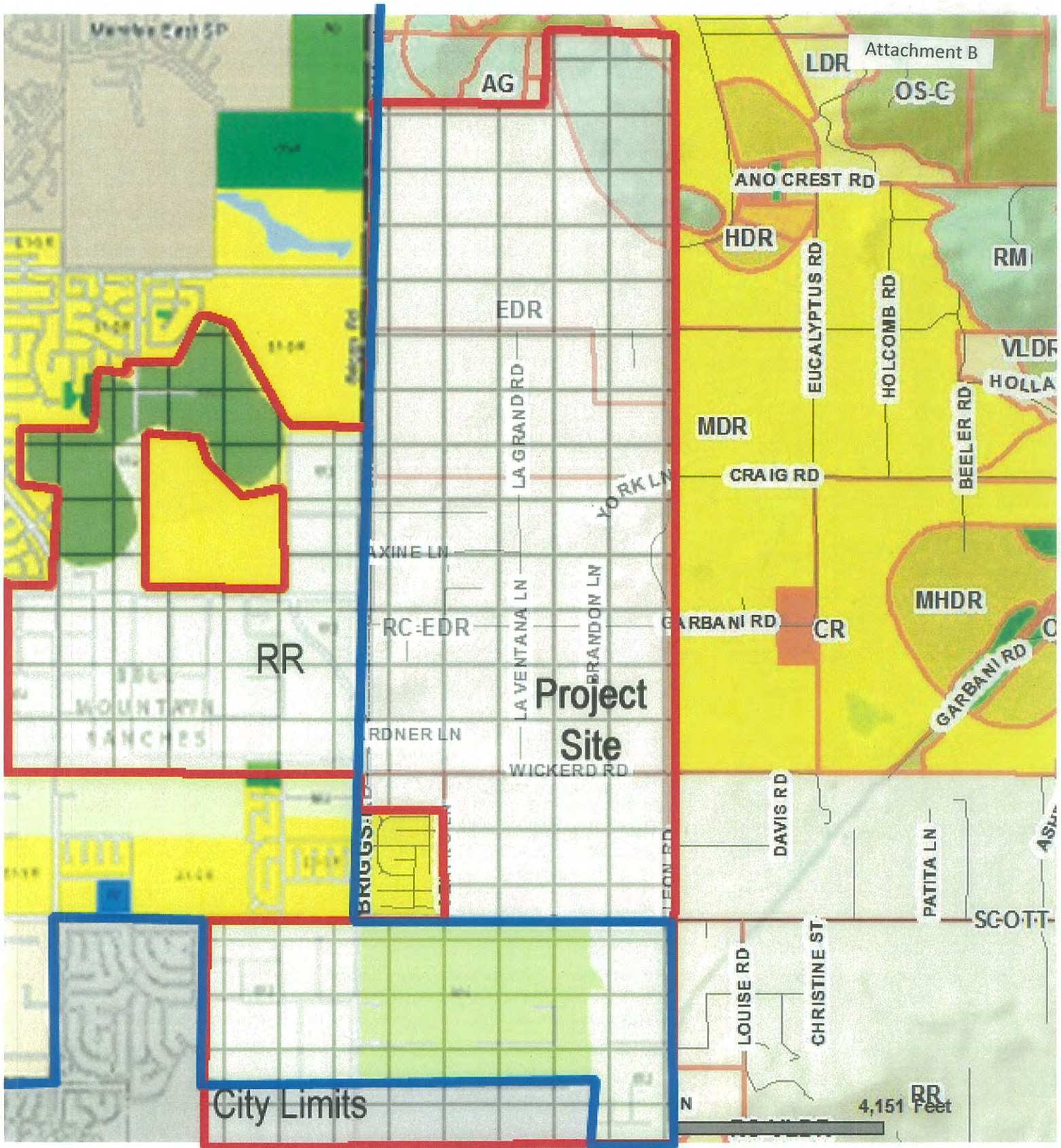
We respectfully request your consensus to proceed through the GPIP process and foundation element process as requested. We are happy to answer any questions and are prepared to proceed in conformance with applicable County requirements.

Very truly yours,



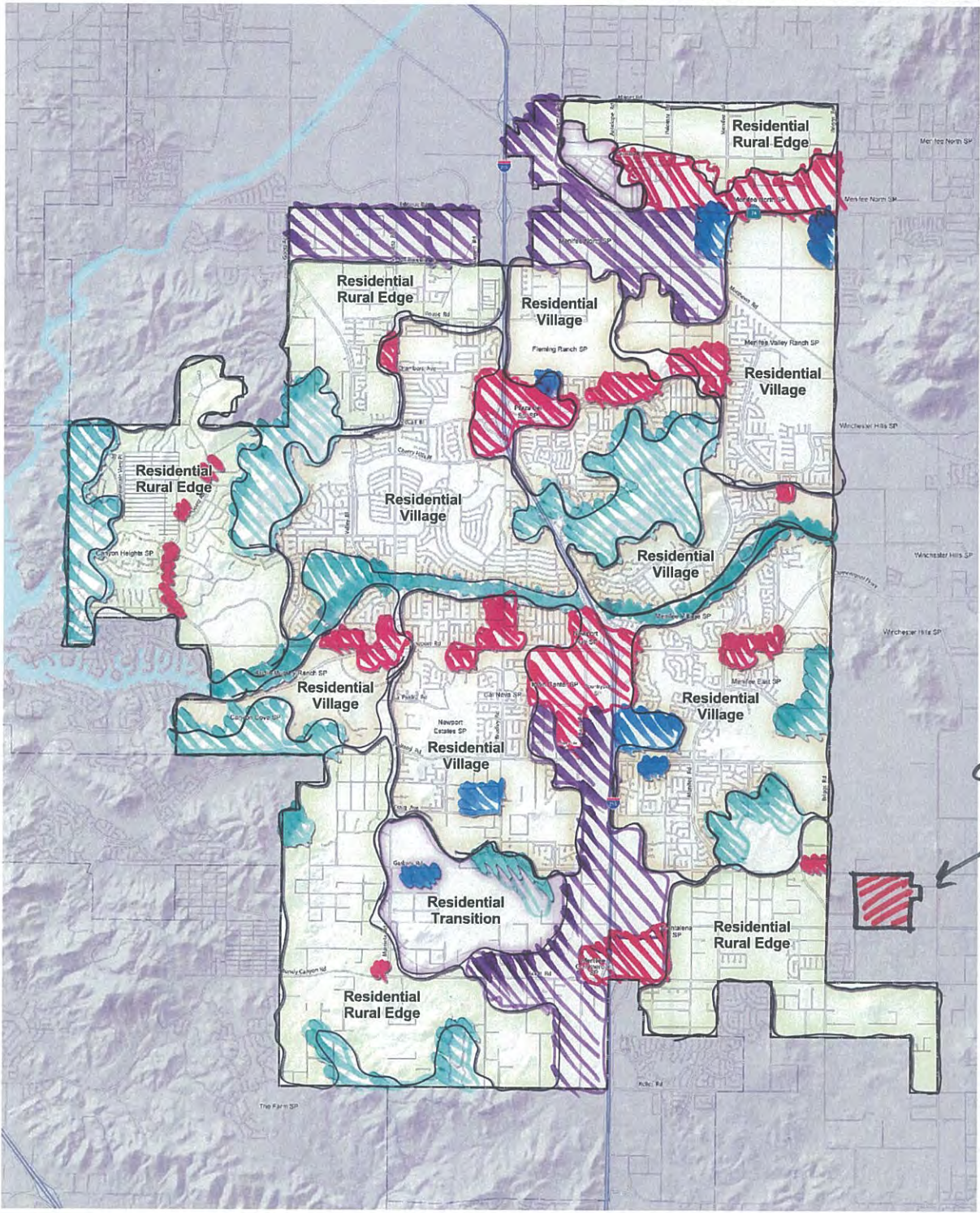
Samuel C. Alhadeff of
LEWIS BRISBOIS BISGAARD & SMITH LLP

SCA







Cross hatch is the Rural Policy Area

EXHIBIT LU-1
COMMUNITY STRUCTURE



Source: The Planning Center | DC&E, 2013

-  Commercial cluster: Predominantly regional or neighborhood-serving retail commercial uses
-  Jobs center: A mix of predominantly nonresidential land uses (such as office, business park, industrial) and limited residential uses
-  Public facility: Includes schools, universities, and utilities
-  Natural landform: Hillsides, creeks, greenways, and other significant topography

DRAFT

Attachment C
French Valley 170 - GPA/GPIP Application

Justification

Project Background

The French Valley 170 project is designated in the General Plan as Rural Community, Rural Estate Density Residential. This designation presently allows one unit per every 2 acres. The proposed project would change the designation to a Community Development, Medium Density Residential designation. The project is proposed to have up to 600 units on lots ranging from 6,000 to 7,000 square feet. The project would include includes a regional aquatic and special needs improved park of approximately 15 acres, a 2 acre neighborhood park, and an construction of a sub-regional sewer solution for Eastern Municipal Water District (EMWD) including, but not limited to, a lift station) to deliver sewer service to properties in the area. The land use plan for the development is shown on Exhibit "D," attached and incorporated here.

Project Benefits

The project provides the following very specific and identified regional benefits:

1. Provides a sewer connection to EMWD to enable construction of the new Perris Union High School District (PUHSD): The site is located adjacent to the proposed Perris Union High School District High School #4. The School District successfully approved and issued \$150,000,000 in bonds, of which \$110,000,000 is allocated to build this high school; the project is about to begin and the School District presently is looking for an architect. Under state regulations, the school could not open without a sewer connection; additionally, the School does not produce enough sewage to justify the construction and maintenance of a lift station. Therefore, the provision of a sewer connection by the developer will allow the school to open and save a considerable amount of funding for the School District by providing a lift station with the capacity to serve the school as well.
2. Joint use fields and aquatic/special needs park: PUHSD has expressed a need for additional grass fields to support their sports activities. The Developer will incorporate these field requirements as part of the 15 acre park and will work with the PUHSD and Valley Vide Recreation & Park District to establish a MOU to provide for joint use recreational facilities. This will allow for the park to serve High School #4 and the local the community as a whole. Additionally, the park will serve those with disabilities, including disabled veterans with an aquatic/special needs amenities. The ADA 2010 Guidelines, 28 CFR Part 36(D) set minimum scoping and technical requirements for newly designed and constructed or altered local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities. New construction or alterations after March 15, 2012 must comply with the 2010 Standards and the alterations constructed must be in compliance with the revised ADA Standards "to the maximum extent feasible." (42 USC Section 12183(a)(2).) There is no such special needs park which serves adults (such as veterans) with the area. Such a special needs park offers more than mere ADA accessibility.

Eligibility for Extraordinary General Plan Amendment

A. Requirements for Extraordinary General Plan Amendment:

The proposed project would change the designation of the property from Rural Community to a Community Development, Medium Density Residential designation. That change constitutes a Foundation Element change to the County General Plan, which may occur only during the regular 4-year General Plan Amendment cycle unless there is justification for an Extraordinary Amendment.

Processing an Extraordinary Amendment to the General Plan does not operate on a planned cycle. It must be initiated by either the Board of Supervisors or requested by others who believe such a consideration is needed. Once the request is submitted, the Board of Supervisors must make a determination that the degree of urgency justifies an amendment consideration and, upon such determination, set a date for its consideration. The Board may also determine that the amendment may be included in the next scheduled amendment cycle, and has priority in that amendment package.

The Extraordinary Amendment procedure requires that the Board of Supervisors accept evidence and make certain findings. The County must provide specific evidence to support such findings. (Statement of Decision, *Northern San Jacinto Valley v. County of Riverside*, April 11, 2012).

There following are the justifications for an Extraordinary Amendment that apply here and the type of specific evidence that will support the required findings:

1. The foundation change is based on ample evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan; and
2. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such amendment may involve private properties, public properties or both.

In addition to the two (2) mandatory findings, one (1) or more of the following findings must also be made:

- 1) An unconstitutional taking of property would occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking;
- 2) A natural or man-made disaster or public emergency has occurred that warrants a change in the General Plan Foundation Component designations in order to protect the public health, safety and welfare;

- 3) A component amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law;
- 4) A component change is required to comply with an update of the Housing Element or change in State Housing Element law;
- 5) A General Plan component amendment is required to significantly expand basic structural employment, such as industrial, agricultural, processing and research and development, excluding retail, service, commercial, warehousing, and residential uses not ancillary to the primary employment use; or
- 6) A component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in this General Plan, and that could not be accomplished by a lesser change to the General Plan.

B. Facts Supporting Extraordinary Amendment:

In the case of this project, all or portions of requirement numbers 2), 3) and 5) are met; and taken together, these meet the requirements for an Extraordinary Amendment.

Number 2), disaster or public emergency, could occur absent sewer service to the area. Such service preserves and enhances public health and safety by removing illegal dumping and improper septic drainage and dumping.

Number 3), meeting changes in statutory and case law: Under number 2), the component amendment will meet changes in state and federal law as to sewer service to high schools. In addition, recent case law provides that public agencies may require dedications of park facilities in addition to the requirements of the Quimby Act. *Homebuilders Association of Tulare/Kings County v. City of Lemoore* (2010) 185 Cal. App. 4th 554.

Number 5), the expansion of structural employment requirement, is met by the jobs created for the installation of the sewer and park, and the ability of the school to hire personnel and open.

The French Valley 170 project meets these requirements for such a change for the following reasons: there is specific, strong and documented evidence (which can be put into the record) of new conditions or circumstances, those new conditions are “unusually compelling,” and the General Plan change requested is not in conflict with the other portions of the General Plan or other County policies.



A Sempra Energy company

April 15, 2011

Attn: Grant Becklund
30811 Garbani Road
Winchester, Ca 92596

Pipeline Information Request: Engineering Project #11-0218

RE: Santa Rosa Academy, Riverside County, California

Dear Mr. Becklund

The Gas Company operation and maintenance procedures are in compliance with the Department of Transportation, Title 49 of the Code of Federal Regulations, Part 192. These Company Procedures are on file with the California Public Utilities Commission that audits The Gas Company's compliance annually. In addition, The Gas Company is aware of the new requirement under Title 5, California Code of Regulations, Section 14010 (h), Standards for School Site Selection, which applies to gas pipelines near schools, and has been very responsive in providing necessary pipeline data to outside consultants conducting risk analysis studies on proposed school sites. The new requirement specifies that:

"The site shall not be located near an above-ground water or fuel storage tank or within 1500 feet of the easement of an above-ground or underground pipeline that can pose a safety hazard as determined by a risk analysis study, conducted by a competent professional, which may include certification from a local public utility commission."

The Gas Company continues to strive to reduce the risk to public safety through technological advances, an active pipeline integrity management program, and being an active participant in the statewide Underground Service Alert Program. We operate our pipelines at or below the allowable pressures and make every effort to use the latest engineering advances in the design and construction of our pipeline system. As a result, The Gas Company operates nearly 4,000 miles of high-pressure transmission pipelines and over 44,000 miles of distribution lines collectively, contributing to one of the safest pipeline systems in the nation.

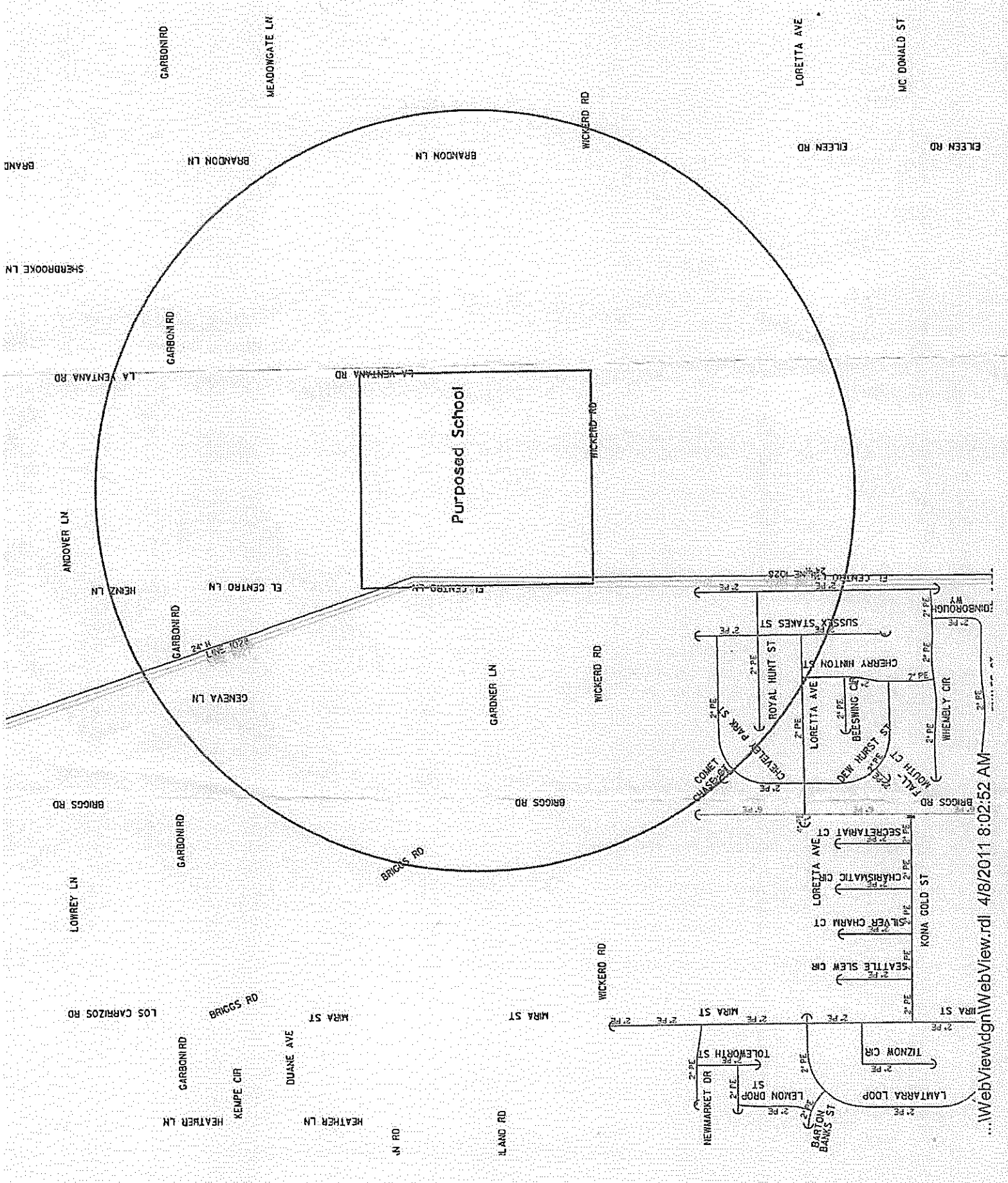
In response to your question concerning the proposed school site located at the intersection of Wickerd Road and El Centro Ln, we have determined that The Gas Company does currently own and operate 3 high-pressure pipelines within a 1,500 ft radius. The high-pressure pipelines that are located near the proposed site are size 16", 24" and 30" lines in good condition that operates above 20% Specified Minimum Yield Strength. The operating pressures of the 16" and 24" lines is 788 psig and have a Maximum Allowable Operating Pressure of 792 psig. The operating pressure of the 30" line is 788 psig and has a Maximum Allowable Operating Pressure of 788 psig. High-pressure lines are surveyed on an annual basis. The leakage records within the proposed school zone have been reviewed and indicate no leakage on the pipeline in question.

If there are any further questions, please feel free to contact me.


Sincerely,

A handwritten signature in black ink, appearing to read "A. Marez", written over a horizontal line.

Aaron Marez
Region Associate Engineer
Office (909) 335-7807





A  Sempra Energy™ company

April 8, 2011

Brad Burke
Competitive Edge Development, LLC
1120 Simpson Way
Escondido, CA 92026

Re: Santa Rosa Academy - Wickerd Road and El Centro Lane

Dear Mr. Burke:

We have reviewed the proposed location and offer the following to assist you in the development of this project.

As you are aware, an easement for three (3) existing gas lines runs along the west side of the property. Southern California Gas Company will work you and your project engineers regarding the design of improvements along this easement to insure that our safety standards are met.

Overall, we have no issues with the project as proposed, however, I have not received any plan and profile drawings so The Gas Company may have issues regarding the proposed work within the Gas Company easement once we have had a chance to review the actual plans.

The County of Riverside will require a non-interference or consent letter from SCG for the proposed storm drain within the SCG easement area. The SCG consent letter will be issued upon our review and approval of the final engineering drawings.

This project will not unreasonably interfere with full and complete exercise of this Utility's rights within the boundaries of said location; providing we are able to maintain our easements as recorded. **The Gas Company has no objections to the proposed construction provided the following conditions for construction over our easements are met:**

1. No change of grade without prior written approval of The Gas Company.
2. No permanent structures within the easement: i.e. buildings, concrete pads, walls, vaults, etc. Should the Gas Company have to remove any temporary/permanent structures over our easements, the demolition would be at the property owner's expense.
3. No planting of trees or deep rooted plants.

Southern California
Gas Company

9400 Oakdale Avenue
Chatsworth, CA
91313

Mailing Address:
P. O. Box 2300
Chatsworth, CA
91313-2300
M.L.9314

tel 818-701-4546
fax 818-701-3441

4. No poles, signs or fence posts to be installed without the written approval of The Gas Company.
5. Ingress and egress rights to and from the pipeline must be maintained.
6. All substructure crossings must be perpendicular to the gas lines and maintain a minimum two (2) foot separation.
7. Only light loaded, rubber tire equipment will be allowed over the gas facility and any work over or around the pipeline must be approved by The Gas Company.
8. All work within the Gas Company Easement must be witnessed by a Gas Company representative and no work will be allowed without the Gas Company representative on site.

This letter should not be construed as a subordination of this company's right, 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 easements.

Should you have any questions or require additional information, please contact me at (951) 845-0719.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. A. Pearce', with a long horizontal flourish extending to the right.

Tim A. Pearce
Transmission Project Manager

Agenda Item No.: ³37
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: February 19, 2014
Continued From: December 4, 2013

SPECIFIC PLAN NO. 293,
SUBSTANTIAL CONFORMANCE NO. 6;
CHANGE OF ZONE NO. 7773;
TENTATIVE TRACT MAP NO. 36417
Environmental Assessment No. 42500
Applicant: Winchester Meadows LLC
Engineer/Representative: Keith Gardner

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 293, Substantial Conformance No. 6 proposes to merge Planning Areas 15 and 16 into one Planning Area, '15'. Additionally, this application will modify the Land Use Designation names; and address some errors in the previous version of the Specific Plan. It should be noted that there will be no increase in the total dwelling units in the overall specific plan, and no changes in the land use densities.

Change of Zone No. 7773 proposes to modify the existing Specific Plan zoning ordinance text to allow for a minimum lot size of 4,000 square feet in the proposed merged Planning Area 15. In addition, the Change of Zone will also formalize the Planning Area boundaries for the proposed merged PA 15.

Tentative Tract Map No. 36417 is a subdivision of 51.43 acres into 228 residential lots and six open space lots and an overall density of 4.4 dwelling units per acre. The residential lots will range from 5,000 square feet to 11,324 square feet.

The project is located in the Harvest Valley/Winchester Area Plan, more specifically it is northerly of Holland Road, easterly of Briggs Road.

FURTHER PLANNING CONSIDERATIONS:

January 16, 2014

The project was before the Planning Commission on December 4, 2013 with concerns about the floor plans and elevations on the west half of the map. The project was continued and the applicant worked with staff submitting a re-designed map with all lots at or above 5,000 square feet in size. As a result the unit count has been reduced from 243 to 228, a reduction of 15 lots. As such, the requirement for floor plans and elevations no longer applied. Previously staff recommended denial of the map based on the floor plans and elevations. With the increase in lot sizes Staff is willing to support the project.

A note on the Conditions of Approval

The conditions included in this set reflect the Substantial Conformance to the Specific Plan (SPSC). The conditions of approval for an SPSC only acts as a vehicle to modify the parent case conditions. As such, the condition set attached to this staff report included both the SPSC conditions and the modifications to the parent Specific Plan (SP293A5) with the SPSC changes shown in draft form. Additionally, the Tract map has not yet been attached to the Specific Plan, meaning the conditions of approval from the Specific Plan that will eventually be included with the Tract Map are not yet reflected. This was done to avoid duplication in printing and because the draft SPSC changes on parent Specific Plan will not reflect on the Tract Map until the SPSC is approved.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density

D.M.

Residential (MHDR), High Density Residential (HDR), Commercial, Light Manufacturing, Medium Manufacturing, School, School/MDR, School/MHDR, Parks, and Open Space in accordance with Specific Plan No. 293A5 (The Substantial Conformance to the Specific Plan proposes to revise the designations nomenclature to: Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Light Industrial (LI), Public Facilities-School (PF), Public Facilities-School/MDR (PF), Public Facilities-School/MHDR (PF), Open Space- Recreation- Parks (OS-R), and Open Space (OS) in accordance with Specific Plan No. 293A5)

2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential (MDR) per Specific Plan No. 260, Light Industrial (LI), Public Facilities (PF), Estate Density Residential (EDR), to the north; Medium Density Residential (MDR), and Open Space Residential (OS-R) to the east; Medium Density Residential (MDR) and Open Space-Conservation (OS-C) per Specific Plan NO. 288; City of Menifee, Medium Density Residential (MDR), Rural Mountainous (RM), Estate Density Residential (EDR) to the west; and, Rural Mountainous (RM), Agricultural (AG), Medium Density Residential (MDR), and Open Space-Conservation (OS-C) to the South.
3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) and One Family Dwellings (R-1) to the north, City of Menifee and Rural Residential (R-R) to the west, Specific Plan Zone (SP 293) to the north; Specific Plan Zone (SP 288) and Rural Residential (R-R) to the east, and Rural Residential (R-R), Agriculture Poultry (AP), Light Agriculture- 5 Acre Minimum (A-1-5), and Residential Agriculture- 5 Acre Minimum (R-A-5) to the south.
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Vacant
7. Project Data:
 - Total Acreage: 2844.6 (for the SP)
 - Total Proposed Residential Lots: 243
 - Proposed Min. Lot Size: 4,000
 - Schedule: A

8. Environmental Concerns: See attached Addendum

THE PLANNING DEPARTMENT RECOMMENDS THAT THE PLANNING RECOMMEND THE FOLLOWING TO THE BOARD OF SUPERVISORS:

CONSIDERATION ADDENDUM NO. 4 TO EIR NO. 380, based on the findings incorporated in the initial study and Addendum No. 3 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6, merging Planning Areas 15 and 16 into one Planning Area, '15,' modifying the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVLY APPROVE CHANGE OF ZONE NO. 7773, amending the Specific Plan zoning ordinance, for the subject property and formalizing the Planning Area Boundary for Planning Area 15, and based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE of **TENTATIVE TRACT MAP NO. 36417**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and pending final adoption of the zoning ordinance by the Board of Supervisors.

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

1. The project site is designated Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Commercial, Light Manufacturing, Medium Manufacturing, School, School/MDR, School/MHDR, Parks, and Open Space in accordance with Specific Plan No. 293A5 (The Substantial Conformance to the Specific Plan proposes to revise the designations nomenclature to: Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Light Industrial (LI), Public Facilities-School (PF), Public Facilities- School/MDR (PF), Public Facilities-School/MHDR (PF), Open Space- Recreation- Parks (OS-R), and Open Space (OS) in accordance with Specific Plan No. 293A5).
2. The proposed use, residential lots with a minimum of 4,000 square feet, is permitted in the Land Use Designations listed above.
3. The project site is surrounded by properties which are designated Medium Density Residential (MDR) per Specific Plan No. 260, Light Industrial (LI), Public Facilities (PF), Estate Density Residential (EDR), to the north; Medium Density Residential (MDR), and Open Space Residential (OS-R) to the east; Medium Density Residential (MDR) and Open Space-Conservation (OS-C) per Specific Plan NO. 288; City of Menifee, Medium Density Residential (MDR), Rural

**SPECIFIC PLAN NO. 293, SUBSTANTIAL CONFORMANCE NO. 6; CHANGE OF ZONE NO. 7773;
TENTATIVE TRACT MAP NO. 36417**

Planning Commission Staff Report: February 19, 2014

Page 4 of 5

Mountainous (RM), Estate Density Residential (EDR) to the west; and, Rural Mountainous (RM), Agricultural (AG), Medium Density Residential (MDR), and Open Space-Conservation (OS-C) to the South.

4. The zoning for the subject site is Specific Plan.
5. The proposed use, residential, is a permitted by right in the Specific Plan zone.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) and One Family Dwellings (R-1) to the north, City of Menifee and Rural Residential (R-R) to the west, Specific Plan Zone (SP 293) to the north; Specific Plan Zone (SP 288) and Rural Residential (R-R) to the east, and Rural Residential (R-R), Agriculture Poultry (AP), Light Agriculture- 5 Acre Minimum (A-1-5), and Residential Agriculture- 5 Acre Minimum (R-A-5) to the south.
7. While the area surrounding the project site is generally vacant land, similar uses have been entitled in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. This land division is not located within a CAL FIRE state responsibility area[a very high fire hazard severity zone.
10. Pursuant to CEQA section 15164, overall, the proposed project would result in impacts that are less than or equal to those addressed in Addendums 1, 2, and 3 to Environmental Impact Report No. 380 and the EA for Tentative Tract No. 30266. As demonstrated in the accompanying Environmental Assessment No. 42500 (EA42500), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR No. 380 and addenda thereto. More specifically:
 - a. Subsequent to the certification of FEIR No. 380 and approval of SP No. 293A5, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
 - c. As proposed, the Project would not involve any land uses which were not included in the analysis contained in FEIR 380 and addenda thereto, and would therefore not result in any new significant effects that were not previously identified.
 - d. The proposed Project would result in a comparable level of development permitted under the approved SP No. 293A5, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR No. 380 and addenda thereto.
 - e. An updated report was prepared for air quality/greenhouse gas emissions. The technical report did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR No. 380. Specifically, the updated technical report concluded that the project is producing less greenhouse gas than is considered significant by the Air Quality management Board. Therefore, although the project is producing GHG's, it is considered to be an insignificant increase one additional mitigation measures was required, however, the issue remains less than significant.

CONCLUSIONS:

1. The proposed project is in conformance with the Land Use Designations shown in the Specific Plan, and with all other elements of the Riverside County General Plan and SP293A5 as modified through Substantial Conformance No. 6.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The project is consistent with the provisions of CEQA section 15162.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

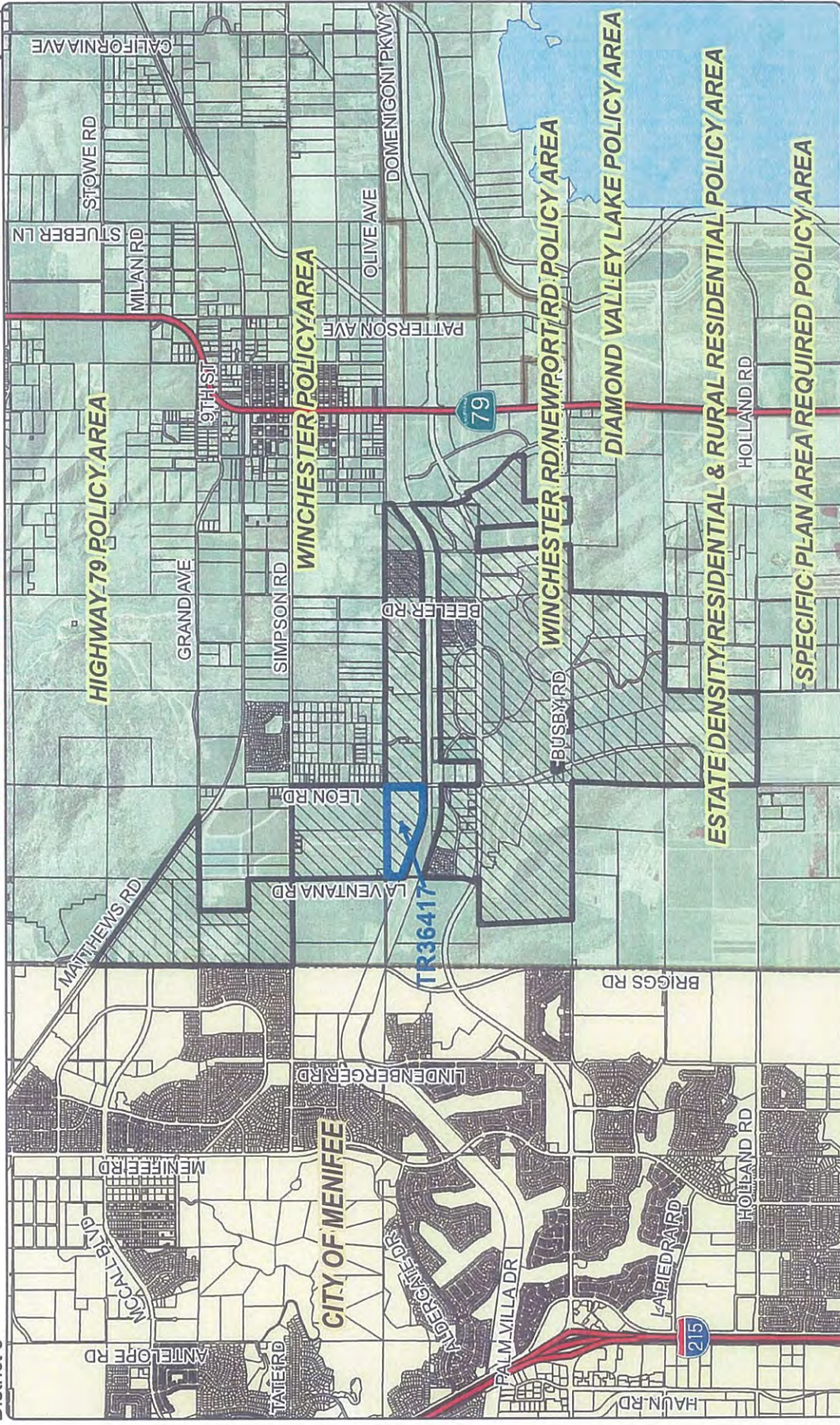
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. Tribal Land;
 - c. Airport Influence Area;
 - d. High Fire Area;
 - e. Fault Zone;
 - f. City Sphere of Influence; and,
 - g. Historic Preservation District.
3. The project site is located within:
 - a. The boundaries of the Harvest Valley/Winchester Area Plan;
 - b. The boundaries of the Highway 79 Policy Area;
 - c. San Jacinto Valley Watershed;
 - d. County Service Area #146 – Street Lighting and Library; and,
 - e. Mount Palomar Observatory – Lighting (Ordinance No. 655) Zone B, 27.63 miles.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07692 PM35849
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 05/29/2013
 Vicinity Map



Zoning Area: Winchester
 Township/Range: T5SR2W
 Section: 32

Assessors Bk. Pg. 461-190
 Thomas Bros. Pg. 869 C1
 Edition 2011

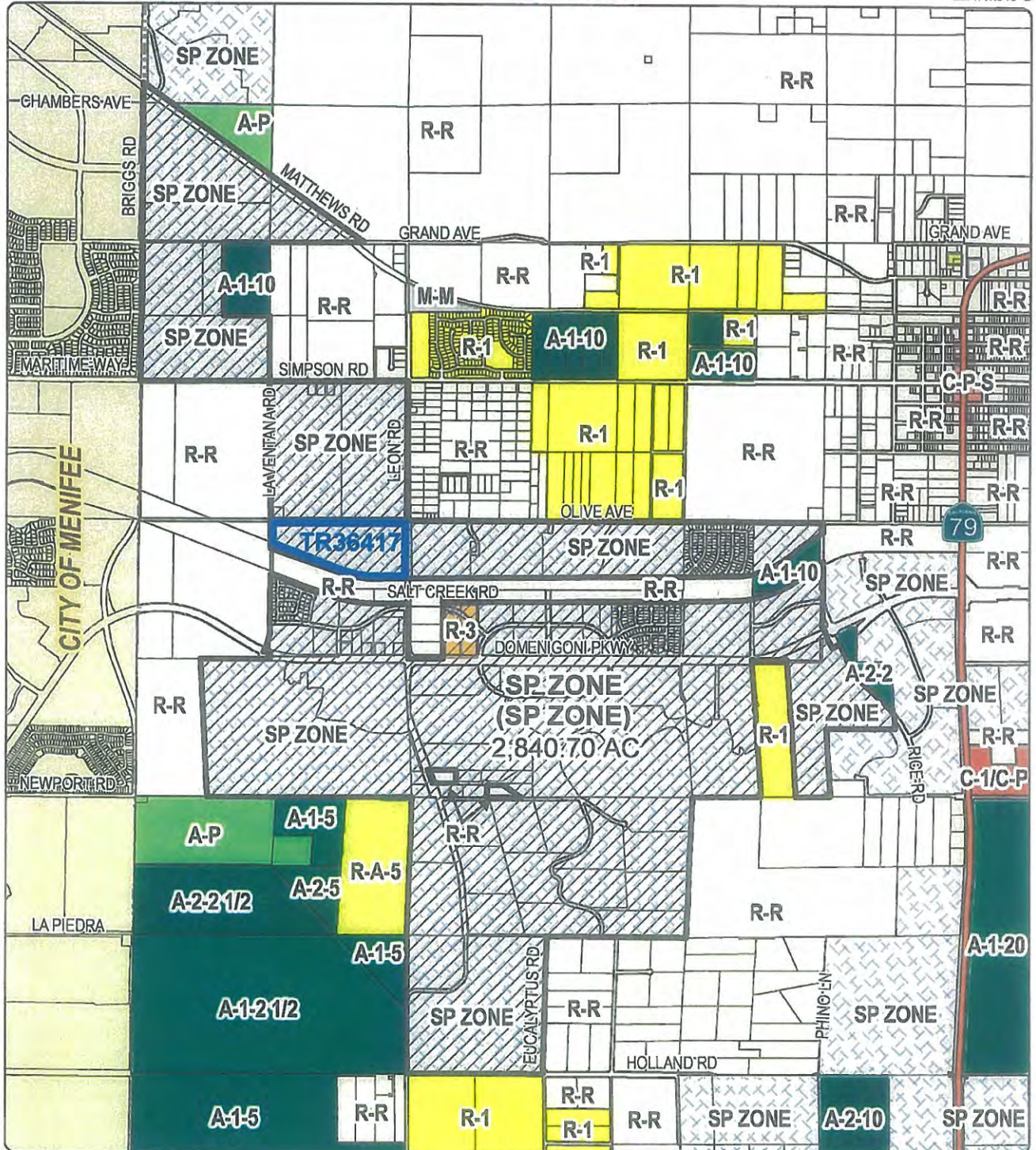
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrna.co.riverside.ca.us/ndpqa.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00293S6 CZ07773 TR36417
PROPOSED ZONING

Supervisor Stone
 District 3

Date Drawn: 05/28/2013
 Exhibit 3



Zoning Area: Winchester
 Township/Range: T5SR2W
 Section: 32

Assessors Bk. Pg. 461-190
 Thomas Bros. Pg. 869 C1
 Edition 2011



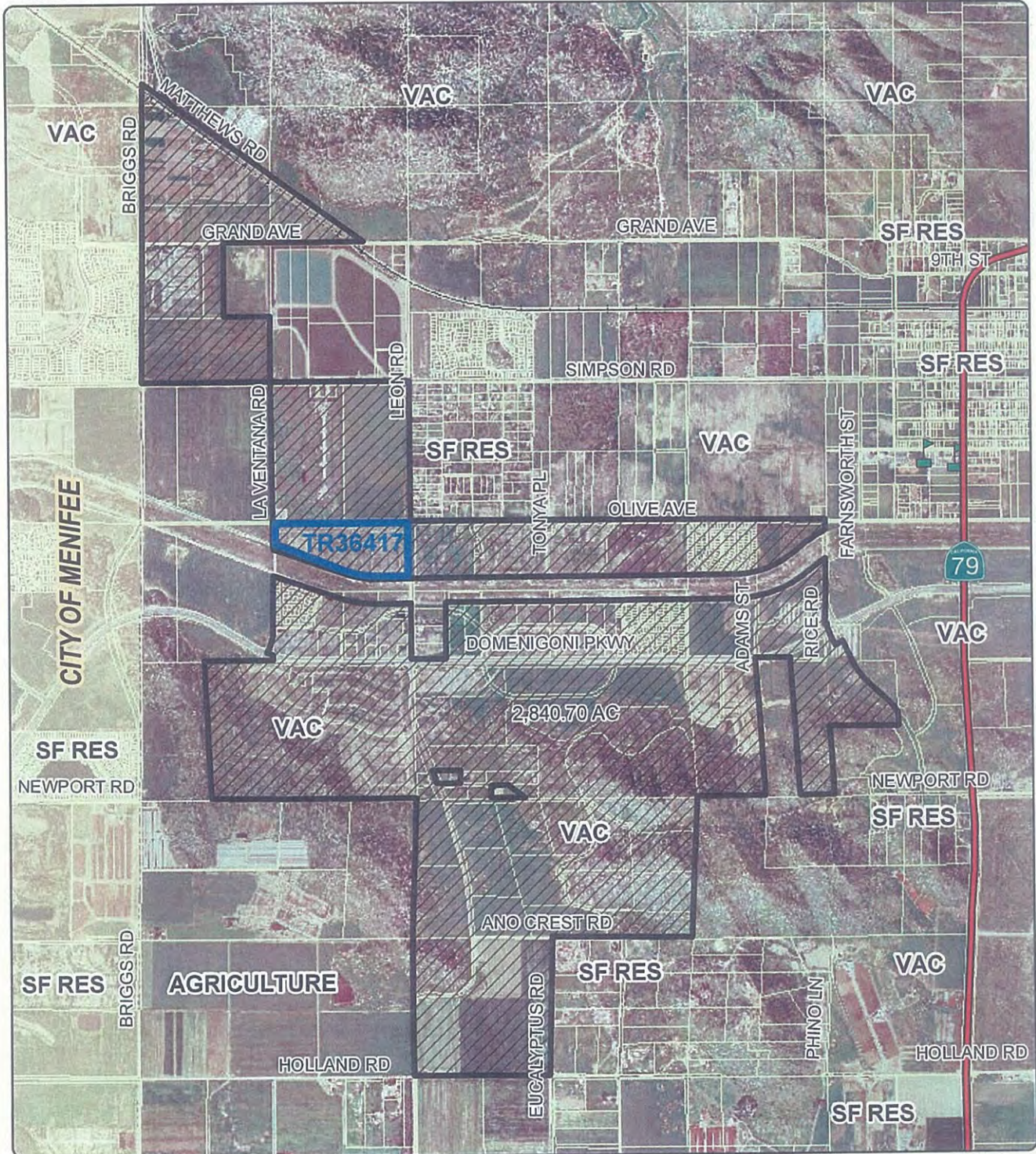
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RIVERSIDE COUNTY PLANNING DEPARTMENT
 SP00293S6 CZ07773 TR36417

Supervisor Stone
 District 3

Date Drawn: 05/29/2013
 Exhibit 1

LAND USE



Zoning Area: Winchester
 Township/Range: T5SR2W
 Section: 32

Assessors Bk. Pg. 461-190
 Thomas Bros. Pg. 869 C1
 Edition 2011

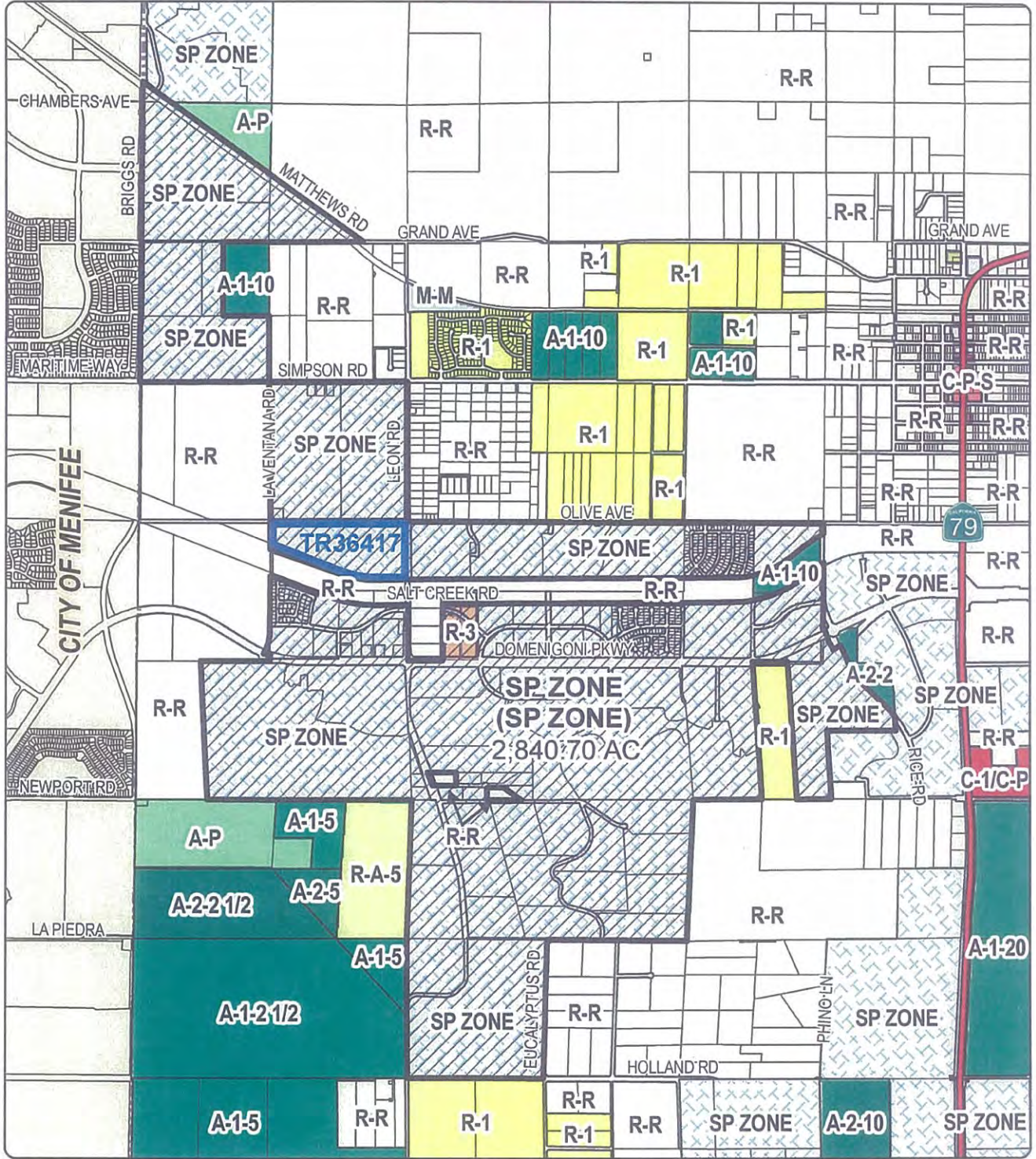


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RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00293S6 CZ07773 TR36417
PROPOSED ZONING

Supervisor Stone
 District 3

Date Drawn: 05/28/2013
 Exhibit 3

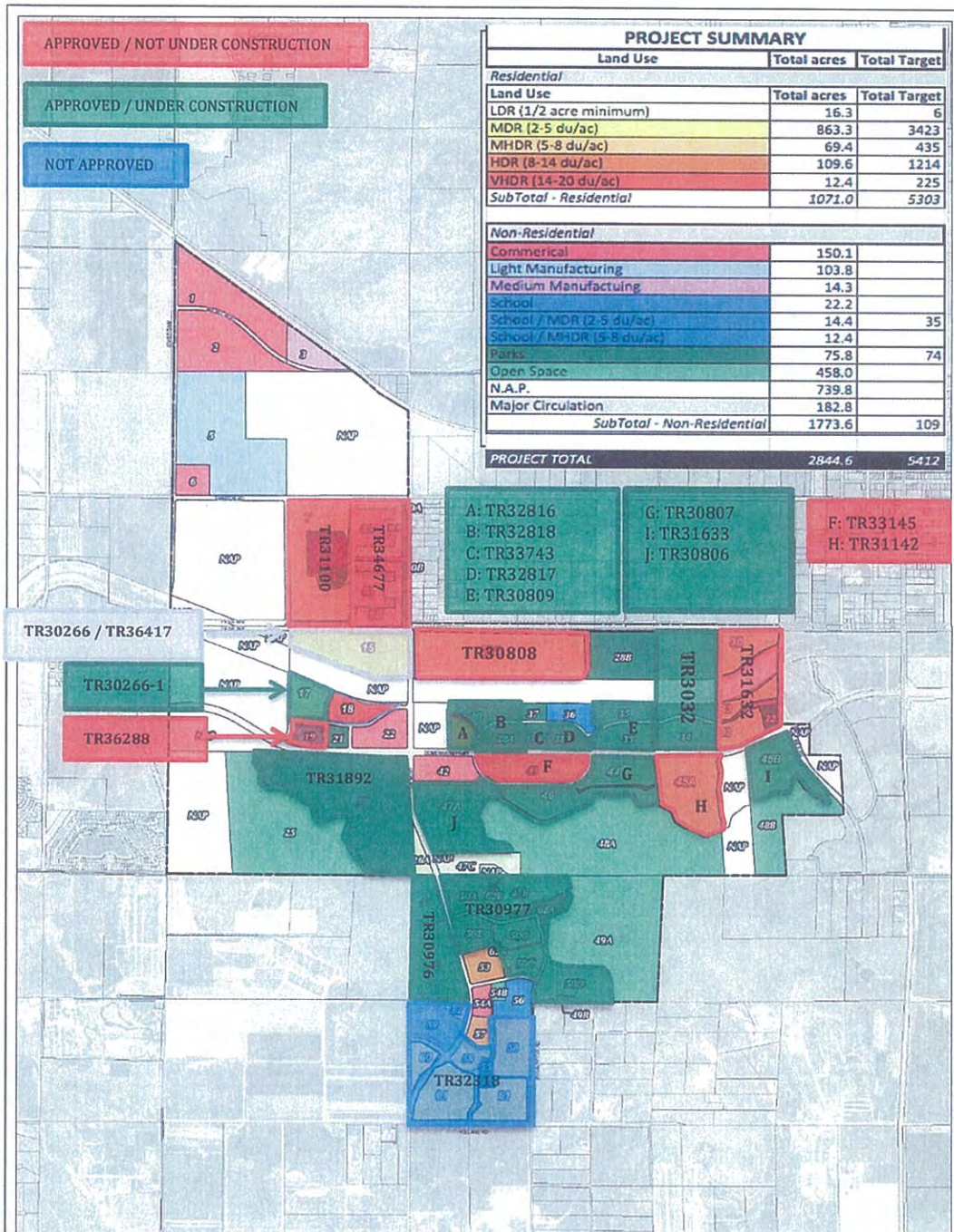


Zoning Area: Winchester
 Township/Range: T5SR2W
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WINCHESTER HILLS



6149 Bluffwood Dr
Riverside, CA 92506



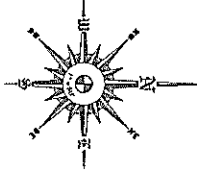
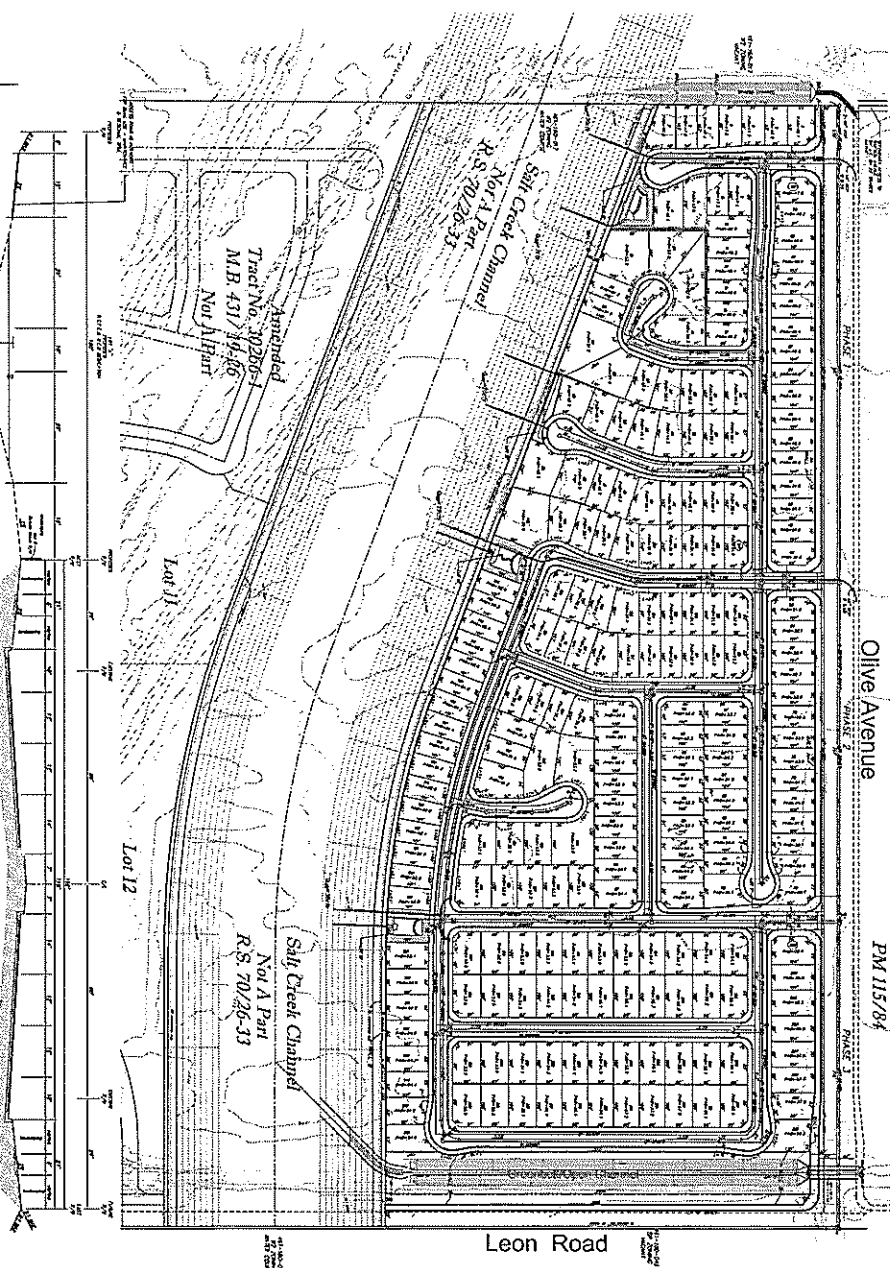
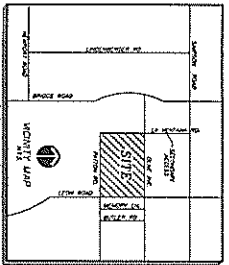
Figure II-1

Specific Plan Land Use Plan Substantial Conformance No. 6

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

TENTATIVE TRACT MAP NO. 36417

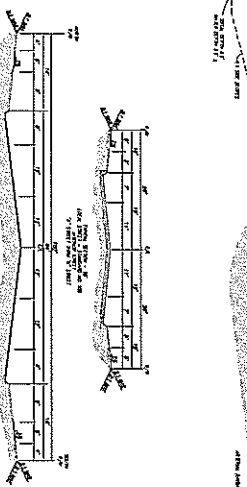
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, MAP NO. 1217, SHOWING THE ACRES IN THE UNINCORPORATED TERRITORY OF SECTION 31, T2S, 27N, SAN BERNARDINO COUNTY, CALIFORNIA.



NO.	DESCRIPTION	DATE
1	Original Tract Map No. 36417	11/15/13
2	Amended Tract Map No. 36417	11/15/13

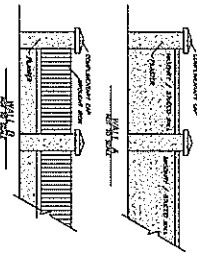
PM 115784

Leon Road



LEGEND

- 1. Shaded Area - Property for Easement
- 2. Dotted Area - Right-of-Way
- 3. Solid Line - Property Line
- 4. Dashed Line - Easement Line
- 5. Thin Solid Line - Boundary Line
- 6. Thin Dashed Line - Boundary Line
- 7. Thin Solid Line - Boundary Line
- 8. Thin Dashed Line - Boundary Line
- 9. Thin Solid Line - Boundary Line
- 10. Thin Dashed Line - Boundary Line



OWNER/APPPLICANT/DEVELOPER
 RIVERSIDE COUNTY PUBLIC WORKS
 1000 W. 9TH STREET, SUITE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 517-5331 FAX: (951) 517-5330

ASSASSOR'S PARCEL NUMBERS
 015-000-001 (11) (12)
 015-000-002 (13) (14)
 015-000-003 (15) (16)
 015-000-004 (17) (18)
 015-000-005 (19) (20)
 015-000-006 (21) (22)
 015-000-007 (23) (24)
 015-000-008 (25) (26)
 015-000-009 (27) (28)
 015-000-010 (29) (30)
 015-000-011 (31) (32)
 015-000-012 (33) (34)
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 015-000-015 (39) (40)
 015-000-016 (41) (42)
 015-000-017 (43) (44)
 015-000-018 (45) (46)
 015-000-019 (47) (48)
 015-000-020 (49) (50)

COMMISSIONER, COMMISSIONER
 COUNTY OF RIVERSIDE
 1000 W. 9TH STREET, SUITE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 517-5331 FAX: (951) 517-5330

TOWNSHIP/ANNUITY
 T2S, 27N
 R2S, 20E-33

PREPARED BY
 RIVERSIDE COUNTY PUBLIC WORKS
 1000 W. 9TH STREET, SUITE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 517-5331 FAX: (951) 517-5330

LOT INFORMATION

LOT NO.	ACRES	FRONT FEET	DEPTH FEET	AREA SQ. FT.
1	0.125	100	100	10,000
2	0.125	100	100	10,000
3	0.125	100	100	10,000
4	0.125	100	100	10,000
5	0.125	100	100	10,000
6	0.125	100	100	10,000
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22	0.125	100	100	10,000
23	0.125	100	100	10,000
24	0.125	100	100	10,000
25	0.125	100	100	10,000
26	0.125	100	100	10,000
27	0.125	100	100	10,000
28	0.125	100	100	10,000
29	0.125	100	100	10,000
30	0.125	100	100	10,000
31	0.125	100	100	10,000
32	0.125	100	100	10,000
33	0.125	100	100	10,000
34	0.125	100	100	10,000
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45	0.125	100	100	10,000
46	0.125	100	100	10,000
47	0.125	100	100	10,000
48	0.125	100	100	10,000
49	0.125	100	100	10,000
50	0.125	100	100	10,000

- GENERAL NOTES**
1. This map is subject to all laws, ordinances, rules and regulations of the State of California and the County of Riverside.
 2. The boundaries shown on this map are based on the most recent available survey data.
 3. The area shown as "Shaded Area" is reserved for the use of the County of Riverside.
 4. The area shown as "Dotted Area" is reserved for the use of the County of Riverside.
 5. The area shown as "Solid Line" is reserved for the use of the County of Riverside.
 6. The area shown as "Dashed Line" is reserved for the use of the County of Riverside.
 7. The area shown as "Thin Solid Line" is reserved for the use of the County of Riverside.
 8. The area shown as "Thin Dashed Line" is reserved for the use of the County of Riverside.
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 49. The area shown as "Thin Solid Line" is reserved for the use of the County of Riverside.
 50. The area shown as "Thin Dashed Line" is reserved for the use of the County of Riverside.

Prepared by: **RIVERSIDE PUBLIC WORKS, LLC**
 1000 W. 9TH STREET, SUITE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 517-5331 FAX: (951) 517-5330

TENTATIVE TRACT MAP
 No. 36417
 RIVERSIDE COUNTY
 CALIFORNIA

AMENDED MAP NO. 3
 DATE: 11-15-13
 SHEET 1 OF 1

1 ORDINANCE NO. 348.

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside Ordains as Follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan, Map No.2, as
7 amended are further amended by placing in effect in the Winchester Zoning Area the zone or zones as
8 shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
9 2.____, Change of Zone Case No. _____," which map is made a part of this ordinance.

10 Section 2. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as follows:
11 "Section 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.
12 293.

13 a. Planning Areas 1 and 2.

14 (1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 293 shall be the
15 same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the
16 permitted uses identified under Section 9.72.a. shall also include single-family dwellings, multiple
17 family dwellings, congregate care residential facilities, public and private recreation areas,
18 paseos/trails and all permitted uses set forth in Article IXd, Section 9.50 except that the uses
19 permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); b.(5) and (7) shall not be
20 permitted.

21 (2) Any land division application submitted within Planning Areas 1 and 2 shall be
22 heard concurrently with a comprehensive plot plan application for the entire affected Planning
23 Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348.
24 The application for a comprehensive plot plan shall be submitted in accordance with provisions of
25 Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

26 A. A statement indicating how the land division and comprehensive plot plan
27 applications implement Specific Plan No. 293 and comply with the conditions of approval
28

1 for said specific plan.

2 B. A comprehensive plot plan for the entire planning area, a conceptual
3 grading plan and a tentative subdivision map, based upon a contour interval no greater than
4 four feet, which in addition to the requirements of Ordinance No. 460 and Section 18.30 of
5 Ordinance No. 348 include:

- 6 i. the proposed lots including lot lines and proposed easements, if any;
- 7 ii. building footprints;
- 8 iii. floor plan assignments;
- 9 iv. pad elevations, street grades and all cut and fill slopes in excess of one
10 (1) foot in vertical height;
- 11 v. the proposed uses, their location, and architectural designs;
- 12 vi. buffers, if any.

13 C. A design manual which includes:

- 14 i. a description of floor plans and their mix;
- 15 ii. the lot and building calculations for each lot and building as follows:
 - 16 (a) lot area and lot pad area,
 - 17 (b) building footprint area,
 - 18 (c) percentage of lot coverage,
 - 19 (d) front setback,
 - 20 (e) usable rear yard area and depth,
 - 21 (f) building square-footage for commercial uses;
- 22 iii. a fencing plan including details of proposed materials to be used;
- 23 iv. dimensioned conceptual floor plans and elevations, including details of
24 proposed materials for elevations, and square-footages and heights of
25 individual units; and
- 26 v. a proposed phasing plan showing the planned sequence of subdivision
27 map recordation and development.

1 (3) The development standards for commercial uses within Planning Areas 1 and 2 of
2 Specific Plan No. 293 shall be the same as those standards identified in Article IXd, Section 9.73
3 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be
4 defined as development which includes any permitted use other than single family dwellings,
5 multiple family dwellings or apartments.

6 (4) Nonsubstantial adjustments to an approved project's design are permitted subject to
7 the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,
8 "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevators. All
9 other changes including changes in concept and product type shall be submitted for review in
10 accordance with the provisions of Ordinance No. 460 governing minor changes and revised
11 tentative maps.

12 b. Planning Area 3.

13 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the same
14 as those uses permitted in Article Xla, Section 11.26 and 11.27 of Ordinance No. 348.

15 (2) The development standards for Planning Area 3 of Specific Plan No. 293 shall be
16 the same as those standards identified in Article Xla, Section 11.28 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article Xla of Ordinance No. 348.

19 c. Planning Area 5.

20 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same
21 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that
22 uses pursuant to Section 11.2.b.(1)e.l., 3. and 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall not
23 be permitted.

24 (2) The development standards for Planning Area 5 of Specific Plan No. 293 shall be
25 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

26 (3) Except as provided above, all other zoning requirements shall be the same as those
27 requirements identified in Article XI of Ordinance No. 348.

1 d. Planning Areas 6, 22, 42, and 54A.

2 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293
3 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except
4 that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

5 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan
6 No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No.
7 348.

8 (3) Except as provided above, all other zoning requirements shall be the same as those
9 requirements identified in Article. IX of Ordinance No. 348.

10 e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61.

11 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60,
12 and 61 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section
13 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3),
14 Section 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses
15 identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

16 (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B, 46,
17 47A, 60, and 61 of Specific Plan No. 293 shall be the same as those standards identified in Article
18 VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article
19 VI, Section 6.2.a., b., c., d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

20 A. Building height shall not exceed two stories with a maximum height of
21 thirty-five feet (35').

22 B. Lot area shall be not less than six thousand (6,000) square feet. The
23 minimum lot area shall be determined by excluding that portion of a lot that is used solely
24 for access to the portion of a lot used as a building site.

25 C. The minimum average width of that portion of a lot to be used as a building
26 site shall be fifty-feet (50'), with a minimum average depth of ninety-feet (90'). That
27
28

1 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
2 (20').

3 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot
5 frontage along curvilinear streets may be measured at the building setback in accordance
6 with zone development standards.

7 E. The front yard shall be not less than eighteen-feet (18'), measured from the
8 existing street line or from any future street line as shown on any Specific Plan of
9 Highways, whichever is nearer the proposed structure.

10 F. Side yards on interior and through lots shall be not less than five-feet (5').
11 Side yards on corner and reverse corner lots shall not be less than ten-feet (10') from the
12 existing street line or from any future street line as shown on any Specific Plan of
13 Highways, whichever is nearer the proposed structure, upon which the main building sides.

14 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
15 setbacks. No other structural encroachments shall be permitted in' the front, rear or side
16 yard except as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following development standards shall also apply:

18 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
19 forty percent (40%) for two story buildings.

20 BB. Where a zero lot line design is utilized, the alternate side yard shall
21 not be less than ten-feet (10') in width.

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VI of Ordinance No. 348.

24 f. Planning Areas 8A and 8B.

25 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293 shall be
26 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
27 uses permitted pursuant to Section 6.1.a (2) and (3), and 6.1.b. (1) and (3) shall not be permitted.
28

1 (2) The development standards for Planning Areas 8A and 8B of Specific Plan No. 293
2 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
3 except that the development standards set forth in Article VI, Section 6.2.a., b., c., and e. (1), (2),
4 and (4) shall be deleted and replaced by the following:

5 A. Building height shall not exceed two stories with a maximum height of
6 forty-feet (40').

7 B. Lot area shall be not less than three thousand nine hundred (3,900) square
8 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
9 used solely for access to the portion of a lot used as a building site.

10 C. The minimum average width of that portion of a lot to be used as a building
11 site shall be forty-feet (40'), with a minimum average depth of eighty-feet (80').

12 D. The front yard shall be not less than fifteen-feet (15'), measured from the
13 existing street line or from any future street line as shown on any Specific Plan of
14 Highways, whichever is nearer the proposed structure. Garages shall be setback a
15 minimum of twenty-feet (20') from any future street line as shown on any Specific Plan of
16 Highways, whichever is nearer the proposed structure.

17 E. Side yards on interior and through lots shall not be less than five-feet (5').
18 Side yards on corner and reverse corner lots shall be not less than eight-feet (8') from the
19 existing street line or from any future street line as shown on any Specific Plan of
20 Highways, whichever is nearer the proposed structure, upon which the main building sides.

21 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
22 setbacks. Porches may encroach five-feet (5') into front yard setbacks. No other structural
23 encroachments shall be permitted in the front, rear or side yard except as provided for in
24 Section 18.19 of Ordinance No. 348.

25 In addition, the following development standards shall also apply:

26 AA. Lot coverage shall not exceed seventy percent (70%).
27
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1 BB. Where a zero lot line design is utilized, the alternate side yards shall
2 not be less than ten-feet (10') in width.

3 CC. The minimum private yard area shall be not less than two hundred
4 fifty (250) square feet per dwelling unit, including a minimum twelve-feet (12') by
5 fifteen-feet (15') open area void of any obstructions or building encroachments.

6 (3) Except as provided above, all other zoning requirements shall be the same as those
7 requirements identified in Article VI of Ordinance No. 348.

8 g. Planning Areas 9A, 9B, and 15.

9 (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No. 293
10 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
11 that the uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1.b. (1) and (3) shall not be
12 permitted.

13 (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific Plan No.
14 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
15 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., and e.(1),
16 (2) and (4) shall be deleted and replaced by the following:

17 A. Building height shall not exceed two stories with a maximum height of
18 forty-feet (40').

19 B. Lot area shall be not less than three thousand (3,000) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely
21 for access to the portion of a lot used as a building site.

22 C. The minimum average width of that portion of a lot to be used as a building
23 site shall be forty-feet (40'), with a minimum average depth of seventy-five feet (75').

24 D. The front yard shall be not less than twelve-feet (12'), measured from the
25 existing street line or from any future street line as shown on any Specific Plan of
26 Highways, whichever is nearer the proposed structure.
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1 E. Side yards on interior and through lots shall not be less than five-feet (5').
2 Side yards on corner and reverse corner lots shall be not less than eight-feet (8') from the
3 existing street line or from any future street line as shown on any Specific Plan of
4 Highways, whichever is nearer the proposed structure, upon which the main building sides.

5 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
6 setbacks. Porches may encroach four-feet (4') into front yard setbacks. No other structural
7 encroachments shall be permitted in the front, rear or side yard except as provided for in
8 Section 18.19 of Ordinance No. 348.

9 In addition, the following development standards shall also apply:

10 AA. Lot coverage shall not exceed eighty percent (80%).

11 BB. Where a zero lot line design is utilized, the alternate side yard shall
12 not be less than ten-feet (10') in width.

13 CC. The minimum private yard area shall be not less than two hundred
14 (200) square feet, including a minimum ten-feet (10') by twelve-feet (12') open area
15 void of any obstructions or building encroachments.

16 DD. The minimum garage setback from an alley drive is three-feet (3'). A
17 garage cannot be setback from an alley drive greater than five-feet (5'), unless it
18 exceeds eighteen-feet (18').

19 (3) Except as provided above, all other zoning requirements shall be the same
20 as those requirements identified in Article VI of Ordinance No. 348.

21 h. Planning Areas 10A and 10B.

22 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No.
23 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
24 No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6),
25 (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
26 identified under Section 8.100.a. shall also include green belts and open space.
27
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1 (2) The development standards for Planning Areas 10A and 10B of Specific
2 Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101
3 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same
5 as those requirements identified in Article VIIIe of Ordinance No. 348.

6 i. Planning Areas , 18, 38A, 38B, 39, 40, 43, 53, and 57.

7 (1) The uses permitted in Planning Areas , 18, 38A, 38B, 39, 43, 53, and 57 of
8 Specific Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1
9 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not
10 be permitted. In addition, the permitted uses identified under Section 8.1.a. shall also
11 include non-commercial community association recreation and assembly buildings and
12 facilities, libraries, daycare centers, and churches.

13 (2) The development standards for Planning Areas , 18, 38A, 38B, 39, 40, 43,
14 53, and 57 of Specific Plan No. 293 shall be the same as those standards identified in
15 Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set
16 forth in Article VIII, Section 8.2.d shall be deleted and replaced by the following:

17 A. No lot shall have more than eighty percent (80%) of its net area
18 covered with buildings or structures.

19 (3) Except as provided above, all other zoning requirements shall be the same
20 as those requirements identified in Article VIII of Ordinance No. 348.

21 j. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

22 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B
23 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section
24 8.100 of Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and b.(1)
25 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.
26 shall also include public parks and playgrounds.

1 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55,
2 62A, and 62B of Specific Plan No. 293 shall be the same as those standards identified in
3 Article VIIIe, Section 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same
5 as those requirements identified in Article VIIIe of Ordinance No. 348.

6 k. Planning Areas 12, 36 and 56.

7 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No.
8 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
9 348, except that the uses permitted pursuant Section 6.1.a.(2) and (3), b.(1) and (3), and d.
10 shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall
11 also include schools.

12 (2) The development standards for Planning Areas 12, 36 and 56 of Specific
13 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
14 Ordinance No. 348, except that the development standards set forth in Article VI, Section
15 6.2.a., b., c., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:

16 A. Building height shall not exceed two stories with a maximum height of
17 thirty-five feet (35').

18 B. Lot area shall be not less than four thousand five hundred (4,500) square
19 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
20 used solely for access to the portion of a lot used as a building site.

21 C. The minimum average width of that portion of a lot to be used as a building
22 site shall be fifty-feet (50') with a minimum average depth of eighty-feet (80'). That portion
23 of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').

24 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
25 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
26 Lot frontage along curvilinear streets may be measured at the building setback in
27 accordance with zone development standards.

1 E. The front yard shall be not less than fifteen-feet (15'), measured from the
2 existing street line or from any future street line as shown on any Specific Plan of
3 Highways, whichever is nearer the proposed structure.

4 F. Side yards on interior and through lots shall be not less than five-feet (5').
5 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
6 existing street line or from any future street line as shown on any Specific Plan of
7 Highways, whichever is nearer the proposed structure, upon which the main building sides.

8 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
9 setbacks. No other structural encroachments shall be permitted in the front, rear or side
10 yard except as provided for in Section 18.19 of Ordinance No. 348.

11 In addition, the following development standard shall also apply:

12 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
13 fifty percent (50%) for two story buildings.

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VI of Ordinance No. 348.

16 I. Planning Area 17.

17 (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the
18 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
19 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section 6.1.d. shall
20 not be permitted.

21 (2) The development standards for Planning Area 17 of Specific Plan No. 293 shall
22 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
23 the development standards set forth in Article VI, Section 6.2.a., d., and e. (1), (2), and (4) shall be
24 deleted and replaced by the following:

25 A. Building height shall not exceed two stories with a maximum height of
26 thirty-five feet (35').

1 B. The minimum frontage of a lot shall be forty-feet (40'), except that lots
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot
3 frontage along curvilinear streets may be measured at the building setback in accordance
4 with zone development standards.

5 C. The front yard shall not be less than eighteen-feet (18'), measured from the
6 existing street line or from any future street line as shown on any Specific Plan of
7 Highways, whichever is nearer the proposed structure.

8 D. Side yards on interior and through lots shall not be less than five-feet (5').
9 Side yards on corner and reverse corner lots shall not be less than ten-feet (10') from the
10 existing street line or from any future street line as shown on any Specific Plan of
11 Highways, whichever is nearer the proposed structure, upon which the main building sides.

12 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
13 setbacks. No other structural encroachments shall be permitted in the front, rear or side
14 yard except as provided for in Section 18.19 of Ordinance No. 348.

15 In addition, the following development standards shall also apply:

16 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
17 forty percent (40%) for two story buildings.

18 BB. Where a zero lot line design is utilized, the alternate side yard shall
19 not be less than ten-feet (10') in width.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VI of Ordinance No. 348.

22 m. Planning Area 19.

23 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same
24 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 6.1.a.(2), (3), (5), b.(1) and (3) shall not be permitted. In addition,
26 the permitted uses identified under Section 6.1.a. shall also include schools.

1 (2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be
2 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
3 the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2), and (4)
4 shall be deleted and replaced by the following:

5 A. Building height shall not exceed two stories with a maximum height of
6 thirty-five (35').

7 B. Lot area shall be not less than three thousand five hundred (3,500) square
8 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
9 used solely for access to the portion of a lot used as a building site.

10 C. The minimum average width of that portion of a lot to be used as a building
11 site shall be forty-feet (40') with a minimum average depth of eighty-feet (80'). That
12 portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet
13 (20').

14 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
15 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot
16 frontage along curvilinear streets may be measured at the building setback in accordance
17 with zone development standards.

18 E. The front yard shall be not less than ten-feet (10'), measured from the
19 existing street line or from any future street line as shown on any Specific Plan of
20 Highways, whichever is nearer the proposed structure.

21 F. Side yards on interior and through lots shall be not less than five-feet (5').
22 Where a zero lot line is used, the alternate side yard shall not be less than five-feet (5') in
23 width. Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from
24 the existing street line or from any future street line as shown on any Specific Plan of
25 Highways, whichever is nearer the proposed structure, upon which the main building sides.

26 G. Where a rear of a lot is adjacent to another residential lot or a street that is
27 not used for access to the lot, the rear yard shall not be less than ten-feet (10').
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1 H. Where a rear of a lot is adjacent to an alley or other similar type of access,
2 the garage and any fence or wall shall be setback not less than three-feet (3 '). The setback
3 shall be measured from the top of curb within the alley or similar type of access.

4 I. Fireplaces and roof eaves may encroach two-feet (2') into side yard
5 setbacks. No other structural encroachments shall be permitted in the front rear or side yard
6 except as provided for in Section 18.19 of Ordinance No. 348.

7 In addition, the following development standard shall also apply.

8 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
9 fifty percent (50%) for two story buildings.

10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VI of Ordinance No. 348.

12 n. Planning Area 25.

13 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same
14 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses
15 pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall not be
16 permitted.

17 (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be
18 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

19 (3) Except as provided above, all other zoning requirements shall be the same as those
20 requirements identified in Article VIIIe of Ordinance No. 348.

21 o. Planning Area 26.

22 (1) The uses permitted in Planning Area 26 of Specific Plan No. 293 shall be the same
23 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses
24 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted.

25 (2) The development standards for Planning Area 26 of Specific Plan No. 293 shall be
26 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that

1 the development standards set forth in Article VI, Section 6.2a., b., c., d., and e. (1), (2) and (3)
2 shall be deleted and replaced by the following:

3 A. Building height shall not exceed two stories with a maximum height of
4 thirty-five feet (35'), unless cluster development subject to the development standards set
5 forth in Subsection BB. of this Section is utilized.

6 B. Lot area shall be not less than forty thousand (40,000) square feet, unless
7 cluster development subject to the development standards set forth in Subsection BB. of
8 this Section is utilized. The minimum lot area shall be determined by excluding that
9 portion of a lot that is used solely for access to the portion of a lot used as building site.

10 C. The minimum average width of that portion of a lot to be used as a building
11 site shall be one hundred-feet (100'), with a minimum average depth of two hundred-feet
12 (200') unless cluster development subject to the development standards set forth in
13 Subsection BB. of this Section is utilized. That portion of a lot used for access on "flag"
14 lots shall have a minimum width of twenty-feet (20').

15 D. The minimum frontage of a lot shall be seventy-feet (70') except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage lot forty-five feet (45')
17 unless cluster development subject to the development standards set forth in Subsection
18 BB. of this Section is utilized. Lot frontage along curvilinear streets may be measured at
19 the building setback in accordance with zone development standards.

20 E. The front yard shall be not less than thirty-feet (30'), measured from the
21 existing street line or from any future street line as shown on any Specific Plan of
22 Highways, whichever is nearer the proposed structure unless cluster development subject
23 to the development standards set forth in Subsection BB. of this Section is utilized.

24 F. Side yards on interior and through lots shall be not less than twenty feet
25 (20'), as measured from any structure unless cluster development subject to the
26 development standards set forth in Subsection BB of this section is utilized. Side yards on
27 corner and reverse corner lots shall be not less than twenty-five feet (25') from the existing
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1 street line or from any future street line as shown on any Specific Plan of Highways,
2 whichever is nearer the proposed structure, upon which the main building sides unless
3 cluster development subject to the development standards set forth in Subsection BB. of
4 this Section is utilized.

5 G. The rear yard shall not be less than twenty-feet (20') unless cluster
6 development subject to the development standards set forth in Subsection BB. of this
7 Section is utilized.

8 In addition, the following standards shall also apply:

9 AA. No lot shall have more than twenty-five percent (25%) of its net
10 buildable area covered by buildings or structures unless cluster development
11 subject to the development standards set forth in Subsection BB of this Section is
12 utilized.

13 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the
14 development of subdivisions containing open areas that will be used for recreation
15 purposes or will tend to preserve the rural atmosphere of the area. Therefore, when
16 a cluster development design is utilized, the following development standards shall
17 be applicable:

18 1. The height of single family dwellings shall not exceed thirty-
19 five feet (35'). All other buildings and structures shall not exceed
20 fifty-feet (50') in height, unless a height up to seventy-five feet (75')
21 is specifically permitted under the provisions of Section 18.34 of
22 Ordinance No. 348.

23 2. Lot area shall be not less than seven thousand two hundred
24 (7,200) square feet. The minimum lot area shall be determined by
25 excluding that portion of a lot that is used solely for access to the
26 portion of a lot used as a building site.

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3. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred-feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').

4. The minimum frontage of a lot shall be sixty-feet (60'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty five-feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

5. The front yard shall be not less than twenty-feet (20'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

6. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five-feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide the yard need not exceed twenty percent (20%) of the width of the lot. The rear yard shall be not less than ten-feet (10').

7. The minimum overall area for each dwelling, unit, exclusive of the area used for any commercial purposes and area set aside or

1 street right of way, but including recreation and open space areas,
2 shall be forty thousand (40,000) square feet.

3 8. Where a zero lot line design is utilized the alternate side yard
4 shall not be less than ten-feet (10') in width.

5 (3) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article VI of Ordinance No. 348.

7 p. Planning Area 27.

8 (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same
9 as those uses permitted in Article IV, Section 6.I of Ordinance No. 348, except that the uses
10 permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be permitted.

11 (2) The development standards for Planning Area 27 of Specific Plan No. 293 shall be
12 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
13 the development standards set forth in Article VI, Section 6.2.a., d., and e.(1), (2) and (4) and shall
14 be deleted and replaced by the following:

15 A. Building height shall not exceed two stories with a maximum height of
16 forty feet (40').

17 B. The minimum frontage of a lot shall be fifty-feet (50'), except that lots
18 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot
19 frontage along curvilinear streets may be measured at the building, setback in accordance
20 with zone development standards.

21 C. The front yard shall be not less than fifteen-feet (15'), measured from the
22 existing street line or from any future street line as shown on any Specific Plan of
23 Highways, whichever is nearer the proposed structure.

24 D. Side yards on interior and through lots shall be not less than five-feet (5').
25 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
26 existing street line or from any future street line as shown on any Specific Plan of
27 Highways, whichever is nearer the proposed structure, upon which the main building sides.
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1 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
2 setbacks. No other structural encroachments shall be permitted in the front, rear, or side
3 yard except as provided for in Section 18.19 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VI of Ordinance No. 348.

6 q. Planning Area 30.

7 (1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the same
8 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

9 (2) The development standards for Planning Area 30 of Specific Plan No. 293 shall be
10 the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article XIII of Ordinance No. 348.

13 r. Planning Areas 34 and 58.

14 (1) The uses permitted in Planning Areas 34 and 58 of Specific' Plan No. 293 shall be
15 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
16 uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.(1) and (3) and 6.1.d shall not be
17 permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

18 (2) The development standards for Planning Areas 34 and 58 of Specific Plan No. 293
19 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
20 except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2),
21 and (4) shall be deleted and replaced by the following:

22 A. Building height shall not exceed two stories with a maximum height of
23 thirty-five (35').

24 B. Lot area shall be not less than five thousand (5,000) square feet. The
25 minimum lot area shall be determined by excluding that portion of a lot that is used solely
26 for access to the portion of a lot used as a building site.

1 C. The minimum average width of that portion of a lot to be used as a building
2 site shall be fifty-feet (50') with a minimum average depth of eighty-feet (80'). That portion
3 of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').

4 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
6 Lot frontage along curvilinear streets may be measured at the building setback in
7 accordance with zone development standards.

8 E. The front yard shall be not less than fifteen-feet (15'), measured from the
9 existing street line or from any future street line as shown on any Specific Plan of
10 Highways, whichever is nearer the proposed structure.

11 F. Side yards on interior and through lots shall be not less than five-feet (5').
12 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
13 existing street line or from any future street line as shown on any Specific Plan of
14 Highways, whichever is nearer the proposed structure, upon which the main building sides.

15 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
16 setbacks. No other structural encroachments shall be permitted in the front rear or side yard
17 except as provided for in Section 18.19 of Ordinance No. 348.

18 In addition, the following development standard shall also apply:

19 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
20 fifty percent (50%) for two story buildings.

21 (3) Except as provided above, all other zoning, requirements shall be the same as those
22 requirements identified in Article VI of Ordinance No. 348.

23 s. Planning Area 35.

24 (1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.b.1 (1) and (3), and Section 6.1.d. shall
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1 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
2 libraries, day care centers, and churches.

3 (2) The development standards for Planning Area 35 of Specific Plan No. 293 shall be
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
5 the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and (4)
6 shall be deleted and replaced by the following:

7 A. Building height shall not exceed two stories with maximum height of thirty-
8 five feet (35').

9 B. Lot area shall be not less than five thousand (5,000) square feet. The
10 minimum lot area shall be determined by excluding that portion of a lot that is used solely
11 for access to the portion of a lot used as a building site.

12 C. The minimum average width of that portion of a lot to be used as a building
13 site shall be forty-feet (40'), with a minimum average depth of eighty-feet (80'). That
14 portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet
15 (20').

16 D. The minimum frontage of a lot shall be thirty-feet (30'), except that lots
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-two feet
18 (22'). Lot frontage along curvilinear streets may be measured at the buildings setback in
19 accordance with zone development standards.

20 E. The front yard shall be not less than fifteen-feet (15'), measured from the
21 existing street line or from any future street line as shown on any Specific Plan of
22 Highways, whichever is nearer the proposed structure.

23 F. Side yards on interior and through lots shall be not less than five-feet (5').
24 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
25 existing street line or from any future street line as shown on any Specific Plan of
26 Highways, whichever is nearer the proposed structure, upon which the main building sides.
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1 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
2 setbacks. No other structural encroachments shall be permitted in the front, rear or side
3 yard except as provided for in Section 18.19 of Ordinance No. 348.

4 In addition, the following development standards shall also apply:

5 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
6 fifty percent (50%) for two story buildings.

7 BB. Where a zero lot line design is utilized, the alternate side yard shall
8 not be less than ten feet (10') in width.

9 t. Planning Areas 47B, 50D, 51, and 52.

10 (1) The uses permitted in Planning Areas 47B, 50D, 51, and 52 of Specific Plan
11 No. 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance
12 No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3),
13 and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c.
14 shall also include libraries, day care centers and churches.

15 (2) The development standards for Planning Areas 47B, 50D, 51, and 52 of
16 Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section
17 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI,
18 Section 6.2.a.,d., and e.(1), (2) and (4) and shall be deleted and replaced by the following:

19 A. Building height shall not exceed two stories with maximum height
20 of thirty-five feet (35').

21 B. The minimum frontage of a lot shall be fifty-feet (50') except that
22 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
23 feet (30'). Lot frontage along curvilinear streets may be measured at the building
24 setback in accordance with zone development standards.

25 C. The front yard shall be not less than fifteen-feet (15'), measured
26 from the existing street line or from any future street line as shown on any Specific
27 Plan of Highways, whichever is nearer the proposed structure.
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1 D. Side yards on interior and through lots shall be not less than five-
2 feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet
3 (10') from the existing street line or from any future street line as shown on any
4 Specific Plan of Highways, whichever is nearer the proposed structure, upon which
5 the main building sides.

6 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard
7 setbacks. No other structural encroachments shall be permitted in the front, rear, or
8 side yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following development standard shall also apply:

10 AA. Lot coverage shall not exceed forty percent (40%) for one
11 story and thirty-five percent (35%) for two story buildings.

12 (3) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article VI of Ordinance No. 348.

14 u. Planning Areas 49A, 49B, and 59.

15 (1) The uses permitted in Planning Areas 49A, 49B, and 59 of Specific Plan No. 293
16 shall be the same as those uses permitted in Article VIIIe, of Section 8.100 of Ordinance No. 348,
17 except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7) and b.(I) shall not be
18 permitted.

19 (2) The development standards for Planning Areas 49A, 49B, and 59 of Specific Plan
20 No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
21 Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall[be the same as those
23 requirements identified in Article VIIIe of Ordinance No. 348.

24 v. Planning Areas 50A and 50B.

25 (1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293 shall
26 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
27 the uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.1 (1), (3) and 6.1.d. shall not be
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1 permitted. In addition, the permitted uses identified under Section 6. c. shall also include libraries,
2 day care centers, and churches.

3 (2) The development standards for Planning Areas 50A and 50B of Specific Plan No.
4 293 shall be the same as those standards identified in Article VI, Section 16.2 of Ordinance No.
5 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e.(
6 1), (2) and (4) shall be deleted and replaced by the following:

7 A. Building height shall not exceed two stories with a maximum height of
8 thirty-five feet (35').

9 B. Lot area shall be not less than five thousand (5,000) square feet. The
10 minimum lot area shall be determined by excluding that portion of a lot that is used solely
11 for access to the portion of a lot used as a building site.

12 C. The minimum average width of that portion of a lot to be used as a building
13 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet (80'). That
14 portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet
15 (20').

16 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
18 Lot frontage along curvilinear streets may be measured at the building setback in
19 accordance with zone development standards.

20 E. The front yard shall be not less than fifteen-feet (15'), measured from the
21 existing street line or from any future street line as shown on any Specific Plan of
22 Highways, whichever is nearer the proposed structure.

23 F. Side yards on interior and through lots shall not be less than five-feet (5').
24 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
25 existing street line or from any future street line as shown on, any Specific Plan of
26 Highways, whichever is nearer the proposed structure, upon which the main building sides.

1 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
2 setbacks. No other structural encroachments shall be permitted in the front, rear or side
3 yard except as provided for in Section 18.19 of Ordinance No. 348.

4 In addition, the following development standards shall also apply:

5 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
6 fifty percent (50%) for two story buildings.

7 BB. Where a zero lot line design is utilized the alternate side yard shall
8 not be less than ten-feet (10') in width.

9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article VI of Ordinance No. 348.

11 w. Planning Area 50C.

12 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be the
13 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
14 permitted pursuant to Section 6.1.a. (2) and (3), 6.1.b. (1) and (3) and 6.1.d. shall not be permitted.
15 In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care
16 centers, and churches.

17 (2) The development standards for Planning Area 50C of Specific Plan No. 293 shall
18 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
19 that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and
20 (4) shall be deleted and replaced by the following:

21 A. Building height shall not exceed two stories with a maximum height of
22 thirty-five feet (35').

23 B. Lot area shall be not less than four thousand five hundred (4,500) square
24 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
25 used solely for access to the portion of a lot as a building site.

26 C. The minimum average width of that portion of a lot to be used as a building
27 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet (80'). That
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1 portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet
2 (20').

3 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
5 Lot frontage along curvilinear streets may be measured at the building setback in
6 accordance with zone development standards.

7 E. The front yard shall be not less than fifteen-feet (15'), measured from the
8 existing line or from any future street line as shown on any Specific Plan of Highways,
9 whichever is nearer the proposed structure.

10 F. Side yards on interior and through lots shall not be less than five-feet (5').
11 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the
12 existing street line or from any future street line as shown on any Specific Plan of
13 Highways, whichever is nearer the proposed structure, upon which the main building sides.

14 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
15 setbacks. No other structural encroachments shall be permitted in the front, rear or side
16 yard except as provided in Section 18.19 of Ordinance No. 348.

17 In addition, the following development standards shall also apply:

18 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
19 fifty percent (50%) for two story buildings.

20 BB. Where a zero lot line design is utilized the alternate side yard shall
21 not be less than ten-feet (10') in width.

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VI of Ordinance No. 348.”

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Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By _____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:
October ____, 2013

By: _____
Michelle Clack
Deputy County Counsel

MPC:md
100413
G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 29386.DOCX

An Introduction to the Conditions of Approval for a Specific Plan Substantial Conformance

Because there are so many new Planning Commissioners Staff is including a brief explanation of the structure we use for the conditions of approval for a Substantial Conformance to a Specific Plan (SPSC). The condition process for an SPSC is unique to this application type. An SPSC can be used as a tool to do many different things to a Specific Plan. One of the primary functions of an SPSC is alter one or many conditions of approval for the parent Specific Plan. This is permitted by the ordinance. Any proposed changes to the conditions can me requested by the applicant, or can be proposed by staff. Planning staff always uses this opportunity to re-visit the conditions of the Specific Plan and be sure they meet all current County and State requirements. An SPSC should be viewed as a screwdriver or a wrench. An SPSC is a tool that is used to alter the parent Specific Plan. The Planning Commission and the Board approve the changes to the parent Specific Plan, using the SPSC as a tool. Once the changes to the parent SP have been made, the SPSC is locked in the main County system and no longer used to implement the SP. Having that said, there are conditions of approval to an SPSC, but they are only explaining to the Planning Commission and the Board what changes will be made to the parent Specific Plan. For that reason, Planning Staff includes the SPSC COA's in this staff report, but we also include a full set of the parent Specific Plan conditions of approval in the staff report with any new proposed conditions included in the parent set. These new conditions are left in DRAFT status in the parent Specific Plan conditions of approval, so it is clear what is proposed by the SPSC.

Last, most SPSC applications are accompanied by some kind of use case or subdivision. This project is no exception. This project also includes a Tentative Tract Map (TR). The conditions for the TR are included. However, in a normal situation any TR in a Specific Plan would show certain Specific Plan conditions included in the TR set of conditions. The attached TR conditions do not. This has been done by design because the parent conditions will be modified by the SPSC. Including Specific Plan conditions in the TR set would be misleading. Additionally, we would basically be providing two sets of identical conditions to the Planning Commission and the Board.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42500

Project Case Type (s) and Number(s): Specific Plan No. 293, Substantial Conformance No. 6, Tentative Tract Map No. 36417, Change of Zone No. 7773

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite

Telephone Number: 951-955-8631

Applicant's Name: Joe Blum, Winchester Meadows, LLC

Applicant's Address: 17782 E 17th Street, Tustin, CA 92780

I. PROJECT INFORMATION

A. Project Description:

Specific Plan No. 293, Substantial Conformance No. 6 (SP00293s6) is a request to merge Planning Areas 15 and 16 into one Planning Area, '15,' this application will modify the terminology within the Specific Plan on each of the Planning Areas to allow for residential density ranges and target dwelling units within the land use plan, instead of a precise lot size and maximum dwelling units, and the Specific Plan has had a number of small error addressed from the previous version of the plan. It should be noted that there will be no increase in the total dwelling units in the overall specific plan, and no changes in the land use densities of the Planning Areas affected.

Change of Zone No. 7773 (CZ0773) is a modification of the existing Specific Plan zoning ordinance text to allow for a minimum lot size of 4,000 square feet in the proposed merged Planning Area 15. In addition, the Change of Zone will also formalize the Planning Area boundaries for the proposed merged PA 15.

Tentative Tract Map No. 36417 (TR36417) is a subdivision of 51.43 acres into 228 residential lots and six open space lots. The residential lots will range from 4,000 square feet to 11,324 square feet.

Subsequent discretionary approvals for this project will include:

- Grading permits
- Landscaping permits
- Building permits
- Wall and fence plans

No off-site improvements are anticipated for this project.

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

C. Total Project Area: 51.43 acres for the Tentative Map and 2,844.6 acres for the Specific Plan Substantial Conformance.

II.

Specific Plan Data:

Residential Acres: 1,067.1	Lots: n/a	Units: 5,354	Projected No. of Residents: 16,062
Commercial Acres: 150.1	Lots: n/a	Sq. Ft. of Bldg. Area:	Est. No. of Employees:

Industrial Acres: Lots: n/a Sq. Ft. of Bldg. Area: Est. No. of Employees:
 118.1
 Other:

Tentative Tract Map Data:
 Residential Acres: 48 Lots: 228 Units: 228 Projected No. of Residents: 729
 Commercial Acres: Lots: Sq. Ft. of Bldg. Area: Est. No. of Employees:
 Industrial Acres: Lots: Sq. Ft. of Bldg. Area: Est. No. of Employees:
 Other: 3

A. Assessor's Parcel No(s):

Tentative Tract Map 36417 and Change of Zone No. 7773: 461-160-029

Specific Plan No. 293: 461-030-002, 461-030-006, 461-030-013, 461-030-014, 461-140-031, 461-140-048, 461-140-050, 461-150-006, 461-150-007, 461-150-008, 461-150-009, 461-150-015, 461-150-016, 461-160-029, 461-280-024, 461-280-025, 461-280-026, 461-280-027, 461-190-015, 461-190-016, 461-190-017, 461-190-020, 461-190-021, 461-190-022, 461-190-041, 461-190-051, 461-190-052, 461-190-067, 461-190-072, 461-190-074, 461-190-076, 461-190-079, 461-190-082, 461-190-083, 461-190-084, 466-340-006, 466-340-007, 466-340-008, 466-340-009, 466-340-010, 466-340-011, 466-340-012, 466-340-013, 466-340-014, 466-340-015, 466-340-016, 466-340-017, 466-340-018, 466-340-019, 466-340-020, 466-350-018, 461-160-044, 461-160-045, 461-160-047, 461-160-048, 461-200-028, 461-200-036, 461-200-042, 461-200-043, 461-200-045, 461-200-046, 461-210-020, 461-210-030, 461-210-031, 461-280-005, 461-280-006, 461-280-007, 461-280-008, 461-280-009, 461-280-010, 461-280-011, 461-280-012, 461-280-013, 461-280-014, 461-280-015, 461-290-001, 461-290-002, 461-290-003, 461-290-004, 461-290-005, 461-290-006, 461-290-007, 461-290-008, 461-290-009, 461-290-010, 461-270-001, 461-270-002, 461-270-003, 461-270-004, 461-270-005, 461-270-006, 461-270-007, 461-270-008, 461-270-009, 461-270-010, 461-270-011, 461-270-012, 461-270-013, 461-270-014, 461-270-015, 461-270-016, 461-270-017, 461-270-018, 461-270-019, 461-270-020, 461-270-021, 461-270-022, 461-270-023, 461-271-001, 461-271-002, 461-271-003, 461-271-004, 461-271-005, 461-271-006, 461-271-007, 461-271-008, 461-271-009, 461-272-001, 461-272-002, 461-272-003, 461-272-004, 461-272-005, 461-272-006, 461-272-007, 461-272-008, 461-273-001, 461-273-002, 461-273-003, 461-273-004, 461-273-005, 461-273-006, 461-273-007, 461-273-008, 461-273-009, 461-273-010, 461-273-011, 461-273-012, 461-273-013, 461-273-014, 461-273-015, 461-273-016, 461-273-017, 461-273-018, 461-250-001, 461-250-002, 461-250-003, 461-250-004, 461-250-005, 461-250-006, 461-250-007, 461-250-008, 461-250-009, 461-250-010, 461-250-011, 461-250-012, 461-250-013, 461-250-014, 461-250-015, 461-251-001, 461-251-002, 461-251-003, 461-251-004, 461-251-005, 461-251-006, 461-251-007, 461-251-008, 461-251-009, 461-251-010, 461-251-011, 461-251-012, 461-251-013, 461-251-014, 461-251-015, 461-251-016, 461-251-018, 461-251-019, 461-251-020, 461-251-021, 461-251-022, 461-251-023, 461-251-024, 461-251-025, 461-251-026, 461-251-027, 461-251-028, 461-251-029, 461-251-030, 461-251-031, 461-251-032, 461-251-033, 461-251-034, 461-251-035, 461-251-036, 461-251-037, 461-251-038, 461-251-039, 461-251-040, 461-251-041, 461-251-042, 461-251-043, 461-251-044, 461-251-045, 461-251-046, 461-251-047, 461-251-048, 461-251-049, 461-251-050, 461-251-051, 461-251-052, 461-251-053, 461-251-054, 461-260-001, 461-260-002, 461-260-003, 461-260-004, 461-260-005, 461-260-006, 461-260-007, 461-260-008, 461-260-009, 461-260-010, 461-260-011, 461-260-012, 461-260-013, 461-260-014, 461-260-015, 461-260-016, 461-260-017, 461-260-018, 461-260-019, 461-260-020, 461-260-021, 461-260-022, 461-260-023, 461-260-024, 461-260-025, 461-260-026, 461-260-027, 461-260-028, 461-260-029, 461-260-030, 461-260-031, 461-260-032, 461-260-033, 461-260-034, 461-260-035, 461-260-036, 461-260-037, 461-260-038, 461-260-039, 461-260-040, 461-260-041, 461-260-042, 461-260-043, 461-260-044, 461-260-045, 461-260-046, 461-260-047, 461-260-048, 461-260-049, 461-260-050, 461-260-051, 461-260-052, 461-260-053, 461-260-054, 461-280-028, 461-280-029, 461-230-001, 461-230-002, 461-230-003, 461-230-004, 461-231-001, 461-231-002, 461-231-003, 461-231-004, 461-231-005, 461-231-006, 461-231-007, 461-

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42500

Project Case Type (s) and Number(s): Specific Plan No. 293, Substantial Conformance No. 6, Tentative Tract Map No. 36417, Change of Zone No. 7773

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite

Telephone Number: 951-955-8631

Applicant's Name: Joe Blum, Winchester Meadows, LLC

Applicant's Address: 17782 E 17th Street, Tustin, CA 92780

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- Building permits
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No off-site improvements are anticipated for this project.

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

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Commercial Acres: 150.1	Lots: n/a	Sq. Ft. of Bldg. Area:	Est. No. of Employees:

Industrial Acres: Lots: n/a Sq. Ft. of Bldg. Area: Est. No. of Employees:
118.1
Other:

Tentative Tract Map Data:

Residential Acres: 48	Lots: 228	Units: 228	Projected No. of Residents: 729
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 3			

A. Assessor's Parcel No(s):

Tentative Tract Map 36417 and Change of Zone No. 7773: 461-160-029

Specific Plan No. 293: 461-030-002, 461-030-006, 461-030-013, 461-030-014, 461-140-031, 461-140-048, 461-140-050, 461-150-006, 461-150-007, 461-150-008, 461-150-009, 461-150-015, 461-150-016, 461-160-029, 461-280-024, 461-280-025, 461-280-026, 461-280-027, 461-190-015, 461-190-016, 461-190-017, 461-190-020, 461-190-021, 461-190-022, 461-190-041, 461-190-051, 461-190-052, 461-190-067, 461-190-072, 461-190-074, 461-190-076, 461-190-079, 461-190-082, 461-190-083, 461-190-084, 466-340-006, 466-340-007, 466-340-008, 466-340-009, 466-340-010, 466-340-011, 466-340-012, 466-340-013, 466-340-014, 466-340-015, 466-340-016, 466-340-017, 466-340-018, 466-340-019, 466-340-020, 466-350-018, 461-160-044, 461-160-045, 461-160-047, 461-160-048, 461-200-028, 461-200-036, 461-200-042, 461-200-043, 461-200-045, 461-200-046, 461-210-020, 461-210-030, 461-210-031, 461-280-005, 461-280-006, 461-280-007, 461-280-008, 461-280-009, 461-280-010, 461-280-011, 461-280-012, 461-280-013, 461-280-014, 461-280-015, 461-290-001, 461-290-002, 461-290-003, 461-290-004, 461-290-005, 461-290-006, 461-290-007, 461-290-008, 461-290-009, 461-290-010, 461-270-001, 461-270-002, 461-270-003, 461-270-004, 461-270-005, 461-270-006, 461-270-007, 461-270-008, 461-270-009, 461-270-010, 461-270-011, 461-270-012, 461-270-013, 461-270-014, 461-270-015, 461-270-016, 461-270-017, 461-270-018, 461-270-019, 461-270-020, 461-270-021, 461-270-022, 461-270-023, 461-271-001, 461-271-002, 461-271-003, 461-271-004, 461-271-005, 461-271-006, 461-271-007, 461-271-008, 461-271-009, 461-272-001, 461-272-002, 461-272-003, 461-272-004, 461-272-005, 461-272-006, 461-272-007, 461-272-008, 461-273-001, 461-273-002, 461-273-003, 461-273-004, 461-273-005, 461-273-006, 461-273-007, 461-273-008, 461-273-009, 461-273-010, 461-273-011, 461-273-012, 461-273-013, 461-273-014, 461-273-015, 461-273-016, 461-273-017, 461-273-018, 461-250-001, 461-250-002, 461-250-003, 461-250-004, 461-250-005, 461-250-006, 461-250-007, 461-250-008, 461-250-009, 461-250-010, 461-250-011, 461-250-012, 461-250-013, 461-250-014, 461-250-015, 461-251-001, 461-251-002, 461-251-003, 461-251-004, 461-251-005, 461-251-006, 461-251-007, 461-251-008, 461-251-009, 461-251-010, 461-251-011, 461-251-012, 461-251-013, 461-251-014, 461-251-015, 461-251-016, 461-251-018, 461-251-019, 461-251-020, 461-251-021, 461-251-022, 461-251-023, 461-251-024, 461-251-025, 461-251-026, 461-251-027, 461-251-028, 461-251-029, 461-251-030, 461-251-031, 461-251-032, 461-251-033, 461-251-034, 461-251-035, 461-251-036, 461-251-037, 461-251-038, 461-251-039, 461-251-040, 461-251-041, 461-251-042, 461-251-043, 461-251-044, 461-251-045, 461-251-046, 461-251-047, 461-251-048, 461-251-049, 461-251-050, 461-251-051, 461-251-052, 461-251-053, 461-251-054, 461-260-001, 461-260-002, 461-260-003, 461-260-004, 461-260-005, 461-260-006, 461-260-007, 461-260-008, 461-260-009, 461-260-010, 461-260-011, 461-260-012, 461-260-013, 461-260-014, 461-260-015, 461-260-016, 461-260-017, 461-260-018, 461-260-019, 461-260-020, 461-260-021, 461-260-022, 461-260-023, 461-260-024, 461-260-025, 461-260-026, 461-260-027, 461-260-028, 461-260-029, 461-260-030, 461-260-031, 461-260-032, 461-260-033, 461-260-034, 461-260-035, 461-260-036, 461-260-037, 461-260-038, 461-260-039, 461-260-040, 461-260-041, 461-260-042, 461-260-043, 461-260-044, 461-260-045, 461-260-046, 461-260-047, 461-260-048, 461-260-049, 461-260-050, 461-260-051, 461-260-052, 461-260-053, 461-260-054, 461-280-028, 461-280-029, 461-230-001, 461-230-002, 461-230-003, 461-230-004, 461-231-001, 461-231-002, 461-231-003, 461-231-004, 461-231-005, 461-231-006, 461-231-007, 461-

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B. Street References: South of Olive Avenue, east of La Ventana Road, west of Leon Road, north of Salt Creek

C. Section, Township & Range Description or reference/attach a Legal Description:
Specific Plan and Change of Zone No. 7773: Township 5 and 6, Range 2 West, Section 31
Tentative Tract Map No. 36417: Township 5 South, Range 2 West, Section 31

D. Brief description of the existing environmental setting of the project site and its surroundings: The environmental setting general vicinity can be categorized as relatively flat land, generally sloping towards Salt Creek. This area has been master-planned for development of various residential densities and locations. Accordingly, the project site is the location of a prior subdivision (Tentative Tract Map No. 30266), for which the project site has already been graded for infrastructure and residential lots.

Similar properties that have been graded for development are in the project vicinity, in the north, east, and south.

An existing rural neighborhood is to the northeast of the project site. Salt Creek is to the south of the project site.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Since this is an adopted Specific Plan, it is considered to be consistent with the Land Use Element of the General Plan.

2. Circulation:

HVVAP 11.1 Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the Functional Classifications and Standards section of the

General Plan Circulation Element. This project will implement two roads on the County's Circulation Element. Olive Road, to the north of the project, is designated Secondary Highway (100' Right-of-Way). Leon Road, to the east of the project, is designated as an Urban Arterial (152' Right-of-Way). The development of this project will require that Olive Avenue and Leon Road be constructed to County's standards.

HVWAP 11.2 *Maintain the County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.* The project has been designed to implement the County's Level of Service standards by dedicating the appropriate road widths, and constructing not only interior streets, but also Leon Road and Olive Avenue to County standards. Additionally, the project will be required to pay for Development Impact Fees and Transit Uniform Mitigation Fee (TUMF).

HVWAP 13.1 *Maintain and improve the trails and bikeways system, as shown on Figure 9, and as it is discussed in the Non-Motorized Transportation section of the General Plan Circulation Element.* This project is located next to Salt Creek, which is planned to contain a Class I Bike Path / Regional Trail according to Figure 9 of the Harvest Valley / Winchester Area Plan.

3. Multipurpose Open Space:

HVWAP 18.1 *Protect the Santa Ana and San Diego Basin Watersheds and habitats, and provide opportunities for flood protection through adherence to Open Space, Habitat, and Natural Resources section of the General Plan Land Use Element and the Renewable Resources section of the General Plan Multipurpose Open Space Element.* This project protects the Santa Ana Watershed through the measures included in the Water Management Plan associated with this project. The Environmental Programs Department (EPD) has determined that the project is consistent with the County's Multi-Habitat Conservation Plan (MSHCP).

4. Safety:

S 2.2 Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement as part of the environmental and development review process, for any structure proposed for human occupancy, and any structure whose damage would cause harm. (AI 81)

S 2.3 Require that a State-licensed professional investigate the potential for liquefaction in areas designated as underlain by "Susceptible Sediments" and "Shallow Ground Water" for all general construction projects (Figure S-3).

S 2.4 Require that a State-licensed professional investigate the potential for liquefaction in areas identified as underlain by "Susceptible Sediments" for all proposed critical facilities projects (Figure S-3).

This project is in an area that has a high susceptibility for liquefaction. As such, the proposed development has been reviewed by a State-Licensed professional for impacts from liquefaction. The County Engineering Geologist has agreed with the State-licensed professional on certain mitigation measures that is addressed in Section 12 of this document.

5. Noise:

N 1.7 *Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem. (AI 106, 107)* A noise study has been conducted on the project site, and has been approved by the County Environmental Health Department.

6. Housing:

1.7: *Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.* This project implements this policy by providing a mix of housing types within its boundaries, and plays a larger role in housing diversity in the vicinity as a whole.

7. Air Quality:

AQ 4.1 Encourage the use of building materials/methods which reduce emissions.

AQ 4.2 Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.

AQ 4.3 Encourage centrally heated facilities to utilize automated time clocks or occupant sensors to control heating.

AQ 4.4 Require residential building construction to comply with energy use guidelines detailed in Title 24 of the California Administrative Code.

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, SOCAR, the Environmental Protection Agency and the California Air Resources Board.

AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.

AQ 8.4 Support new mixed-use land use patterns and community centers which encourage community self-sufficiency and containment, and discourage automobile dependency. (AI 14)

AQ 8.7 Implement zoning code provisions which encourage community centers, telecommuting and home-based businesses. (AI 1)

The project implements these measures and will comply with local air quality standards.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s):

Specific Plan No. 293 and Change of Zone No. 7773: Commercial Retail, Light Industrial, Very Low Density Residential, Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Open Space Recreation, and Open Space Conservation in accordance with Specific Plan No. 293

Tentative Tract Map 36417: Medium Density Residential per Specific Plan No. 293 (Winchester Hills)

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

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

G. Adjacent and Surrounding:

1. Area Plan(s):

Specific Plan No. 293 and Change of Zone No. 7773: Harvest Valley / Winchester Area Plan to the north, east, and south; City of Menifee is to the west and southwest

Tentative Tract Map No. 36417: Harvest Valley / Winchester Area Plan in all adjacent directions

2. Foundation Component(s):

Specific Plan No. 293 and Change of Zone No. 7773: Community Development in all adjacent direction, along with Open Space to the southwest

Tentative Tract Map No. 36417: Community Development in all adjacent directions

3. Land Use Designation(s):

Specific Plan No. 293 and Change of Zone No. 7773:

North: Medium Density Residential per Specific Plan No. 260, Light Industrial, Public Facilities, Estate Density Residential, Medium Density Residential, and Open Space Residential

East: Medium Density Residential and Open Space-Conservation per Specific Plan NO. 288

West: City of Menifee, Medium Density Residential, Rural Mountainous, Estate Density Residential

South: Rural Mountainous, Agricultural, Medium Density Residential, and Open Space-Conservation

Tentative Tract Map No. 36417:

North: High Density Residential and Medium Density Residential per Specific Plan No. 293, Planning Areas 7 and 9B

East: Medium Density Residential per Specific Plan No. 293, Planning Area 28A

West: Medium Density Residential

South: Open Space - Recreational

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

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

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Specific Plan No. 293 (Winchester Hills), as adopted by Amendment No. 5
- 2. **Specific Plan Planning Area, and Policies, if any:** 15 for the Tract Map, and all Planning Areas for the Specific Plan Substantial Conformance and the Change of Zone.

I. Existing Zoning: Specific Plan Zone

J. Proposed Zoning, if any: Specific Plan Zone

K. Adjacent and Surrounding Zoning:

North: Specific Plan Zone (SP 293)
 East: Specific Plan Zone (SP 293)
 South and West: Rural Residential (R-R)

IV. 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"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

V. 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.

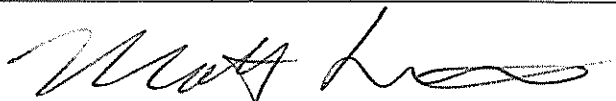
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed 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.

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

1/16/14

Date

Matt Straite, Project Planner
Printed Name

For Carolyn Syms Luna, Director

VI. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266.

Findings of Fact:

- a) The project is not within a scenic highway corridor.
- b) Specific Plan No. 293: Much of the area within Specific Plan No. 293 is flat without scenic resources. However, there are two major rock outcroppings and hillsides within the Specific Plan which are preserved as open space, one is generally located south of Domenigoni Parkway and west of Leon Road. The other is generally located south of Domenigoni Parkway, and east of Leon Road and west of Winchester Road. No modifications to those hillsides are anticipated. Additionally, Double Butte Park lies to the north of the Winchester Hills Specific Plan, and north of Olive Avenue; no modifications to the views of that hillside are anticipated.

Tentative Tract Map No. 36417 and Change of Zone No. 7773: The project will not damage scenic resources within the tract map project site. There are no unique trees, rock outcroppings, or scenic vistas within the vicinity of the tract map project site. This project site has been graded for development. No significant changes to the impacts on scenic resources are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addenda to the Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

The entirety of the Specific Plan is within Zone 'B' of Ordinance No. 655. The impact of the Project has been analyzed fully in EIR No. 380 and addenda to the EIR previously. The proposed project will not create any additional impacts or exacerbate those analyzed in previous documents. Accordingly, development standards and conditions of approval imposed on the project will encourage low-pressure sodium lights, and other shielded and limited lighting be utilized in order to reduce impacts on the Mount Palomar Observatory.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, Tentative Tract No. 30266

Findings of Fact:

- a) This project will comply with lighting standards as established by various Riverside County standards and ordinances. New lighting will be introduced with this project, but the impacts to lighting are considered to be less than significant.
- b) The new residences of this project will not be exposed to unacceptable light levels, since the project will comply with established County standards.

Mitigation: No further mitigation required.

Monitoring: No further monitoring 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

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, Environmental Impact Report No. 380, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) According to the Riverside County GIS database, the specific plan area is located within areas of Farmland of Local Importance, Farmland of Statewide Importance, Farmland, Prime Farmland, and Other Lands. However, this property was subject to a Specific Plan and Environmental Impact Report which determined that development of this property for urban / suburban development purposes had a greater value than continuing farming activities. In addition, the Tract Map property was included as a portion of Tentative Tract Map (TR30266) which proposed the development of 186 residential lots of 7,200 square feet on this property. Therefore, although this property has been designated as Farmland of Local Importance, all impacts to farmland have been addressed previously in EIR No. 380 and related addenda. No new impacts to farmlands will occur as a result of this project.
- b) The zoning for the project site is "SP Zone". Accordingly, the Tract Map is located within Planning Areas 15 of Specific Plan No. 293, which plans for residential uses. The project site is not subject to a Williamson Act Contract, or located within an agricultural preserve.
- c) There are no properties with 300 feet of the tract map that are zoned for agricultural uses; therefore it is not subject to the "Right to Farm" ordinance. However, there are several properties within the 300 feet of the Specific Plan as a whole that have various agricultural zones: Agricultural – Poultry (A-P), Light Agricultural – 2 1/2 acre minimum lot size (A-1-2 1/2), Light Agricultural - 5 acre minimum lot size (A-1-5), Light Agricultural - 10 acre minimum lot size (A-1-10), Heavy Agricultural – 2 acre minimum lot size (A-2-2), Heavy Agricultural – 2 1/2 acre minimum lot size (A-2-2 1/2), Heavy Agricultural – 5 acre minimum lot size (A-2-5). Accordingly, any proposed developments within the specific plan that are within 300 feet of those zones will comply with the "Right to Farm" ordinance.
- d) The Tract Map proposes a new subdivision on a property that had a subdivision approved on it previously; and it is proposed in accordance with the Winchester Hills Specific Plan. The Specific Plan Substantial Conformance is proposing slight modifications to an approved Specific Plan. Any impacts related to the altered use of the land were fully addressed in EIR No. 380 and related addenda.

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) This project is zoned for residential development; and is therefore not in conflict with any forest zoning or timberland.
- b) The development of the project site will not result in the loss of forest land, since the site has historically been used as dry farming, and has recently been graded for residential use. Therefore, there will be no loss of forest land as a result of this project.
- c) There are no forest lands located in close proximity to the project site. The project site has been graded for residential development. In addition, the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site that will result in conversion of forest land to non-forest use.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: SCAQMD CEQA Air Quality Handbook, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, EA 38611

Findings of Fact:

- a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing an air quality management plan (AQMP) to insure compliance with state and federal air quality standards. According to the Addendum No. 3 to EIR 380 for Specific Plan No. 293, the prior subdivision on this property (TR30266) will not conflict with the established 2003 AQMP due to the project complying with the County's General Plan land use designations and population estimates. The current project is also consistent with the population projections and land use designations of Riverside County; and will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are anticipated to be less than significant.
- b,c) The South Coast Air Basin (SCAB) is in a non-attainment status of federal ozone standards, carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would contribute to these pollutant violations. The Addendum to EIR 380 for the prior project (TR30266) on the site concluded that the construction of the project would comply with standard construction requirements, and although the project would contribute air quality pollutants in the area. These impacts on the prior project concluded that utilizing standard construction methods and complying with requirements are sufficient to minimize air quality impacts to below a level of significance. The current project is a modification of the prior project, and minimal grading is expected. Therefore, no new air quality impacts are expected. Since there are no new applications within the remainder of the Specific Plan, no new air quality impacts are otherwise anticipated.
- 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. The Addendum EIR for the prior project (TR30266) concluded that there were no new commercial or manufacturing uses within the project site, or would any use generate significant odors. The current project has the same mix of land uses, and therefore no new impacts to sensitive receptors are anticipated. Since there are no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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new applications within the remainder of the Specific Plan, no new air quality impacts are otherwise anticipated.

- e) The project site is not located within close proximity to a substantial point source emitter. Therefore, no impacts are anticipated.
- f) This tentative tract map will not create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated. Since there are no new applications within the remainder of the Specific Plan, no new air quality impacts are otherwise anticipated.

Mitigation: No further mitigation is required.

Monitoring: No further 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 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 Game 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 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 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, WRCMSHCP and/or CVMSHCP, On-site Inspection, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) This project is within an area covered by the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). However, the area of proposed development is not located within a "cell" of the WRCMSHCP; and has been graded for residential development. As such, the project is subject to be reviewed against the requirements for habitat assessments for certain biological species. As such, since the Tract Map site has been graded and the requisite biological studies were conducted on the prior approval on this property, no further studies are required and no further impacts are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact the WRCMSHCP in anyway
- b) The WRCMSHCP identifies several biological species that are of concern in this area. However, this project site was subject to a prior development application (Tentative Tract Map No. 30266) which was approved in 2004, and the project site has been graded for residential development. The current proposal has been reviewed by the Riverside County Environmental Programs Department (EPD); and is has been conditioned accordingly. The technical and terminological modifications to the Specific Plan are not anticipated to impact the WRCMSHCP in anyway
- c) Since the proposed area of development has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not have any new impacts any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. The technical and terminological modifications to the Specific Plan are not anticipated to impact biological resources in any way.
- d) Since the proposed area of development has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not have any new impacts on 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. The technical and terminological modifications to the Specific Plan are not anticipated to impact biological resources in any way.
- e) Since the proposed are of development has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not have any new impacts 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. The technical and terminological modifications to the Specific Plan are not anticipated to impact biological resources in any way.
- f) Although this project is located next to Salt Creek, development of the project has been conditioned by the Riverside County Flood Control Department to comply with a the approved Water Quality Management Plan (see item 25 f-h). The technical and terminological modifications to the Specific Plan are not anticipated to impact Salt Creek in any way.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) Since the project site has been graded per approval of Tentative Tract Map 30266, and the pattern of grading will remain the same, it will not Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The technical and terminological modifications to the Specific Plan are not anticipated to impact an tree policy or ordinance in any way.

Mitigation: No new mitigation is required.

Monitoring: No new monitoring is 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"/>

Source: On-site Inspection, Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The proposed area of development is not located on a historic site. Therefore, the project will not have any impacts on a historic site. The technical and terminological modifications to the Specific Plan are not anticipated to impact historic resources in any way.
- b) The project site is not a historic site, therefore, the project will not have a significant change in a historic resource. The technical and terminological modifications to the Specific Plan are not anticipated to impact historic resources in any way.

Mitigation: No mitigation required.

Monitoring: No monitoring 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: Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, letter from Riverside County Geologist Dave L. Jones dated December 18,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2012, Archaeological Monitoring for the Pulte Winchester Project, Riverside County, California dated July 2005.

Findings of Fact:

- a) The area proposed for development was studied for archeological resources in 2005. According to that study, there were no archeological resources on site. Since that time, the project site has been graded. Therefore, no further impacts to archaeological resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact archeological resources in any way.
- b) The area proposed for development was studied for archeological resources in 2005. According to that study, there were no archeological resources on site. Since that time, the project site has been graded. Therefore, no further impacts to archaeological resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact archeological resources in any way.
- c) The area proposed for development was studied for archeological resources in 2005. Therefore, no further impacts to archaeological resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact archeological resources in any way. Since that time, the project site has been graded. Although no further impacts to human remains are anticipated, standard County procedures require that conditions be placed on any project that will involve at least some ground disturbing activities. These conditions of approval state that the project shall comply with standard procedures in the event that archaeological items and/or human remains are found during the course of grading.
- d) The area proposed for development is not a religious or sacred site, therefore, no further impacts to religious resources within the proposed Tract Map are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact religious resources in any way.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The project site was studied for paleontological resources in 2005. According to that study, there were no archeological resources on site. Since that time, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site has been graded. Therefore, no further impacts to paleontological resources are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact paleontological resources in any way.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

- a) The entirety of the Specific Plan is not located near a known earthquake fault. Therefore, it is not anticipated that the development of this project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The entirety of the Specific Plan is not located near a known earthquake fault. Therefore, it is not anticipated that the development of this project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendum to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

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

a) The area of the Specific Plan has several areas determined to be subject to various intensities of liquefaction. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. For the tentative map site, the geology study conducted for Tentative Tract Map No. 30266 concluded:

- 1) Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
- 2) The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
- 3) PHGA values on the order of 0.35 to 0.40 may be generated at this site.
- 4) Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
- 5) Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.
- 6) The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that area proposed for development is on the same site as Tentative Tract Map No. 30266; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

- a) The area of the Specific Plan has several areas of potential groundshaking. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. For the tentative map site, the geology study conducted for Tentative Tract Map No. 30266 concluded:
 - 1)Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
 - 2)The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
 - 3)PHGA values on the order of 0.35 to 0.40 may be generated at this site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4) Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.

5) Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.

6) The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that area proposed for development is on the same site as Tentative Tract Map No. 30266; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

- a) The area of the Specific Plan has several areas determined to be subject to various intensities of landslide risk. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. The geology study done for the map area concluded:
- 1)Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
 - 2)The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
 - 3)PHGA values on the order of 0.35 to 0.40 may be generated at this site.
 - 4)Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
 - 5)Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.
 - 6)The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

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", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

- a) The area of the Specific Plan has several areas determined to be subject to various intensities of ground subsidence. These impacts have already been discussed in the original Environmental Impact Report No. 380 and its addenda. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures. For the proposed tentative map, the geology study concluded:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 1) Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.
- 2) The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.
- 3) PHGA values on the order of 0.35 to 0.40 may be generated at this site.
- 4) Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.
- 5) Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.
- 6) The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Mitigation measures for the tentative map area are required to reduce the impacts to a less than significant level. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the Geology study recommendations are consistent with the requirements of the previous EIR.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

a) A geological study was done for the project map project site. The study concluded that there were no 'other' impacts that will create any significant impacts. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: , Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

a) The area proposed for development is on property that was subject to a prior project that was approved by Riverside County as Tentative Tract Map No. 30266. Tentative Tract Map No. 36417 replicates the development pattern of the prior

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project. Since the current project keeps the same topographical patterns of the prior project, no changes to topography or ground surface relief features are anticipated.

- b) The area proposed for development is on property that was subject to a prior project that was approved by Riverside County as Tentative Tract Map No. 30266. Tentative Tract Map No. 36417 replicates the development pattern of the prior project. Since the current project keeps the same topographical patterns of the prior project, no changes to topography or ground surface relief features are anticipated. Additionally, the subject property is relatively flat, and no new slopes greater than 2:1 or higher than 10 feet are proposed.
- c) The area proposed for development is proposed to be serviced by Eastern Municipal Water District. The current project proposes to maintain the topography and grading pattern that exists on the subject site. No additional impacts to subsurface sewage disposal systems are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.)

Findings of Fact:

- a-b) The geology study for the project site analyzed the potential for erosion and expansive soils. Additionally, the review by Flood Control also analyzed the possibility for erosion, see topic d below for more detail. The geology study concluded:

1)Groundwater seepage was encountered in several of the exploratory trenches and borings within the depth of 11 to 18 feet below existing grades.

2)The San Jacinto-Anza Fault is considered to represent the highest risk to generate ground shaking.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3)PHGA values on the order of 0.35 to 0.40 may be generated at this site.

4)Total and differential liquefaction induced settlement is expected to be a maximum of 5.5 inches and 2.75 inches respectively.

5)Evidence of ancient landslides or slope instabilities was not observed during the investigation. Thus, the potential for landslides is considered low at this site.

6)The potential for secondary seismic hazards such as seiche and tsunami are considered to be negligible.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal. Mitigation is required to assure the impacts are less than significant.

- c) The project is proposed to be receive sewer service by Eastern Municipal Water District. The current project proposes to maintain the topography and grading pattern that exists on the subject site. No additional impacts to subsurface sewage disposal systems are anticipated.

Mitigation:

Condition of approval 70.PLANNING.2 requires that TR36417 implement all recommendations of GEO No. 1097, conducted for Tentative Tract Map No. 30266, including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and mitigation measures apply to the current proposal.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.), WQMP, Flood Control review

Findings of Fact:

a&b) This project is directly adjacent to Salt Creek. As a result, this project has been designed to have minimal discharge into Salt Creek. This includes four retention basis which are designed to catch and clean runoff before it reaches Salt Creek. This design has been approved by the Riverside County Flood Control District which has commented as such:

The site was rough graded under Tract 30266. While Tract 36417 will not significantly alter the street or drainage patterns of Tract 30266, a large greenbelt/paseo flood control channel is proposed between Leon Road and the residential units along the easterly portion of the site. This channel is replacing the underground facility proposed by Tract 30266. Four (4) water quality basins adjacent to Salt Creek Channel are also proposed which were not included with Tract 30266.

Improvements to Salt Creek Channel provide containment of the 100-year flow within the channel except for the road crossing at Leon Road and Salt Creek Channel. FEMA has approved a Letter of Map Revision (LOMR) for Salt Creek Channel (Panel Nos. 060245 2080G and 2060G) which removes most of the Salt Creek Channel flood plain which previously impacted this property. There is still a 'bulge' due to flow restrictions of the road crossings at Leon Road and Salt Creek Channel. This bulge should not effect any of the proposed residential units of this tract.

The proposed flood control channel is the downstream extension of the District's Winchester Hills - Line C flood control facility (Project No. 4-0-00580) which has approved plans (Drawing No. 4-0891) but has not been constructed. Tract 36417 will be required to construct a 100-year crossing/culvert under Olive Avenue which collects the design flow rate (612 cfs) on the north side of Olive Avenue and convey these flows southerly in the channel. Unless the upstream extension is constructed, a maintenance ramp for the inlet may be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required. Another 100-year crossing/culvert will be required to convey these flows under the existing Salt Creek Channel access road and discharge these flows into Salt Creek Channel. The channel will be designed and built to District standards and the District will assume ownership for the operation and maintenance of this flood control facility. Any other amenities will be the responsibility of another public entity(ies). A maintenance access ramp to the bottom of the channel will be required. This channel must be able to function hydraulically prior to occupancy of the 1st phase of residential units. In order to contain any sheet flow flooding from the east, the footing/construction for Wall "B" adjacent to the channel shall be 3-foot below final grade and designed to withstand a 2-foot surcharge. These same design criteria will also apply to Wall "A" adjacent to Olive Avenue between Leon Road and "K" Street. Additionally, to assist in containing any sheet flow flooding from the east, Olive Avenue, between Leon Road and "K" Street, shall drain easterly toward the channel. The elevation difference between the intersection of Olive Avenue and Leon Road and the high point of Olive Avenue shall be 1-foot.

Two other storm drain systems are proposed which will collect offsite runoff from the north side of Olive Street and convey these flows to Salt Creek Channel. Maintenance access to the inlet will be required. If it is determined that either of these facilities will be maintained by the District, then these facilities will be designed and built to District standards.

A preliminary Water Quality Management Plan (WQMP) was submitted. This WQMP conforms to the latest Low Impact Development (LID) criteria. Four water quality basins are proposed along the development's southerly boundary adjacent to Salt Creek Channel. Some residential lot(s) could be altered or lost should it be determined during final engineering/plan check that any of these basins need to be increased in size. All of the basins discharge flows into Salt Creek Channel.

Any improvements to the Leon Road/Salt Creek Channel crossing must not worsen the existing FEMA flood plain. Encroachment permits(s) will be required for any work within District rights of way. A culvert and channel are shown offsite on the west boundary of the development. This facility is not a part of this development and will not be constructed at this time. Future development(s) surrounding Tract 36417 may warrant the construction of this facility. This site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been established by the Board of Supervisors (10.Flood Ri.4).

Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are standard conditions of approval that are not considered mitigation measures.

Mitigation: No new mitigation measures are required.

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

e) Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

a) This project is not in an area subject to wind erosion or blowsand. Therefore impacts either on this project or as a result of this project are not significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

GREENHOUSE GAS EMISSIONS Would the project

f) Greenhouse Gas Emissions

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, California Climate Action Registry. *General Reporting Protocol*, Version 3.1, January 2009; OPR's Technical Advisory and CEQA Guideline Amendments dated March 18, 2010 and CalEEMod, Version 2011.1.1., "Greenhouse Gas Study Tentative Tract Map No. 3417 [SIC] +/- 47 Acres in Unincorporated Riverside County in the Community of Winchester APN: 461-160-029" by Entech dated September 2013.

Findings of Fact:

a,b) Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. Riverside County requires that any analysis of greenhouse gases (GHGs).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Greenhouse Gas Study concluded that an initial screening of GHG emissions from the construction and operation of the project demonstrate that Tier 4 GHG Significance Threshold levels, based on service population, would not exceed the 2020 threshold of 4.8 MTCO₂e/yr and 2035 threshold of 3.0 MTCO₂e. By extension, this also addresses the County's Standard Operating Procedure for Greenhouse Gasses as it is under the 3.0 MTCO₂e threshold.

The GHG study proposed a number of potential mitigation measures. Some are implemented through compliance with California Green Building Code, County Ordinances and through the design of the project, one has been made into a condition of approval, specifically 80.Planning.22 which requires Energy Star compliant appliances be installed by the developer prior to occupancy. Implementing these mitigation measures are consistent with the recommendations provided in the County of Riverside General Plan. Further, the proposed project will not conflict with any applicable plan, policy or regulation for the purposes of reducing GHG emissions levels. Therefore, GHG emissions will not directly or indirectly have a significant impact on the environment.

Mitigation: 80.Planning.22 which requires Energy Star compliant appliances be installed by the developer prior to occupancy.

Monitoring: Monitoring will be administered through the implementation of conditions of approval and the building and safety plan check process.

HAZARDS AND HAZARDOUS MATERIALS Would the project

g) 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 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The area proposed for development is a residential subdivision within an existing specific plan. The modifications to the specific plan are technical and terminological in nature. As a result, it is not proposing to routinely transport, use, or dispose of hazardous materials.
- b) The area proposed for development is a residential subdivision within an existing specific plan. The modifications to the specific plan are technical and terminological in nature. Although it is conceivable that an industrial accident may occur during the course of construction of the project causing spillage, it is not anticipated to be a significant risk.
- c) The design of this project has been approved by the Riverside County Fire Department. The Fire Department has determined that the project has been designed so that emergency services can adequately service the project. The modifications to the specific plan are technical and terminological in nature. Therefore, the project will not physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The area proposed for development is a residential subdivision. As a result, incremental increases in household chemicals and waste are anticipated. However, these increases are mitigated by compliance with standard practices such as recycling and green waste disposal. There are two proposed schools near the project site; one to the north in Planning Area 12 and the other to the south in Planning Area 19. However, the standard use, transport, and waste of household chemicals are not anticipated to negatively impact those proposed school sites. The modifications to the specific plan are technical and terminological in nature, and thus will not have any impact on hazardous materials or their transport.
- e) The specific plan area, and Tentative Tract Map No. 36417 are not located on the State-generated list of hazardous materials sites (Cortese List).

Mitigation: No mitigation required

Monitoring: No monitoring required.

h) 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"/>

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-19 "Airport Locations," GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a-d) The specific plan area, and Tentative Tract Map No. 36417 are neither within an area covered by an Airport Master Plan, within 2 miles of a public airport or a 2 miles of a private airstrip. Therefore, impacts on this project from airports is considered negligible.

Mitigation: No monitoring required.

Monitoring: No monitoring required.

i) 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"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The specific plan area, and Tentative Tract Map No. 36417 are not within an area of high wildfire susceptibility. Therefore any impacts from on this project as a result of wildfires is not significant.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

j) 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"/>
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- b. Violate any water quality standards or waste discharge requirements?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, EA41776

Findings of Fact:

- a-h) The Tract Map will not alter flows or drainage for the area, will not impact previous regional drainage plans, will not violate any water quality standards (as it will comply with its WQMP), it will not deplete water supply in the area, the residential units have been factored into the demand for the region long ago when the Specific Plan was approved, it will not create runoff that will not be mitigated by the design of the project as indicated by Flood Control, it will not place structures in the 100 year flood plain, as previous CLOMAR maps have revised the flood plain limits to exclude the map area, and new BMP's will be required. The Specific Plan Substantial Conformance will not be altering the design of the Specific Plan in any that will change or alter the previously approved drainage design.

As outlined previously, the design of the Tract has been approved by the Riverside County Flood Control District which has commented as such:

The site was rough graded under Tract 30266. While Tract 36417 will not significantly alter the street or drainage patterns of Tract 30266, a large greenbelt/paseo flood control channel is proposed between Leon Road and the residential units along the easterly portion of the site. This channel is replacing the underground facility proposed by Tract 30266. Four (4) water quality basins adjacent to Salt Creek Channel are also proposed which were not included with Tract 30266.

Improvements to Salt Creek Channel provide containment of the 100-year flow within the channel except for the road crossing at Leon Road

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and Salt Creek Channel. FEMA has approved a Letter of Map Revision (LOMR) for Salt Creek Channel (Panel Nos. 060245 2080G and 2060G) which removes most of the Salt Creek Channel flood plain which previously impacted this property. There is still a 'bulge' due to flow restrictions of the road crossings at Leon Road and Salt Creek Channel. This bulge should not effect any of the proposed residential units of this tract.

The proposed flood control channel is the downstream extension of the District's Winchester Hills - Line C flood control facility (Project No. 4-0-00580) which has approved plans (Drawing No. 4-0891) but has not been constructed. Tract 36417 will be required to construct a 100-year crossing/culvert under Olive Avenue which collects the design flow rate (612 cfs) on the north side of Olive Avenue and convey these flows southerly in the channel. Unless the upstream extension is constructed, a maintenance ramp for the inlet may be required. Another 100-year crossing/culvert will be required to convey these flows under the existing Salt Creek Channel access road and discharge these flows into Salt Creek Channel. The channel will be designed and built to District standards and the District will assume ownership for the operation and maintenance of this flood control facility. Any other amenities will be the responsibility of another public entity(ies). A maintenance access ramp to the bottom of the channel will be required. This channel must be able to function hydraulically prior to occupancy of the 1st phase of residential units. In order to contain any sheet flow flooding from the east, the footing/construction for Wall "B" adjacent to the channel shall be 3-foot below final grade and designed to withstand a 2-foot surcharge. These same design criteria will also apply to Wall "A" adjacent to Olive Avenue between Leon Road and "K" Street. Additionally, to assist in containing any sheet flow flooding from the east, Olive Avenue, between Leon Road and "K" Street, shall drain easterly toward the channel. The elevation difference between the intersection of Olive Avenue and Leon Road and the high point of Olive Avenue shall be 1-foot.

Two other storm drain systems are proposed which will collect offsite runoff from the north side of Olive Street and convey these flows to Salt Creek Channel. Maintenance access to the inlet will be required. If it is determined that either of these facilities will be maintained by the District, then these facilities will be designed and built to District standards.

A preliminary Water Quality Management Plan (WQMP) was submitted. This WQMP conforms to the latest Low Impact Development (LID) criteria. Four water quality basins are proposed along the development's southerly boundary adjacent to Salt Creek Channel. Some residential lot(s) could be altered or lost should it be determined during final engineering/plan check that any of these basins need to be increased in size. All of the basins discharge flows into Salt Creek Channel.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Any improvements to the Leon Road/Salt Creek Channel crossing must not worsen the existing FEMA flood plain. Encroachment permits(s) will be required for any work within District rights of way. A culvert and channel are shown offsite on the west boundary of the development. This facility is not a part of this development and will not be constructed at this time. Future development(s) surrounding Tract 36417 may warrant the construction of this facility. This site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been established by the Board of Supervisors (10.Flood Ri.4).

Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are standard conditions of approval that are not considered mitigation measures.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

k) 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266, EA 38611

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Addendum EIR for the prior project (TR30266) concluded that with appropriate mitigation, impacts to the existing drainage pattern of the site would not significantly impact the rate or amount of surface runoff in the general vicinity. The current project includes additional flood control measures that were not present in the prior project design. These flood control measures are designed to implement current water quality standards that were not in effect at the time of the prior project. Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are standard conditions of approval that are not considered mitigation measures.
- b) The Addendum EIR for the prior project (TR30266) concluded that the prior project would insignificantly increase the amount of impermeable surfaces. The current proposal increases the amount of permeable surfaces on the project site. Therefore, the project impacts are considered less than significant.
- c) The Addendum EIR for the prior project (TR30266) concluded that the prior project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. The current project proposes more flood control facilities (lots A-E) than was present in the prior project. Additionally, this project is not subject to any Dam Inundation areas. No further impacts are anticipated.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

l) 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, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The project will not change any of the land use designations on either of the properties as established by the Specific Plan. Therefore, although there is a proposal to merge Planning Area 15 and 16 into Planning Area 15; it is not determined to be a significant modification.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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After the approval of the 2003 General Plan, Specific Plans are considered an extension of the General Plan. As a result, the Planning Department has been directed by Counsel to have SP Land Use Designations match the General Plan Designations. This Specific Plan Substantial Conformance is revising the titles for the Land Use Designations to make them match the current General Plan. This will not alter the land use patterns in any way.

- b) This project is not within a City Sphere of Influence. Therefore, this project will not have an impact on developments on an adjacent city; or modify any city or county boundaries.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

m) Planning

a. Be consistent with the site's existing or proposed zoning?

b. Be compatible with existing surrounding zoning?

c. Be compatible with existing and planned surrounding land uses?

d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) One of the project components is a request to merge Planning Areas 15 and 16 into Planning Area 15. In order to allow for Planning Area 15 to be consistent with the General Plan's Medium Density Residential designation, a modification to the Specific Plan zoning ordinance text pertaining to Planning Areas 15 and 16 is required; the development standards for Planning Area 15 will allow for a minimum lot size of 4,000 square feet, and Planning Area 16 will be eliminated. Additionally, the project will not change any of the land use designations on either of the properties as established by the Specific Plan¹. Therefore, although there is a modification to the planned land uses of both Planning Areas 15 & 16; it is not determined to be a significant modification.

¹ One specific instance within this proposed substantial conformance should be brought to the readers attention. The currently approved version of the Specific Plan, SP293A5, contained an error. Planning Area 18 permitted 14-20 Dwelling Units per Acre, but was incorrectly labeled High Density Residential (HDR). In actuality that density range should be classified as Very High Density Residential (VHDR). Therefore the proposed changes appear to be adding a new Planning Area density, in actuality, the density is consistent with the approved Specific Plan, only the title is changing. For this reason, it is consistent with the provisions of a Specific Plan Substantial Conformance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) To the north of the area proposed for development under Tentative Tract Map No. 36417 is Planning Areas 7, 8B, and 9B within Specific Plan No. 293. These are residential planning areas that have minimum lot sizes of 6,000 square feet, 3,900 square feet, and 3,000 square feet, respectively. To the east is Planning Area 28A within Specific Plan No. 293, which has a minimum lot size of 6,000 square feet. To the south, across Salt Creek, is Planning Areas 17 and 18. These Planning Areas have a minimum lot size of 7,200 square feet and Multi-Family Units, respectively. The mix of residential lot sizes within the project site is within the range of lot sizes already established with the surrounding projects. Therefore, no impacts from surrounding zoning is anticipated.
- c) To the north of the area proposed for development under Tentative Tract Map No. 36417 is Planning Areas 7, 8B, and 9B within Specific Plan No. 293. These are residential planning areas that have minimum lot sizes of 6,000 square feet, 3,900 square feet, and 3,000 square feet, respectively. To the east is Planning Area 28A within Specific Plan No. 293, which has a minimum lot size of 6,000 square feet. To the south, across Salt Creek, is Planning Areas 17 and 18. These Planning Areas have a minimum lot size of 7,200 square feet and Multi-Family Units, respectively. The mix of residential lot sizes within the project site is within the range of lot sizes already established with the surrounding projects. Therefore, no impacts from surrounding land uses are anticipated.
- d) The project site for Tentative Tract Map No. 36417 is designated as 'Medium Density Residential (2-5 du/ac); per proposed Planning Areas 15 within Specific Plan No. 293. The proposed Tentative Tract Map proposes to subdivide 51.43 acres into 244 residential lots. This calculation translates into a density of 4.74 dwelling units / acre; which is within the density range allowed by the General Plan.
- e) This project does not propose the division of an existing community. There are no residential structures on or near the site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

n) Mineral Resources

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

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

- a) There are no known mineral resources in the project vicinity.
- b) The project will not result in the loss of availability of locally-important mineral resources.
- c) There is no surface mine in the project vicinity.
- d) There are no proposed, existing, or abandoned quarries in the project vicinity.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

o) Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) This project is not within an airport land use plan or within two miles of a public or private airport.
- b) The project site not within the vicinity of a private airstrip.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

p) Railroad Noise

NA A B C D

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 C-1 "Circulation Plan", GIS database, On-site Inspection, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

This project is not within vicinity of any railroads.

Mitigation: No mitigation is required.

Monitoring: No monitoring required.

q) Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

This project is not in close vicinity to a State or Federal Highway.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

r) Other Noise

NA A B C D

Source: Project Application Materials, GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

No other noises are anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

s) 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, Tentative Tract No. 30266, Winchester (Tract 30266) Final Noise Study dated February 22, 2006, Tentative Tract Map No. 36417 Noise Study County of Riverside, California dated April 24, 2013

Findings of Fact:

- a-b) One portion of the project proposes a residential subdivision in accordance with the Winchester Hills Specific Plan. As such, it will incrementally and permanently increase the amount of ambient noise in the area. However, the amount of noise has been evaluated in the Specific Plan No. 293. No unanticipated ambient noise sources are anticipated.

- c) One portion of the project proposes a residential subdivision in accordance with the Winchester Hills Specific Plan. To the north and to the east of the proposed subdivision are two proposed General Plan roadways. Olive Road is to the north, and is proposed to be 100' right-of-way. Leon Road, to the east, is proposed to be 152' right-of-way. As such, certain noise protection measures are required to protect the future residences of this subdivision. These noise protection measures include a 5' block wall along Olive Avenue. Since there is a proposed 100'-wide flood control channel along Leon Road, two "view fences" are located along both sides of the Greenspace / Open Space Channel, with the exception of two 6' high block walls adjacent to the rear yards of lots 191 and 236 that are adjacent to the flood control channel. Additionally, a 5' high block wall will be constructed at the rear of lots 1-8. These measures are anticipated to mitigate noise levels on the proposed residences to an acceptable level.

It should be noted that the noise study was prepared for Tentative Tract Map No. 30266, which proposed residential development directly adjacent to Leon Road. The current project (Tentative Tract Map No. 36417) proposes a 100' greenbelt / open space corridor directly adjacent to Leon Road. The closest residential lots to Leon Road are Lots 192 and 236; these lots are directly adjacent to the greenbelt / open space channel. Other lots, 215-225 are located across "N" Street from the greenbelt / open space channel and 'front' along "N" Street; which means that those lots are located 156' away from Leon Road. Since the private areas of those lots are located at the rear of those lots behind proposed houses, the private areas are more protected from noise from vehicular traffic on Leon Road. As such, these lots will be required to have dual glazed windows with a minimum STC rating of 31 and a means of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mechanical ventilation, see COA 10.E.Health.03 which requires compliance with recommendations in the noise study. The mitigation is consistent with the provisions of CEQA section 15162 because the implementation of the noise study recommendations are consistent with the requirements of the previous EIR.

- d) Upon completion of the project, future residences will be exposed to ground-borne noises and ground-borne vibrations caused by typical urban / suburban uses in the general vicinity. However, these noises and vibrations are not anticipated to be significant.

Mitigation: The project will be required to comply with all recommendations of the noise study- "Tentative Tract Map 36417, Noise Study, County of Riverside, California" dated April 24, 2013 JN: 08608-03, as outlined in COA 10.E.Health.03.

Monitoring: The project will be monitored through the building permit process.

POPULATION AND HOUSING	Would the project			
t) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
- b) This project is designed to be responsive to the housing market, and is thus meant to provide a mix of housing types that can be obtained by buyers of a variety of incomes.
- c) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) This project is not within a County Redevelopment Area. Therefore, it is not anticipated to affect a County Redevelopment Area.
- e) This project is being developed in accordance with the Winchester Hills Specific Plan, which was originally approved in 1997. As such, the current Housing Element of the Riverside County General Plan (adopted in 2004) used this Specific Plan as part of that analysis. Therefore, the project is consistent with the Housing Element of Riverside County, and local housing projections.
- f) The project proposes new housing in an area that is currently not developed. However, this project is being proposed in accordance with the existing Specific Plan for which an EIR was prepared which analyzed this issue. In addition, this subject property was also under consideration for a prior application – TR30266. Although this project is proposing new residences in the project area; it is consistent with population projections for this area. No unanticipated population growth is expected as a part of this project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

u) Fire Services

Source: Riverside County General Plan Safety Element, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

This project has been reviewed by the Riverside County Fire Department. The Fire Department has approved of the design of this project. In addition, the tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Fire Department facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

v) Sheriff Services

Source: Riverside County General Plan, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Sheriff Department facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

w) Schools

Source: Hemet Unified School District correspondence, GIS database, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

The tentative map will require the payment of school fees prior to the issuance of building permits. These fees are used for long-term planning of school district facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

x) Libraries

Source: Riverside County General Plan, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of library facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

y) Health Services

Source: Riverside County General Plan, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

Health services are a factor of the public market system in Riverside County. The County does have County administered medical facilities, but the project will not be directly contributing to these in any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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way. The future residents of the tract will be contributing to these facilities through taxes. This is less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

z) Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: 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, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The project includes a new recreational trail along the greenbelt / open space lot on the east side of the project. There are no new active recreational facilities (i.e. parks) within the project site. Accordingly, this project is within the Winchester Hills Specific Plan, which has established areas in which parks are to occur. The nearest proposed park spaces are located less than ¼ mile away, on to the north in Planning Area 11, and one to the south in Planning Area 21. Both are connected to the project site through the proposed trail system.
- b) The project includes a new recreational trail along the greenbelt / open space lot on the east side of the project. There are no new active recreational facilities (i.e. parks) within the project site. Accordingly, this project is within the Winchester Hills Specific Plan, which has established areas in which parks are to occur. The nearest proposed park spaces are located less than ¼ mile away, on to the north in Planning Area 11, and one to the south in Planning Area 21. Both are connected to the project site through the proposed trail system.
- c) The project is located within the Valley-Wide Parks District. As such, it will be required to pay Quimby Fees to the Valley-Wide Parks District prior to building permit occupancy.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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aa) Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

This project includes a new trail within the proposed greenbelt / open space lot at the eastern end of this project. This trail is intended to tie into the trail system to the north and to the trail system within Salt Creek to the south. The proposed project will construct the trail system during the construction of the green space / open space lot during project grading.

Mitigation: No further mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
bb) Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The Addendum EIR for the prior project (TR30266) concluded that the traffic study for prior project (TR30266) was acceptable to the County. As such, it concluded that these road intersections would have an acceptable level of service:

Briggs Road (NW) at: Grand Avenue (EW) Simpson Road (EW) Olive Avenue (EW) Patton Avenue (EW) Holland Road (EW)

La Ventana Road (NS) at: Simpson Road (EW) Olive Avenue (EW)

La Ventana Loop Road (NS) at: Patton Avenue (EW)

Leon Road (NS) at: Grand Avenue (EW) Simpson Road (EW) Loop Road (EW) Olive Avenue (EW) Patton Avenue (EW) North Loop Road (EW) Central Loop Road (EW) South Loop Road (EW) Holland Road (EW)

Eucalyptus Road (NS) at: Simpson Road (EW) Olive Avenue (EW)

West Loop Road (NS) at: Patton Road (EW)

Rice Road (NS) at: Simpson Road (EW) Olive Avenue (EW) Patton Road (EW)

Winchester Road "SR-79" (NS) at: Grand Avenue (EW) Simpson Avenue (EW) Olive Avenue (EW) Patton Avenue (EW)

The current project does not introduce any new development that was not already anticipated in the area. Therefore, no new impacts are anticipated.

- b) The proposed project will comply with the parking requirements of residential development as established by the Riverside County Planning Department.
- c) The previous traffic study indicated that it is possible to achieve a Level of Service "C" for those intersections listed previously. The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roadways.
- d) The project will not result in a change of traffic patterns.
- e) The project will not alter waterborne, rail, or air traffic.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The project will not substantially increase hazards to a design feature.
- g) This project will institute a construction management plan that will limit impact circulation in the general vicinity during project construction. As such, there may be temporary traffic delays during street improvements to roads surrounding project site, but those impacts will cease upon completion of construction.
- h) The project has been reviewed and conditioned by the Riverside County Fire Department. Accordingly, the Fire Department has approved the design of the project. No further impacts are identified.
- i) The project will not impact adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

cc) Bike Trails

Source: Riverside County General Plan, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

This project includes a new trail within the proposed greenbelt / open space lot at the eastern end of this project. This trail is intended to tie into the trail system to the north and to the trail system within Salt Creek to the south. The proposed project will construct the trail system during the construction of the green space / open space lot during project grading.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

dd) Water

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a-b) Water services will be provided by Eastern Municipal Water District (EMWD), and is subject to that District's requirements. EMWD has indicated that they have the capacity of servicing this project by issuing a "will-serve" letter to the project.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

ee) 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, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a-b) Sewer services will be provided by Eastern Municipal Water District (EMWD), and is subject to that District's requirements. EMWD has indicated that they have the capacity of servicing this project by issuing a "will-serve" letter to the project.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

ff) 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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a,b) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department. These requirements are standard to all residential projects and therefore are not considered mitigation pursuant to CEQA.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

gg) Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Source: Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Company for gas service, and Verizon wireless for communication systems service. These utilities are available adjacent to the site and connections to the service lines would not require physical impacts beyond the boundaries of the Project's disturbance area footprint or roadway rights-of-way.
- D) Specific Plan No. 293 features a Master Drainage Plan, which is designed to accommodate on-site and tributary flows. The Project's drainage plan has been designed to be compatible with the Winchester Hills Master Drainage Plan (MDP). Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. Master drainage improvements have been accounted for by EMWD in the MDP. Drainage facilities required for the Project would either occur on-site, in roadway rights-of-way (storm drain lines and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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inlets), or would not involve physical environmental impacts beyond those already planned by the MDP.

- e) Street lighting installed by the Project would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.
- f) The Project would construct new roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.
- g) No other known government services would be adversely affected by development of the Project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

hh) Energy Conservation

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

Source: Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

Findings of Fact:

- a) The proposed Project would not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans. Development would be required to comply with Title 24 of the California Code of Regulations regarding energy efficiency.

Mitigation: No mitigation is required

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

ii) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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major periods of California history or prehistory?

Source: Staff review, Project Application Materials, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

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.

jj) 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, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

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

kk) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application, Specific Plan No. 293 (Winchester Hills) as shown on Amendment No. 5, Addendums 1, 2, and 3 to Environmental Impact Report No. 380, site visits, Tentative Tract No. 30266

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.

VII. 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Specific Plan No. 293 (Winchester Hills)
 Addendums 1, 2, and 3 to Environmental Impact Report No. 380,
 Environmental Impact Report (EIR) No. 380
 Addendum to EIR No. 380
 Environmental Assessment No. 38611

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

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

VIII. 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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SUBST CONFORMANCE - SP Case #: SP00293S6

Parcel: 461-160-048

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPSC- SPSC description RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to make the following minor alterations to the SPECIFIC PLAN:

SP293S6 reflects modifications to the terminology of the Land Use Designations to be consistent with the General Plan, and the combination of Planning Areas 15 and 16 into one Planning Area 15.

10. EVERY. 2 SPSC - HOLD HARMLESS RECOMMND

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

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

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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Parcel: 461-160-048

10. GENERAL CONDITIONS

10. EVERY. 3 SPSC - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 293A5 Substantial Conformance No. 6 shall be henceforth defined as follows:

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

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No. 6 to Specific Plan No. 293A5, Screencheck No. 2 dated 8/28/13.

CHANGE OF ZONE = Change of Zone No. 7773.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP SC#6 FLOOD HAZARD REPORT

RECOMMND

Specific Plan 00293 (Winchester Hills) Amendment No. 5, Substantial Conformance No. 6, is a request to modify the densities, maximum number of units and the boundaries of Planning Areas 15, 16 and 18.

No change to the Master Drainage Plan for the Winchester Hills Specific Plan is proposed. Any change in storm runoff resulting from the proposed increase in density/number of residential units is not a significant amount to require any modification or revision to the Master Drainage Plan. Future developments within the specific plan shall follow the master drainage plan. As individual developments are processed, site specific hydrological studies will be reviewed and evaluated. All new developments will be required to comply with the water quality permits and regulations in effect at the time of the discretionary permit.

The District's previous Conditions of Approval for Specific Plan 293, Amendment No.5, are still applicable and the District does not object to Substantial Conformance No. 6.

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Riverside County LMS
CONDITIONS OF APPROVAL

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SUBST CONFORMANCE - SP Case #: SP00293S6

Parcel: 461-160-048

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 SP - CNDTN EDITS TO MAIN SP RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall make the following condition edits to the parent SPECIFIC PLAN, Specific Plan No. 293 Amendment No. 5:

Condition 30.E HEALTH.1 shall be added to Specific Plan 293A5 which would add requirements for an acoustical study and an Environmental Site Assessment, phase 1 to the every implementing project in the SPECIFIC PLAN.

PARKS DEPARTMENT

20.PARKS. 1 SP - CNDTN EDITS TO MAIN SP RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall make the following condition edits to the parent SPECIFIC PLAN, Specific Plan No. 293 Amendment No. 5:

Condition 30.PARKS.1 shall be added to Specific Plan 293A5 which requires every implementing project in the SPECIFIC PLAN to comply with the non-Vehicular plan requirements.

PLANNING DEPARTMENT

20.PLANNING. 1 SP - SC DOCUMENT TO BE PREPAR RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN. The final documents shall replace the SPECIFIC PLAN.

20.PLANNING. 2 SC - CNDTN EDITS TO MAIN SP RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall make the following condition edits to the parent SPECIFIC PLAN, Specific Plan No. 293 Amendment No. 5:

Condition 10.Every.1 in Specific Plan 293A5, the Hold Harmless Condition, shall be deleted and replaced with

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Riverside County LMS
CONDITIONS OF APPROVAL

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SUBST CONFORMANCE - SP Case #: SP00293S6

Parcel: 461-160-048

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SC - CNDTN EDITS TO MAIN SP (cont.)

RECOMMND

10.Planning.7, a version revised by Counsel.

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - CNDTN EDITS TO MAIN SP

RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall make the following condition edits to the parent SPECIFIC PLAN, Specific Plan No. 293 Amendment No. 5:

Condition 30.EPD.1 shall be added to Specific Plan 293A5 which would add requirements for pre construction burrowing owl study to the every implementing project in the SPECIFIC PLAN.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

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

10. EVERY. 2 SPA - Amendment Description

INEFFECT

This Specific Plan Amendment alters the Specific Plan as follows:

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

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10. GENERAL CONDITIONS

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

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

10. EVERY. 3 SPA - Replace all previous INEFFECT

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

10. EVERY. 4 SP - SP Document INEFFECT

Specific Plan No. 293 shall include the following:

- a. Specific Plan Document, which shall include:

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10. GENERAL CONDITIONS

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

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

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

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

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

10. EVERY. 5 SP - Definitions INEFFECT

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

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

CHANGE OF ZONE = Change of Zone No. 7461.

GPA = General Plan Amendment No. 1061.

EIR = Environmental Impact Report No. 380.

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10. GENERAL CONDITIONS

10. EVERY. 6 SP - Ordinance Requirements INEFFECT

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

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

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

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

E HEALTH DEPARTMENT

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

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

FIRE DEPARTMENT

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

NOTICE:

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

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

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

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

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

FLOOD RI DEPARTMENT

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

Specific Plan 293, Amendment No. 5, Screencheck No. 2 is a proposal to develop 2841 acres with approximately 5,245 dwelling units, commercial and industrial uses, schools and

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP- FLOOD HAZARD REPORT (cont.)

INEFFECT

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

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

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

Northern Portion Drainage Plan-

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

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

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

Southern Portion Drainage Plan- The master drainage plan proposed with the original SP for the southern portion

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP- FLOOD HAZARD REPORT (cont.) (cont.)

INEFFECT

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

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

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

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

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

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

b.The applicant shall be responsible for payment of all processing fees required by FEMA for the LOMR. FEMA

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- ADP FEES MET

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

NOTICE OF DRAINAGE FEES

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

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

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

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

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

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

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

Portions of this site are impacted by a FEMA mapped flood plain. Any encroachment into or other modification of this flood plain will require the applicant to process a Letter of Map Revision (LOMR). This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

SP- SUBMIT PRELIM WQMP

INEFFECT

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

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

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

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report must mimic the format/template of the final report but could be at a lesser level of detail. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and

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10. GENERAL CONDITIONS

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

footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required.

PLANNING DEPARTMENT

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

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

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND INEFFECT

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a

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10. GENERAL CONDITIONS

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

decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

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

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

GEO No. 1246 concluded:

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

INEFFECT

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

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

GEO No. 1246 recommended:

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

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

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

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

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

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES

INEFFECT

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

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10. GENERAL CONDITIONS

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

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

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

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

10.PLANNING. 7 SP - HOLD HARMLESS SPSC6 DRAFT

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

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

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

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

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10. GENERAL CONDITIONS

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

shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

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

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

This condition was added by Substantial Conformance No 6.

EPD DEPARTMENT

30.EPD. 1 SP - BUOW PRECNST SURVEY SPSC6 DRAFT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

SP - BUOW PRECNST SURVEY SPSC6 (cont.)

DRAFT

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

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

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

PARKS DEPARTMENT

30.PARKS. 1

SP - REGIONAL/COMM TRLS SPSC6

DRAFT

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

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

PLANNING DEPARTMENT

30.PLANNING. 1

SP - GEOLOGIC STUDY

INEFFECT

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

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to the Planning Department Engineering Geologist

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - GEOLOGIC STUDY (cont.) INEFFECT

for review and approval.

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

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

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

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

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

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS INEFFECT

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4

SP - DURATION OF SP VALIDITY

INEFFECT

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

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

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

30.PLANNING. 5

SP - SUBMIT FINAL DOCUMENTS

INEFFECT

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

Clerk of the Board of Supervisors 1 copy

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

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

30.PLANNING. 6 SP - PROJECT LOCATION EXHIBIT INEFFECT

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

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

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

30.PLANNING. 9 SP - ARCHAEO STUDY REQD INEFFECT

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - ADDENDUM EIR

INEFFECT

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

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

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

30.PLANNING. 12 SP - EA REQUIRED

INEFFECT

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13

SP - SUPPLEMENT TO EIR

INEFFECT

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

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

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

30.PLANNING. 14

SP - SUBSEQUENT EIR

INEFFECT

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUBSEQUENT EIR (cont.) INEFFECT
not required."

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS INEFFECT

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

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

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 16 SP - AMENDMENT REQUIRED INEFFECT

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

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - AMENDMENT REQUIRED (cont.) INEFFECT

includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 17 SP - PARK AGENCY REQUIRED INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - PA PROCEDURES INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - PA PROCEDURES (cont.) INEFFECT

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE (cont.) INEFFECT

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP - CC&R RES PUB COMMON AREA (cont.)

INEFFECT

60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) INEFFECT

considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.)

INEFFECT

submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) INEFFECT

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 24 SP - PALEO M/M PROGRAM INEFFECT

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - SKR FEE CONDITION INEFFECT

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be ___ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.) INEFFECT

Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31 SP - SCHOOL MITIGATION INEFFECT

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

"PRIOR TO BUILDING PERMITS, impacts to the _____ School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED INEFFECT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

"Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED (cont.) INEFFECT

TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

30.PLANNING. 34 SP - IF HUMAN REMAINS FOUND INEFFECT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

"If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented."

30.PLANNING. 35 SP - INFRASTR. PARTICIPATION INEFFECT

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

"Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - INFRASTR. PARTICIPATION (cont.)

INEFFECT

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein."

30.PLANNING. 36

SP - PA 28B PARK AGREEMENT

INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA 28B PARK AGREEMENT (cont.) INEFFECT

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP293A5/TS CONDITIONS INEFFECT

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Briggs Road (NW) at:
 Grand Avenue (EW)
 Simpson Road (EW)

Olive Avenue (EW)
 Patton Avenue (EW)
 Holland Road (EW)

La Ventana Road (NS) at:
 Simpson Road (EW)
 Olive Avenue (EW)

La Ventana Loop Road (NS) at:
 Patton Road (EW)

Leon Road (NS) at:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP293A5/TS CONDITIONS (cont.) INEFFECT

Grand Avenue (EW)
Simpson Road (EW)
Loop Road (EW)
Olive Avenue (EW)
Patton Road (EW)
North Loop Road (EW)
Central Loop Road (EW)
South Loop Road (EW)
Holland Road (EW)

Eucalyptus Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

West Loop Road (NS) at:
Patton Road (EW)

Rice Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)
Patton Road (EW)

Winchester Road "SR-79" (NS) at:
Grand Avenue (EW)
Simpson Avenue (EW)
Olive Avenue (EW)
Patton Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

30.TRANS. 2 SP - SP293A5/TS IMPROVEMENTS INEFFECT

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP293A5/WRCOG TUMF INEFFECT

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS. 4 SP - SP293A5/TRAF SIG MIT MECH INEFFECT

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.5 shall be prepared by the project proponent and approved by the Transportation Department.

30.TRANS. 5 SP - SP293A5/TS INSTALLATION INEFFECT

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic signals at the following intersections through payment of Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP293A5/TS INSTALLATION (cont.) INEFFECT

- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

30.TRANS. 6 SP - SP293A5/TRAFFIC STUDY REQ INEFFECT

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 293 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 37 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 650th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 37. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 37 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PA 37 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 37 shall be constructed and fully operable.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PA 32 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 1400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 32. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 32 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA 32 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 1500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 32 shall be constructed and fully operable.

100.PLANNING. 5 SP - PA 21 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 1900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 21. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6 SP - PA 21 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 2000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 SP - PA 21 PARK CONST (cont.) INEFFECT
 shall be constructed and fully operable.

100.PLANNING. 7 SP - PA 11 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 8 SP - PA 11 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 3000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 3900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 55. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 55 and with the requirements of the

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD (cont.) INEFFECT

Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 10 SP - PA 55 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 55 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 11 SP - PA 28B 1ST HALF PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the first half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 12 SP - PA 28B 1ST HALF CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 3010th building permit within the SPECIFIC PLAN, the first half of the park designated as

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 12 SP - PA 28B 1ST HALF CONST (cont.) INEFFECT

Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 13 SP - PA 28B 2ND HALF PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 3910th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the second half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 14 SP - PA 28B 2ND HALF CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the second half of the park designated as Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 15 SP - PA 62A PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 4400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 62A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 62A and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 15 SP - PA 62A PARK PLANS REQD (cont.) INEFFECT

for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 16 SP - PA 62A PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 62A shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

TRACT MAP Tract #: TR36417

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 8 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision of 51.43 acres into 228 residential lots with a minimum lot size of 5,000 sq ft and one greenbelt/paseo channel intended to tie into channel approved on TR34677.

10. EVERY. 9 MAP - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 10 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36417 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36417, Amended No. 1, dated 2/6/13.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 11 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 7 MAP - GIN VARY INTRO RECOMMND

Proposed Tract 36417 was previously rough graded under grading permits BGR030557 and BGR040582. No inspections were conducted under these permits and the permits are in expired status.

The developer/applicant shall obtain a rough grade permit for the site prior to conducting any new disturbance or grading on the site.

10.BS GRADE. 8 MAP - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 9 MAP - DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 12 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 13 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 14 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 16 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 17 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 18 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

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10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - SLOPES IN FLOODWAY (cont.) RECOMMND

Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 24 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 28 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 29 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map#36417 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Moreover, any existing septic system(s) and/or well(s) shall be properly removed/abandoned under permit with the Department of Environmental Health (DEH).

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10. GENERAL CONDITIONS

10.E HEALTH. 2 RETENTION BASINS - NO VECTORS RECOMMND

All proposed retention basins shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 3 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Noise Study: "Tentative Tract Map 36417, Noise Study,
County of Riverside, California"
dated April 24, 2013 JN: 08608-03

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36417 (Planning Case No.) shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 2, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

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

FIRE DEPARTMENT

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

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 4

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 36417 is a proposal to subdivide an approximately 51-acre site for residential lots, a greenbelt/paseo flood control channel and 4 water quality basins in the Winchester area. The site is located on the south side of Olive Avenue and west of Leon Road. Salt Creek Channel is the southerly boundary of the site. This site is a portion of the previously reviewed and approved Tract 30266.

The site was rough graded under Tract 30266. While Tract 36417 will not significantly alter the street or drainage patterns of Tract 30266, a large greenbelt/paseo flood control channel is proposed between Leon Road and the residential units along the easterly portion of the site. This channel is replacing the underground facility proposed by Tract 30266. Four (4) water quality basins adjacent to Salt Creek Channel are also proposed which were not included with Tract 30266.

Improvements to Salt Creek Channel provide containment of the 100-year flow within the channel except for the road crossing at Leon Road and Salt Creek Channel. FEMA has approved a Letter of Map Revision (LOMR) for Salt Creek Channel (Panel Nos. 060245 2080G and 2060G) which removes most of the Salt Creek Channel flood plain which previously impacted this property. There is still a 'bulge' due to flow restrictions of the road crossings at Leon Road and Salt Creek Channel. This bulge should not effect any of the proposed residential units of this tract.

The proposed flood control channel is the downstream extension of the District's Winchester Hills - Line C flood control facility (Project No. 4-0-00580) which has approved plans (Drawing No. 4-0891) but has not been constructed. Tract 36417 will be required to construct a 100-year crossing/culvert under Olive Avenue which collects the design flow rate (612 cfs) on the north side of Olive Avenue and convey these flows southerly in the channel. Unless the upstream extension is constructed, a maintenance ramp for the inlet may be required. Another 100-year crossing/culvert will be required to convey these flows under the existing Salt Creek Channel access road and discharge these flows into Salt Creek Channel. The channel will be designed and built to District standards and the District will assume ownership for the operation and

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10. GENERAL CONDITIONS

10.FLOOD RI. 4

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

maintenance of this flood control facility. Any other amenities will be the responsibility of another public entity(ies). A maintenance access ramp to the bottom of the channel will be required. This channel must be able to function hydraulically prior to occupancy of the 1st phase of residential units. In order to contain any sheet flow flooding from the east, the footing/construction for Wall "B" adjacent to the channel shall be 3-foot below final grade and designed to withstand a 2-foot surcharge. These same design criteria will also apply to Wall "A" adjacent to Olive Avenue between Leon Road and "K" Street. Additionally, to assist in containing any sheet flow flooding from the east, Olive Avenue, between Leon Road and "K" Street, shall drain easterly toward the channel. The elevation difference between the intersection of Olive Avenue and Leon Road and the high point of Olive Avenue shall be 1-foot.

Two other storm drain systems are proposed which will collect offsite runoff from the north side of Olive Street and convey these flows to Salt Creek Channel. Maintenance access to the inlet will be required. If it is determined that either of these facilities will be maintained by the District, then these facilities will be designed and built to District standards.

A preliminary Water Quality Management Plan (WQMP) was submitted. This WQMP conforms to the latest Low Impact Development (LID) criteria. Four water quality basins are proposed along the development's southerly boundary adjacent to Salt Creek Channel. Some residential lot(s) could be altered or lost should it be determined during final engineering/plan check that any of these basins need to be increased in size. All of the basins discharge flows into Salt Creek Channel.

Any improvements to the Leon Road/Salt Creek Channel crossing must not worsen the existing FEMA flood plain.

Encroachment permits(s) will be required for any work within District rights of way.

A culvert and channel are shown offsite on the west boundary of the development. This facility is not a part of this development and will not be constructed at this time. Future development(s) surrounding Tract 36417 may

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

warrant the construction of this facility.

This site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been established by the Board of Supervisors

10.FLOOD RI. 5 MAP CONST CHANNEL W/1ST PHASE RECOMMND

The flood control channel located on the east side of the Tract 36417 must be able to function hydraulically (convey 612 cfs from the north side of Olive Street to Salt Creek Channel) prior to occupancy of the 1st phase of residential units.

10.FLOOD RI. 6 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 7 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 8 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 10 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the

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10. GENERAL CONDITIONS

10.FLOOD RI. 10 MAP OWNER MAINT NOTICE (cont.) RECOMMND

maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 12 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 13 MAP GREENBELT FACILITY MAINT RECOMMND

The developer has proposed an onsite green belt channel to convey storm flows. This channel shall be designed to convey the approved tributary flowrate. The proposed greenbelt facilities would be an amenity serving the development. The District would be willing to maintain the lines and grade and structural aspects of the channel but can not be responsible for the landscaping. Maintenance expenses for the greenbelt park drainage system will be high. The District must ensure that the public is not unduly burdened for future costs. The District will require that prior to the issuance of any grading permit the developer along with a Parks District or alternate viable public maintenance entity shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the developer. Said agreement shall be acceptable to both the District and County Counsel.

10.FLOOD RI. 14 MAP GREENBELT CH DGN CRITERIA RECOMMND

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP GREENBELT CH DGN CRITERIA (cont.) RECOMMND

mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel n = 0.10, for non-mowed channel outside of low-flow section n = 0.04, for mowed non-irrigated channel outside of low-flow section n = 0.030. When determining the maximum velocity: for vegetated/habitat low flow channel n = 0.10, for the rest of the channel n = 0.025. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

10.FLOOD RI. 19 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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10. GENERAL CONDITIONS

10.FLOOD RI. 21 MAP SUBMIT FINAL WQMP =PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org.

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

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 22 MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - PDA04772

RECOMMND

PDACounty Archaeological Report (PDA) No. 4772 submitted for this project (TR36417) was prepared by SWCA and is entitled: "Archaeological Montoring (sic) for the Pulte Winchester Project Riverside County, California", dated July 2005.

PDA04772 concluded one historic era trash deposit was found and recorded as result of the archaeological monitoring.

PDA04772 recommended no additional cultural resources studies.

PDA04772 is hereby accepted for Planning purposes for TR36417. Conditions detailing the requirement should inadvertent discoveries be made during construction are described elsewhere in this conditions set.

10.PLANNING. 7 MAP - PDP01431

RECOMMND

County Paleontological Report (PDP) No. 1431, submitted for this case (TR36417), was prepared by SWCA and is entitled: "Paleontological Monitoring and Mitigation Report, Pulte Winchester Hills, Riverside County, California", dated May 2005.

PDP01431 concluded:

1.No significant fossils were discovered.

2.The mid to late Pleistocene alluvial fan material is considered highly sensitive because it is known to contain significant fossil resources.

PDP01431 recommended:

1. Qualified paleontologists should monitor the Pleistocene Alluvium Deposits in all areas where it will be impacted by future ground disturbance.

PDP01431 satisfies the requirement for a Paleontological Resources Assessment for this project. PDP01431' is hereby accepted for TR36417). A Paleontological Resources Impact Mitigation Program (PRIMP) shall be prepared and submitted prior to issuance of grading permits as described elsewhere

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - PDP01431 (cont.)

RECOMMND

in this conditions set. In addition, an environmental constraints sheet (ECS) shall be prepared relative to the potential paleontological resources at this site, as described elsewhere in this conditions set.

Pursuant to the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

10.PLANNING. 8 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND
disease and pests.

10.PLANNING. 9 MAP - MAP ACT COMPLIANCE RECOMMND
This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 10 MAP - FEES FOR REVIEW RECOMMND
Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 12 MAP - TRAIL MAINTENANCE RECOMMND
The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 15 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND
No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 16 MAP - RES. DESIGN STANDARDS RECOMMND
The design standards for the subdivision are as follows:
a. Lots created by this map shall conform to the design standards of the SP zone.
b. The front yard setback is 12 feet.
c. The side yard setback is 5 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

- d. The street side yard setback is 8 feet.
- e. The rear yard setback is 10 feet.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3,000 square feet.
- j. No more than 80% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 17 MAP - ORD NO. 659 (DIF) RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10.PLANNING. 18 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 19 MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 21 MAP OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes.

10.PLANNING. 22 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 23 MAP - M/M PROGRAM (GENERAL) RECOMMND

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

10.PLANNING. 24 MAP - NON-IMPLEMENTING MAPS RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - NON-IMPLEMENTING MAPS (cont.) RECOMMND
APPLICABLE.

10.PLANNING. 25 MAP - DURATION OF SP VALIDITY RECOMMND

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

10.PLANNING. 26 MAP - PDA04772 RECOMMND

PDA04772 was submitted as the grading monitoring report under BGR030557 and BGR040588 (TR36417 and TR30266). This report was accepted by Ruth Rhoades.

10.PLANNING. 27 MAP - IF HUMAN REMAINS FOUND RECOMMND

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. 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 by the Coroner within the period specified by law (24 hours) . Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then

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10. GENERAL CONDITIONS

10.PLANNING. 27 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 28 MAP - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close

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10. GENERAL CONDITIONS

10.PLANNING. 28 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

TRANS DEPARTMENT

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.) RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide a minimum 32' AC paved primary and secondary off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 7 MAP - IMP CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - IMP CREDIT/REIMBURSEMENT (cont.) RECOMMND

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.

10.TRANS. 8 MAP - TS/CONDITIONS 1 RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions.

Haun Road (NS) at: Newport Road (EW)
I-215 SB Ramps (NS) at: McCall Boulevard (EW)
Newport Road (EW)

I-215 NB Ramps (NS) at: McCall Boulevard (EW)
Newport Road (EW)

Encanto Drive (NS) at: McCall Boulevard (EW)
Antelope Road (NS) at: Newport Road (EW)
Menifee Road (NS) at: McCall Boulevard (EW)
Newport Road (EW)

Lindenberger Road (NS) at: Simpson Road (EW)
Newport Road (EW)

La Ventana Road (NS) at: Simpson Road (EW)
West Project Entrance (NS) at: Olive Avenue (EW)
Newport Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - TS/CONDITIONS 1 (cont.) RECOMMND

Central Project Entrance (NS) at: Olive Avenue (EW)
Newport Road (EW)
East Project Entrance (NS) at: Olive Avenue (EW)
Newport Road (EW)
Leon Road (NS) at: Simpson Road (EW)
Olive Road (EW)
North Project Entrance (EW)
South Project Entrance (EW)
Newport Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20.PLANNING. 4 MAP - SUBMIT FINAL DOCUMENTS RECOMMND

Within 30 days of the final project adoption by the Board of Supervisors:

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 MAP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

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

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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

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

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

If this tract is constructed in phases, an encroachment permit will be required for the facilities constructed within District rights of way for that phase.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8

MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan which was adopted by the Board

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP ADP FEES (cont.) RECOMMND

of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS - PALEO RESOURCES RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - ECS - PALEO RESOURCES (cont.) RECOMMND

high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection. 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. 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."

50.PLANNING. 2 MAP- LC LNDSCP COMMON AREA MA RECOMMND

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

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

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP- LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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

50.PLANNING. 3 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 4 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 5 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,000 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

 numbered lots on the FINAL MAP.

50.PLANNING. 6 MAP - REQUIRED APPLICATIONS RECOMMND

 No FINAL MAP shall record until Change of Zone No. 7773 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 9 MAP - ANNEX TO PARK DISTRICT RECOMMND

 The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Recreation and Parks District.

50.PLANNING. 10 MAP - QUIMBY FEES (1) RECOMMND

 The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

 The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 21 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

 The following Environmental Constraint Note shall be placed on the ECS:

 "This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 25 MAP - ECS NOTE DAM INUNDATION RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of Dimond Valley Dam which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

50.PLANNING. 28 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 30 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 33 MAP - CC&R RES CSA COM. AREA RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

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

RECOMMND

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area',

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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

50.PLANNING. 34 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34

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

RECOMMND

owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning

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50.PLANNING. 34 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 37 MAP - PARK AGENCY REQ RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question.

50.PLANNING. 38 MAP - PA PROCEDURES RECOMMND

The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this planning area.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 39

MAP - COMMON AREA MAINTENANCE

RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

50.PLANNING. 40

MAP - INFRASTR. PARTICIPATION

RECOMMND

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 40 MAP - INFRASTR. PARTICIPATION (cont.) RECOMMND

bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein.

50.PLANNING. 41 MAP - PA28B PARK AGREEMENT RECOMMND

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - EASEMENT/SUR (cont.) RECOMMND

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

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Olive Avenue and Leon Road and so noted on the final map.

50.TRANS. 3 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR34677.

50.TRANS. 6 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 7 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 8 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of La Ventana Road from Olive Avenue to paved County maintained Simpson Road.

50.TRANS. 9 MAP - LIGHTING PLAN RECOMMND

A separate street light plan is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Leon Road, Olive Avenue, and entry streets "A", "E", and "K".
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.6 condition of approval.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Graffiti abatement of walls and other permanent structures along Leon Road and Olive Avenue.

(5) Street sweeping.

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

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

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

50.TRANS. 11 MAP - DEDICATION RECOMMND

All interior streets are designated LOCAL STREET and shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Streets "A", "E", and "K" (entry) are designated ENTRY 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". (44'/74')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

Olive Avenue along project boundary is a designated SECONDARY and shall be improved with 32' to 44' half-width

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - DEDICATION (cont.) RECOMMND

AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 50' to 62' half-width dedicated right-of-way in accordance with County Standard No. 94. Sheet (1 of 2) and (2 of 2).

- NOTE: 1. Olive Avenue shall be constructed from Leon Road to La Ventana Road at the Phase 1 stage.
2. A 5' sidewalk shall be constructed 9' from the curb line within the 18' parkway.

50.TRANS. 12 MAP - EXISTING MAINTAINED RECOMMND

Leon Road along project boundary is a dirt County maintained road designated URBAN ARTERIAL HIGHWAY and shall be improved with 8" concrete curb and gutter, located 55 feet from centerline, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (55'/76')

- NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

50.TRANS. 13 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within Leon Road, Olive Avenue, entry streets "A", "E", and "K".

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 15 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 16 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 17 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - IMP PLANS (cont.) RECOMMND

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://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 18 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 19 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersections of:

Street "M"/Newport Road

or as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this

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60. PRIOR TO GRADING PRMT ISSUANCE

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

project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

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

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

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

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

If this tract is constructed in phases, an encroachment permit will be required for the facilities constructed within District rights of way for that phase.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows and shall mitigate its water quality impacts.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract 36417 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

12.Procedures for reporting of findings.

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

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

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

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts.

The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 13 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 14 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 51.43 acres (gross) in accordance with the TENTATIVE MAP. If the development is

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - SKR FEE CONDITION (cont.) RECOMMND

subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7773 has been approvd and adopted by the Board of Supervisors and [has][have] been made effective.

60.PLANNING. 22 MAP - PLANNING DEPT REVIEW RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

MAP - IMP CREDIT/REIMBURSEMENT

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1

MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - GEO01097

RECOMMND

GEO01097 ('Geotechnical Evaluation for Winchester Hills - Tentative Tract 30266, Hemet Area, Riverside County, California', dated August 12, 2002.) was approved for use by TR30266 a former approved map on the same property as TR36417. The study has been approved for use by TR36417. All recommendations in the study shall be implimented including:

- 1) In areas of planned grading or improvements, the site should be cleared of vegetation, roots and debris, and properly dispose of offsite.
- 2) Relatively loose and potentially compressible soils should be subject to complete removal and recompaction.
- 3) Seismically resistant structural design in accordance with local building ordinances should be followed during the design of all structures.
- 4) Depending on final site grading and further field and laboratory testing, surcharging might be required in some areas of the site to reduce the potential for long-term differential settlement.
- 5) Fill slopes greater than 30 feet in height should be subject to further evaluation.

It should be noted that the current project is on the same site as this project; and that the County Engineering Geologist has determined that the same findings and requirements apply to the current proposal.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES

RECOMMND

Tract 36417 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

district, 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 Planning Department 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 planning department 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 Planning Department shall clear this condition.

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE- LC LNDSCP COMMON AREA MA RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

80.PLANNING. 4 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 5 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved EXHIBIT's B and C.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 14 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 15 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 17 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 18 MAP - MODEL HOME COMPLEX RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 20 MAP - FINAL SITE PLAN RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Valley Wide Parks and Recreation District and the approved SPECIFIC PLAN.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FINAL SITE PLAN (cont.)

RECOMMND

different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 21 MAP - WALLS/FENCING PLANS

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - WALLS/FENCING PLANS (cont.) RECOMMND

not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residential lots shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height.

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns.

80.PLANNING. 22 MAP - GHG MM #1 RECOMMND

The developer shall install all appliances prior to occupancy, because CEQA mitigation added to the Environmental Assesment (Addendum) requires that all appliances be "Energy Star" certified.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Leon Road, Olive Avenue, and entry streets "A", "E", and "K".
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.6 condition of approval.
- (4) Graffiti abatement of walls and other permanent structures along Leon Road and Olive Avenue.
- (5) Street sweeping.

80.TRANS. 2 MAP - TS/GEOMETRICS 1

RECOMMND

The intersection of Leon Road/Newport Road shall be improved to provide the follow geometrics:

Northbound: Two left turn lanes, three through lanes, one right turn lane.

Southbound: Two left turn lanes, three through lanes, one right turn lane.

Eastbound: Two left turn lanes, three through lanes and one right turn lane.

Westbound: Two left turn lanes, three through lanes, one right turn lane.

or as appoved by the Transportation Department.

The intersection of Central Project Entrance ("M")/Newport Road shall be improved to provide the following geometrics:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

MAP - TS/GEOMETRICS 1 (cont.)

RECOMMND

Northbound: N/A

Southbound: One left turn lane, one right turn lane.

Eastbound: One left turn lane, three through lanes.

Westbound: Three through lanes, one right lane.

or as approved by the Transportation Department.

The intersection of West Project Entrance (Street "S")/
Newport Road shall be restricted to right-in, right-out and
be improved to provide the following geometrics:

Northbound: N/A

Southbound: One right turn lane.

Eastbound: Three through lanes.

Westbound: Three through lanes, one right turn lane.

or as approved by the Transportation Department.

Installation of a raised median along Newport is required.

Any on-site or off-site widening and/or right of way
required to provide these geometrics shall be the
responsibility of the landowner/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall
obtain inspection of all treatment control BMPs and/or
clearance from the Building and Safety Department. All
structural BMPs described in the project - specific WQMP
and indicated on the approved grading plan shall be
constructed and installed in conformance with the approved
plans and specifications. The Building and Safety
Department must inspect and approve the completed WQMP

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90. PRIOR TO BLDG FINAL INSPECTION

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

treatment control BMPs for your project before a building final can be obtained.

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

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

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

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

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

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

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S RECOMMND

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

1.Precise grade inspection.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

1.Installation of slope planting and permanent irrigation on required slopes.

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

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

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

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

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP -FIRE SPRINKLER SYSTEM RECOMMND

FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL DWELLINGS PER NFPA 13D, 2010 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP AS-BUILT BMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

Unless otherwise approved by the District, the District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 MAP CONST CHANNEL W/1ST PHASE RECOMMND

The flood control channel located on the east side of the Tract 36417 must be able to function hydraulically (convey 612 cfs from the north side of Olive Street to Salt Creek Channel) prior to occupancy of the 1st phase of residential units.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - LC LNDS CP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning 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 Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 3 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 5 MAP - QUIMBY FEES (2) RECOMMND

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

90.PLANNING. 6 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 12 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 MAP - SKR FEE CONDITION (cont.) RECOMMND

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 51 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

EIR and all addenda.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 14 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 4 MAP - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "E4" of the Menifee Valley Road and Bridge Benefit District.

NOTE: The project gross acreage is 51.43 acres.

90.TRANS. 5 MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations with no fee credit given:

Street "M"/Newport Road

or as approved by the Transportation Department.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 6, 2013

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Fire Department- Strategic Planning
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6, TENTATIVE TRACT MAP NO. 36417 AMENDED NO. 1- EA42500 – Applicant: Winchester Meadows LLC – Engineer/Representative: Keith Gardner - Third/Third Supervisorial District - Winchester Zoning Area- Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR)(4.5 D.U./Ac. per PA 15 and 16 in SP293A5) – Location: Southerly of Olive Ave and westerly of Leon Road – 51.43 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** The Specific Plan Substantial Conformance proposes minor changes to accommodate TR36417. The Map proposes a Schedule A subdivision of 51.43 acres into 243 residential lots with a minimum lot size of 4,000 sq ft and one greenbelt/paseo channel intended to tie into channel approved on TR34677 – APN: 461-160-029

Please review the attached Amended map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending LDC Comment Agenda, February 28, 2013 deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, (951) 955-8631**, Project Planner, or e-mail at mstraite@rctlma.org / MAILSTOP #: 1070

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: August 21, 2012

TO:

Riv. Co. Transportation Dept.	Riv. Co. Environmental Programs Division	Hemet Unified School District
Riv. Co. Surveyor	P.D. Geology Section	Eastern Municipal Water Dist.
Riv. Co. Environmental Health Dept.	P.D. Landscaping Section	Southern California Edison
Riv. Co. Public Health – Industrial Hygiene	P.D. Archaeology Section	Southern California Gas Co.
Riv. Co. Flood Control District	Riverside Transit Agency	GTE
Riv. Co. Fire Department	Riv. Co. Sheriff's Dept.	Caltrans #8
Riv. Co. Fire Department- Strategic Planning	Riv. Co. Waste Management Dept.	Caltrans Division of Aeronautics
Riv. Co. Building & Safety – Grading	Winchester Municipal Advisory Council	Regional Water Quality Board
Riv. Co. Building & Safety – Plan Check	3rd District Supervisor	Air Quality Management District
Regional Parks & Open Space District.	3rd District Planning Commissioner	Eastern Information Center- UCR

TENTATIVE TRACT MAP NO. 36417- EA42500 – Applicant: Winchester Meadows LLC – Engineer/Representative: Keith Gardner - Third/Third Supervisorial District - Winchester Zoning Area- Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR)(4.5 D.U/Ac. per PA 15 and 16 in SP293A5) – Location: Southerly of Olive Ave and westerly of Leon Road – 51.43 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST: Schedule A subdivision of 51.43 acres into 243 residential lots with a minimum lot size of 4,000 sq ft and one greenbelt/paseo channel intended to tie into channel approved on TR34677 – APN: 461-160-029**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 13, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: August 20, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department-Strategic Planning

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

SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO 6 (to SP293A5) SCREENCHECK NO. 1- EA42500 – Applicant: Winchester Meadows LLC – Engineer/Representative: Keith Gardner - Third/Third Supervisorial District - Winchester Zoning Area- Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (LDR)(0.5 D.U./Ac.), Medium Density Residential (MDR)(2.5 D.U./Ac.), Medium Density Residential (MDR)(3.5 D.U./Ac.), Medium Density Residential (MDR)(4.5 D.U./Ac.), Medium Density Residential (MDR)(5.0 D.U./Ac.), Medium High Density Residential (MHDR)(6.0 D.U./Ac.), High Density Residential (HDR)(12 D.U./Ac.), Commercial, Light Manufacturing, Medium Manufacturing, School, School/MDR (2.5 D.U./Ac.), School/MHDR (6.0 D.U./Ac.), Parks and Open Space – Location: Northerly of Holland Road, easterly of Briggs – 2,840.7 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** Modify the densities, maximum units and boundaries of Planning Areas 15, 16 and 18 of Specific Plan No. 293A5 – APN: 461-160-029, -047, -048

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 13, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at mstraite@rcflma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

August 27, 2012

Matt Straite, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: **Tract Map (TR) No. 36417**
Proposal: The TR proposes to divide 51 acres into 243 residential lots
APN: 461-160-029

Dear Mr. Straite:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Olive Avenue and west of Leon Road, in the Harvest Valley/Winchester Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for each phase**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, 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.
2. **Prior to issuance of an occupancy permit for each phase**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. 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.

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING
464 WEST 4th STREET, 6th Floor MS 725
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300



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SEP 12 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

September 10, 2012

Matt Straite
Project Planner
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Tentative Tract Map No.36417 (SR-79 PM R15.96)

Mr. Straite,

We have completed our review for the above mentioned proposal to construct a subdivision of 51.43 acres into 243 residential lots with a minimum lot size of 4,000 square foot and one greenbelt/paseo channel intended to tie into channel approved on TR34677 – APN: 461-160-029, location is southerly of Olive Avenue and westerly of Leon Road.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

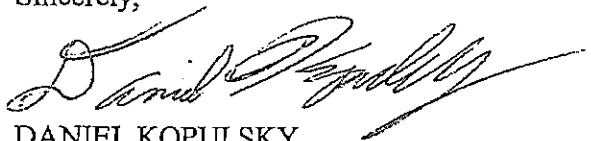
- The data used in the TIS should not be more than 2 years old.

- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as existing, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

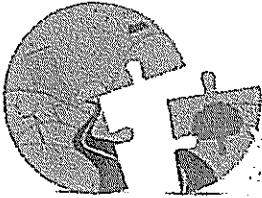
Mr. Straite
September 10, 2012
Page 3

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Kopulsky", with a long, sweeping underline that extends to the right.

DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Set ID# CC006348

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207773 DATE SUBMITTED: 3-14-12

APPLICATION INFORMATION

Applicant's Name: Winchester Meadows, LLC E-Mail: jblum@butier.com

Mailing Address: 17782 E. 17th Street
Tustin Street CA 92780
City State ZIP

Daytime Phone No: (714) 448-0216 Fax No: ()

Engineer/Representative's Name: Keith Gardner E-Mail: keefergard@sbcglobal.net

Mailing Address: 6149 Bluffwood Drive
Riverside Street CA 92506
City State ZIP

Daytime Phone No: (951) 533-2934 Fax No: (951) 321-3338

Property Owner's Name: Winchester Meadows E-Mail: jblum@butier.com

Mailing Address: 17782 E. 17th Street
Tustin Street CA 92780
City State ZIP

Daytime Phone No: (714) 448-0216 Fax No: ()

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

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

TR 36417
SP0029386 EA 42500
CFL 15874

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.

Robert Cove (Winchester Meadows, LLC) Robert W. Lee
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.

Robert Cove (Winchester Meadows, LLC) Robert W. Lee
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-160-029, 461-160-047, 461-160-048

Section: 31 Township: 5 south Range: 2 west

Approximate Gross Acreage: 61.98 acres

General location (nearby or cross streets): North of Domenigoni Parkway, South of Olive, East of La Ventana, West of Leon Road.

APPLICATION FOR CHANGE OF ZONE

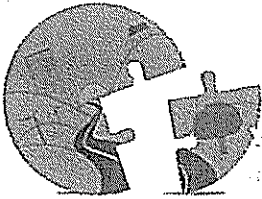
Thomas Brothers map, edition year, page number, and coordinates: Page 839 Sections A7 and B7, Page 8

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

Modify the development standards and planning area boundaries for Planning Areas 15, 16 of Specific Plan No. 293

Related cases filed in conjunction with this request:

Specific Plan 293, Substantial Conformance No. ; Tentative Tract Map No.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00293s6 DATE SUBMITTED: 3/14/12

APPLICATION INFORMATION

Applicant's Name: Winchester Meadows, LLC E-Mail: jblum@butier.com

Mailing Address: 17782 E. 17th Street
Tustin Street CA 92780
City State ZIP

Daytime Phone No: (714) 448-0216 Fax No: ()

Engineer/Representative's Name: Keith Gardner E-Mail: keefergard@sbcglobal.net

Mailing Address: 6149 Bluffwood Drive
Riverside Street CA 92506
City State ZIP

Daytime Phone No: (951) 533-2934 Fax No: (951) 321-3338

Property Owner's Name: Winchester Meadows E-Mail: jblum@butier.com

Mailing Address: 17782 E. 17th Street
Tustin Street CA 92780
City State ZIP

Daytime Phone No: (714) 448-0216 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

TR 36417 C207773

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

Desert Office · 38696 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

EA42500

CFG-05874

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Robert Love (Winchester Meadows, CC)
PRINTED NAME OF APPLICANT

Robert Love
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.

Robert Love (Winchester Meadows, CC)
PRINTED NAME OF PROPERTY OWNER(S)

Robert Love
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Modify the densities of Planing Areas 15, 16, and 18 of Specific Plan No. 293. The boundaries of the planning areas will be modified, as well as the maximum dwelling units. Overall, the development intensity of these planning areas will be less than the adopted specific plan allows.

Related cases filed in advance of, or concurrently with, this request:

Tentative Tract Map No. TR36417
Change of Zone No. _____

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-160-029, 461-160-047, 461-160-048

Section: 31 Township: 5 south Range: 2 west

Approximate Gross Acreage: 61.98

General location (nearby or cross streets): North of Domenigoni Parkway, South of Olive, East of La Ventana, West of Leon Road.

Thomas Brothers map, edition year, page number, and coordinates: Page 839 Sections A7 and B7, Page 8

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature? There have been 5 requests for substantial conformance to SP293. Each request reflects the subdivision proposed in a particular area.



Carolyn Syns Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006348

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 36417 DATE SUBMITTED: 3-15-12

APPLICATION INFORMATION

Applicant's Name: Winchester Meadows, LLC (Robert We) E-Mail: jblum@butier.com

Mailing Address: 17782 E. 17th Street
Tustin Street CA 92780
City State ZIP

Daytime Phone No: (714) 448-0216 Fax No: ()

Engineer/Representative's Name: Keith Gardner E-Mail: keefergard@sbcglobal.net

Mailing Address: 6149 Bluffwood Drive
Riverside Street CA 92506
City State ZIP

Daytime Phone No: (951) 533-2934 Fax No: (951) 682-2876

Property Owner's Name: Winchester Meadows E-Mail: jblum@butier.com

Mailing Address: 17782 E 17th Street
Riverside Tustin Street CA 92780
City State ZIP

Daytime Phone No: (714) 448-0216 Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

Form 295-1011 (11/22/10)

"Planning Our Future... Preserving Our Past"

SP0029356

C2077073

EA 42500

CFG 05874

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

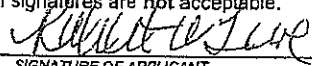
addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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.

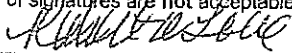
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Robert W. Love 
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.

Robert W. Love 
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): 461-160-029

Section: 31 Township: 5 south Range: 2 west

Approximate Gross Acreage: 51.43

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Salt Creek Channel, South of Olive Avenue, East of La Ventana, West of Leon Road

Thomas Brothers map, edition year, page number, and coordinates: 2012, 839, A7 & B7

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):

Schedule 'A' Tract Map to divide 51.43 acres into 243 residential lots with a minimum lot size of 4,000 square feet, and one greenbelt / paseo channel in order to tie the trail / channel from the north (TR34677) to the Salt Creek Channel.

Related cases filed in conjunction with this request:

Change of Zone No. _____

Specific Plan No. 293, Substantial Conformance No. _____

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). TR30266 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 38611 E.I.R. No. (if applicable): 380

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: Addendum to EIR 380

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 12,150

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/5/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers SPO29396/C207773/TR36417 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

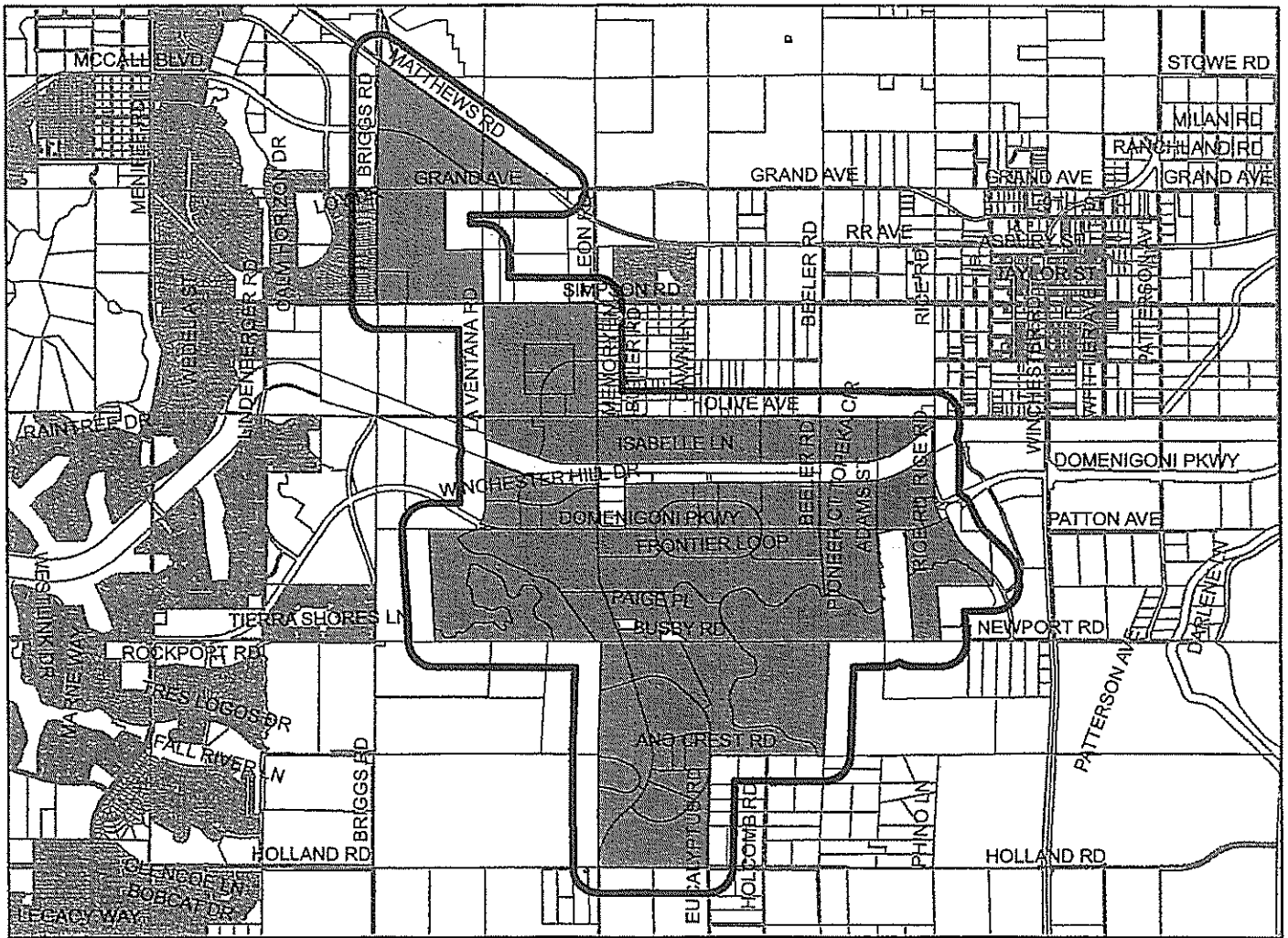
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

E
checked by
M. S. ...
04/12/13

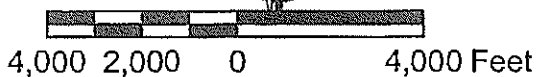
SP0293S6/CZ07773/TR36417 (600 feet buffer)



Selected Parcels

461-030-014	461-030-013	466-340-007	333-581-021	333-592-003	466-350-016	333-582-011	462-050-010	462-050-009	462-050-004
462-030-047	461-140-027	462-030-044	461-140-049	461-190-016	333-582-013	466-350-005	461-280-024	462-030-021	462-030-022
461-190-020	333-582-003	461-190-084	333-581-033	333-581-035	333-591-015	462-030-024	333-582-015	461-190-072	461-190-076
333-592-004	466-120-015	466-120-017	466-120-016	462-030-069	333-590-006	461-030-004	461-030-006	333-581-022	462-030-013
461-190-021	462-030-049	466-350-006	461-190-052	462-030-045	333-591-011	461-170-001	461-140-050	462-030-055	466-310-002
466-310-026	461-140-004	461-140-052	461-140-053	461-150-016	461-140-003	461-140-042	461-140-006	461-140-038	461-140-040
461-140-041	461-140-051	461-140-005	461-140-039	333-581-023	466-050-002	462-030-028	462-030-046	333-581-020	462-040-007
462-030-019	333-582-007	462-030-027	462-040-011	461-190-015	461-190-051	462-050-006	462-050-015	462-020-051	333-581-027
333-592-006	462-030-007	462-030-076	462-030-077	462-030-078	462-030-075	466-360-040	333-581-030	333-582-005	333-581-038
333-581-018	333-581-029	333-582-012	466-030-002	333-582-014	333-582-009	333-591-006	462-030-063	461-280-026	333-582-002
333-591-007	333-581-036	462-040-010	462-030-064	333-581-025	333-591-010	466-340-017	466-340-016	333-581-019	462-030-067
462-030-033	461-150-015	461-150-007	461-150-008	461-150-009	333-592-001	462-040-061	333-590-001	333-581-026	466-120-023

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



ASMT: 333170011, APN: 333170011
MINOR RANCH
C/O BROOKFIELD CALIF LAND HOLDINGS
1522 BROOKHOLLOW DR STE 1
SANTA ANA CA 92705

ASMT: 333581023, APN: 333581023
ANNA ORTIZ, ETAL
28396 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581017, APN: 333581017
SANDRA FAVELA, ETAL
28455 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581024, APN: 333581024
ESTELA WYKE, ETAL
28410 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581018, APN: 333581018
LEANNA SIMS, ETAL
28441 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581025, APN: 333581025
APRIL ANDERSON, ETAL
28424 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581019, APN: 333581019
TINA BUTLER, ETAL
28427 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581026, APN: 333581026
MARILEE CLARKE, ETAL
28438 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581020, APN: 333581020
JO LEEBERT, ETAL
28413 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581027, APN: 333581027
JENNIFER ADDISON, ETAL
28452 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581021, APN: 333581021
AMANDA HAGEN
28399 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581028, APN: 333581028
CHRIS CALLAHAN, ETAL
28449 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333581022, APN: 333581022
DANIEL MASSIE
28382 BEACON BAY CIR
MENIFEE CA 92585

ASMT: 333581029, APN: 333581029
MICHAEL BUCHANAN, ETAL
28435 SPRING CREEK WAY
MENIFEE CA 92585





ASMT: 333581030, APN: 333581030
WENDY STULL, ETAL
28421 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581037, APN: 333581037
DELISA NOACK, ETAL
29919 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333581031, APN: 333581031
PAMELA SCHWARTZ
28407 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581038, APN: 333581038
BARBARA NOWELL, ETAL
29905 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333581032, APN: 333581032
KELLIE MOELLER, ETAL
28393 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582001, APN: 333582001
TARA MAGNER, ETAL
28348 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333581033, APN: 333581033
VANESSA CLARK, ETAL
28379 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582002, APN: 333582002
RACHEL SPARKS, ETAL
28362 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581034, APN: 333581034
NABIL SALAMA, ETAL
29961 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333582003, APN: 333582003
DEANN AKROUSH, ETAL
28376 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581035, APN: 333581035
SHELLEY HOUSEN, ETAL
29947 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333582004, APN: 333582004
TOMMY CHOE
28390 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333581036, APN: 333581036
LORIE TRONTI, ETAL
29933 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333582005, APN: 333582005
AMANDA CROOK, ETAL
28404 SPRING CREEK WAY
MENIFEE CA 92585





ASMT: 333582006, APN: 333582006
KIMBERLY SKAURUD, ETAL
28418 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582013, APN: 333582013
VERONICA PAULLUS, ETAL
29929 MARITIME WAY
MENIFEE CA 92585

ASMT: 333582007, APN: 333582007
JULIE VANDYK, ETAL
28432 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582014, APN: 333582014
GARY OLSON, ETAL
29915 MARITIME WAY
MENIFEE CA 92585

ASMT: 333582008, APN: 333582008
SHAMEKA SMITH
28446 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582015, APN: 333582015
MICHELLE WENNER, ETAL
29901 MARITIME WAY
MENIFEE CA 92585

ASMT: 333582009, APN: 333582009
THERESA FERRARA, ETAL
28460 SPRING CREEK WAY
MENIFEE CA 92585

ASMT: 333582016, APN: 333582016
RANDY RADFORD
29887 MARITIME WAY
MENIFEE CA 92585

ASMT: 333582010, APN: 333582010
ZELDA DUNN, ETAL
29971 MARITIME WAY
MENIFEE CA 92585

ASMT: 333590001, APN: 333590001
LAURI FISHER
29956 TWIN LAKES RD
MENIFEE CA 92585

ASMT: 333582011, APN: 333582011
ANTHONY GOODMAN
29957 MARITIME WAY
MENIFEE CA 92585

ASMT: 333590002, APN: 333590002
ROBYN ARREOLA, ETAL
29942 TWIN LAKES RD
ROMOLAND, CA. 92585

ASMT: 333582012, APN: 333582012
MARILYN LAREZ, ETAL
29943 MARITIME WAY
MENIFEE CA 92585

ASMT: 333590003, APN: 333590003
SOL OYOS, ETAL
29928 TWIN LAKES RD
ROMOLAND, CA. 92585





ASMT: 333590004, APN: 333590004
LORNE SALLIS
29914 TWIN LAKES RD
MENIFEE CA 92585

ASMT: 333591010, APN: 333591010
RANDI LAURER, ETAL
28323 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333590005, APN: 333590005
MARK ACEVES, ETAL
29900 TWIN LAKES RD
ROMOLAND, CA. 92585

ASMT: 333591011, APN: 333591011
DONALD RUTLEDGE
28309 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333590006, APN: 333590006
JERI BENNETT, ETAL
29886 TWIN LAKES RD
SUN CITY CA 92585

ASMT: 333591012, APN: 333591012
RICHARD WHITLOCK
28295 SPRING CREEK WAY
ROMOLAND, CA. 92585

ASMT: 333591006, APN: 333591006
JOHN FORSTER
29902 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333591013, APN: 333591013
MICHAEL JAMES
29931 TWIN LAKES RD
MENIFEE CA 92585

ASMT: 333591007, APN: 333591007
HEATHER KNOX, ETAL
29916 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333591014, APN: 333591014
JENNIFER DUREGGER, ETAL
29917 TWIN LAKES RD
ROMOLAND, CA. 92585

ASMT: 333591008, APN: 333591008
TATIANA CHOZA, ETAL
29930 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333591015, APN: 333591015
LORELYN RUIZ, ETAL
29903 TWIN LAKES RD
ROMOLAND, CA. 92585

ASMT: 333591009, APN: 333591009
ROSS VAGELATOS
29944 BANKSIDE DR
ROMOLAND, CA. 92585

ASMT: 333591016, APN: 333591016
RANDLE BEARDEN
29889 TWIN LAKES RD
MENIFEE CA 92585





ASMT: 333592001, APN: 333592001
 LAODECIA WALKER
 28264 SPRING CREEK WAY
 ROMOLAND, CA. 92585

ASMT: 461020006, APN: 461020006
 STRATA MOUNTAIN GATE
 C/O STRATA EQUITY FUND
 4370 LA JOLLA DR STE 960
 SAN DIEGO CA 92122

ASMT: 333592002, APN: 333592002
 SHERI LEONARD
 28278 SPRING CREEK WAY
 MENIFEE CA 92585

ASMT: 461030002, APN: 461030002
 STEPHANIE PARR, ETAL
 29779 KENTFIELD DR
 MENIFEE CA 92584

ASMT: 333592003, APN: 333592003
 REYANNE HUFFMAN, ETAL
 28292 SPRING CREEK WAY
 ROMOLAND, CA. 92585

ASMT: 461030006, APN: 461030006
 CHERYL BRIMLOW, ETAL
 1820 NW CARTY RD
 RIDGEFIELD WA 98642

ASMT: 333592004, APN: 333592004
 SHANNON HILL, ETAL
 28306 SPRING CREEK WAY
 ROMOLAND, CA. 92585

ASMT: 461030008, APN: 461030008
 MATTHEWS RANCH
 1110 E CHAPMAN STE 206
 ORANGE CA 92866

ASMT: 333592005, APN: 333592005
 SHELLEY CLARK, ETAL
 28320 SPRING CREEK WAY
 ROMOLAND, CA. 92585

ASMT: 461030010, APN: 461030010
 RIVERSIDE COUNTY TRANSPORTATION COM
 PO BOX 12008
 RIVERSIDE CA 92502

ASMT: 333592006, APN: 333592006
 PHYLIS BUSHONG, ETAL
 28334 SPRING CREEK WAY
 ROMOLAND, CA. 92585

ASMT: 461030014, APN: 461030014
 3 M PROPERTY INV CO
 1515 LOWER PASEO LA CREST
 PLS VRDS EST CA 90274

ASMT: 333612031, APN: 333612031
 MENIFEE DEV
 255 E RINCON ST STE 200
 CORONA CA 92879

ASMT: 461140009, APN: 461140009
 MITRA NADERI, ETAL
 P O BOX 7041
 LAGUNA NIGUEL CA 92607





ASMT: 461140027, APN: 461140027
 SF RR, ETAL
 C/O RIGHT OF WAY DEPT
 P O BOX 12008
 RIVERSIDE CA 92502

ASMT: 461150016, APN: 461150016
 EASTERN MUNICIPAL WATER DIST
 P O BOX 8300
 PERRIS CA 92572

ASMT: 461140031, APN: 461140031
 ROY HILL, ETAL
 30300 GARBANI RD
 MENIFEE CA 92584

ASMT: 461160038, APN: 461160038
 RANCHO DE LOS CAZADORES
 1950 SKYCREST DR
 FULLERTON CA 92831

ASMT: 461140035, APN: 461140035
 SSR INV CO
 C/O VIOLETTE MIRAN
 P O BOX 173231
 ARLINGTON TX 76003

ASMT: 461160040, APN: 461160040
 SALT CREEK II
 C/O ROBERT L SATTLER
 P O BOX 13037
 NEWPORT BEACH CA 92658

ASMT: 461140048, APN: 461140048
 THREE GRACES MENIFEE
 14107 20TH AVE STE 401
 WHITESTONE NY 11357

ASMT: 461160044, APN: 461160044
 MEADOW VISTA HOLDINGS
 C/O PAUL G MARX
 3951 SIERRA LINDA DR
 ESCONDIDO CA 92025

ASMT: 461140049, APN: 461140049
 BECKMAN INSTRUMENTS INC
 C/O DBA FACILITY NO 105
 4300 N HARBOR BLV
 FULLERTON CA 92834

ASMT: 461160049, APN: 461160049
 PULTE HOME CORP
 27101 PUERTA REAL STE 300
 MISSION VIEJO CA 92691

ASMT: 461140050, APN: 461140050
 DOUGLAS WILLIAM
 C/O PERCIVAL
 P O BOX 943
 WINCHESTER CA 92596

ASMT: 461170001, APN: 461170001
 DONALD W PETERSEN FAMILY LTD PARTNER
 P O BOX 21207
 BULLHEAD CITY AZ 86439

ASMT: 461150006, APN: 461150006
 RANCON REAL ESTATE CORP, ETAL
 C/O NANCY MURAKAMI
 3660 WILSHIRE BLV NO 108
 LOS ANGELES CA 90010

ASMT: 461170007, APN: 461170007
 PIM BLUECAP WINCHESTER
 C/O SCOTT GALE
 17992 MITCHELL S STE 100
 IRVINE CA 92614





ASMT: 461190016, APN: 461190016
BETTY MCCONKEY
29905 LEON RD
WINCHESTER, CA. 92596

ASMT: 461190052, APN: 461190052
DIANA GRAJEDA
1522 SWEET BASIL
HEMET CA 92545

ASMT: 461190017, APN: 461190017
VILLA HAINES, ETAL
35440 STONECROP CT
MURRIETA CA 92563

ASMT: 461190053, APN: 461190053
PETRA JOVERO, ETAL
527 N PARKWOOD ST
ANAHEIM CA 92801

ASMT: 461190019, APN: 461190019
SHERRIE LILLY, ETAL
31102 NORMA WAY
WINCHESTER, CA. 92596

ASMT: 461190076, APN: 461190076
COPPER SKYE
C/O MARC R PERLMAN
427 S CEDROS AVE NO 201
SOLANA BEACH CA 92075

ASMT: 461190020, APN: 461190020
PATTI GREEN, ETAL
31152 NORMA WAY
WINCHESTER, CA. 92596

ASMT: 461190079, APN: 461190079
RANCON WINCHESTER VALLEY 85
41391 KALMIA ST
MURRIETA CA 92562

ASMT: 461190021, APN: 461190021
TAMMY AGUILAR, ETAL
28439 SADDLECREST ST
SUN CITY CA 92585

ASMT: 461190083, APN: 461190083
RANCON WINCHESTER VALLEY 200
41391 KALMIA ST 200
MURRIETA CA 92562

ASMT: 461190022, APN: 461190022
JAMES HEFFLEY, ETAL
P O BOX 226
WINCHESTER CA 92596

ASMT: 461190084, APN: 461190084
CHARM LOGAN
32041 DEL OBISPO
SAN JUAN CAPO CA 92675

ASMT: 461190051, APN: 461190051
GRETCHEN SCHLEGEL
505 FERNLEAF AVE
CORONA DEL MAR CA 92625

ASMT: 461200036, APN: 461200036
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067





ASMT: 461210006, APN: 461210006
PAT DAYTON, ETAL
3706 BLUFF ST
NORCO CA 92860

ASMT: 461242017, APN: 461242017
STONE STAR RIVERSIDE
12671 HIGH BLUFF DR NO 150
SAN DIEGO CA 92130

ASMT: 461210020, APN: 461210020
PACWEST GROUP
41391 KALMIA NO 100
MURRIETA CA 92562

ASMT: 461260046, APN: 461260046
WOODS VENTURE
C/O DAN STEPHENSON
41391 KALMIA STE 200
MURRIETA CA 92562

ASMT: 461210031, APN: 461210031
STARCREST INC
C/O THOMAS STANALAND
P O BOX 460
WINCHESTER CA 92596

ASMT: 461273018, APN: 461273018
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

ASMT: 461210033, APN: 461210033
WINCHESTER 68
C/O JOHN P KING JR
450 NEWPORT CENTER 500
NEWPORT BEACH CA 92660

ASMT: 461280020, APN: 461280020
WILHELM KLEPPE
29370 LEON RD
WINCHESTER CA 92596

ASMT: 461220016, APN: 461220016
REGENT WINCHESTER
C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

ASMT: 461280021, APN: 461280021
WILHELM KLEPPE
HAYDNWEG 5 42781 HAAN
GERMANY

ASMT: 461220018, APN: 461220018
RANCON CROSSROADS
41391 KALMIA ST NO 200
MURRIETA CA 92562

ASMT: 461280022, APN: 461280022
HAZEL CLARK, ETAL
P O BOX 213
WINCHESTER CA 92596

ASMT: 461241052, APN: 461241052
PARK DIST, ETAL
537 E FLORIDA AVE
HEMET CA 92543

ASMT: 461280023, APN: 461280023
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501





ASMT: 461280024, APN: 461280024
CADO INDIGO
1545 FARADAY AVE
CARLSBAD CA 92008

ASMT: 462030010, APN: 462030010
PROGRESSIVE LENDING INC
9700 CAMINO DEL CORONADO
MORENO VALLEY CA 92557

ASMT: 461280025, APN: 461280025
PELICAN LANDING
C/O NELSON CHUNG
1000 DOVE ST STE 300
NEWPORT BEACH CA 92660

ASMT: 462030011, APN: 462030011
RON AMATO, ETAL
P O BOX 998
WINCHESTER CA 92596

ASMT: 461280026, APN: 461280026
JOAN OOSTDAM, ETAL
1645 N RAMONA BLVD
SAN JACINTO CA 92582

ASMT: 462030012, APN: 462030012
NANCY LUCAS, ETAL
18400 CABLE LN
PERRIS CA 92570

ASMT: 461290010, APN: 461290010
NEWPORT ROAD 103
C/O PAUL G MARX
219 MEADOW VISTA WAY
ENCINITAS CA 92024

ASMT: 462030013, APN: 462030013
SONDRA WHITE, ETAL
1705 GOLD HILLS DR
REDDING CA 96003

ASMT: 462020051, APN: 462020051
MARIA BOLANOS, ETAL
16514 MURPHY RD
LA MIRADA CA 90638

ASMT: 462030019, APN: 462030019
FRIEDRICH FINCH
4925 AUDRA CT
KEYES CA 95328

ASMT: 462030007, APN: 462030007
ELAINE NESVACIL, ETAL
27262 LEGEND LN
HEMET CA 92544

ASMT: 462030021, APN: 462030021
JOY COOK, ETAL
33834 ZEIDERS RD
MENIFEE CA 92584

ASMT: 462030009, APN: 462030009
TIMOTHY OBRIEN
31110 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 462030022, APN: 462030022
CHARLES BROWN
28680 LEON RD
WINCHESTER, CA. 92596





ASMT: 462030024, APN: 462030024
CINDY DAHLENE
28640 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030037, APN: 462030037
LORINDA OSUNA
28875 MEMORY LN
WINCHESTER, CA. 92596

ASMT: 462030025, APN: 462030025
MONROE CHAVIS
P O BOX 406
WINCHESTER CA 92596

ASMT: 462030038, APN: 462030038
KATHRYN MADAS SAVAGE, ETAL
28870 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030026, APN: 462030026
DARLENE REYNOLDS, ETAL
P O BOX 1018
WINCHESTER CA 92596

ASMT: 462030044, APN: 462030044
BARBARA AMUNDSON
28840 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030027, APN: 462030027
MARIA PEREZ, ETAL
28620 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030045, APN: 462030045
DONNA MEREDITH, ETAL
P O BOX 247
WINCHESTER CA 92596

ASMT: 462030028, APN: 462030028
MARIA AGUAYO, ETAL
1308 CLARENCE DR
HEMET CA 92545

ASMT: 462030046, APN: 462030046
FABIAN ESCOBAR
1119 S ALBANY ST NO 134
LOS ANGELES CA 90015

ASMT: 462030031, APN: 462030031
QUAIL INDUSTRIES
27762 ANTONIO PKWY L1 280
LADERA RANCH CA 92694

ASMT: 462030047, APN: 462030047
ANTONIUS CORNELIUS
P O BOX 837
WINCHESTER CA 92597

ASMT: 462030033, APN: 462030033
CHONG SUH, ETAL
28362 N STAR LN
MENIFEE CA 92584

ASMT: 462030048, APN: 462030048
K ARMSTRONG, ETAL
C/O KELLY MILLER
28580 LEON RD
WINCHESTER, CA. 92596





ASMT: 462030049, APN: 462030049
DEVIN ARMSTRONG
28590 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030062, APN: 462030062
THERESA DEVRIES
28920 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030051, APN: 462030051
LOUISE MORGAN, ETAL
C/O PATRICIA WOLLENZIER
28820 MEMORY LN
WINCHESTER CA 92596

ASMT: 462030063, APN: 462030063
JOHN NICEWONGER
43161 CORTE TOLOSA
TEMECULA CA 92592

ASMT: 462030055, APN: 462030055
DURANT ENTERPRISES INC
14 TRAIL RIDGE CIR
PHILLIPS RANCH CA 91766

ASMT: 462030064, APN: 462030064
TIMOTHY SASAK, ETAL
28660 LEON RD
WINCHESTER, CA. 92596

ASMT: 462030056, APN: 462030056
SYLVIA JURADO
31210 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 462030066, APN: 462030066
R PETERSON
15938 SW QUARRY RD STE B6
LAKE OSWEGO OR 97035

ASMT: 462030059, APN: 462030059
KENNETH HARDING, ETAL
28561 MEMORY LN
WINCHESTER, CA. 92596

ASMT: 462030067, APN: 462030067
SHERRY WILKERSON, ETAL
P O BOX 890764
TEMECULA CA 92589

ASMT: 462030060, APN: 462030060
TAMARA COLLINS, ETAL
31093 SIMPSON RD
WINCHESTER, CA. 92596

ASMT: 462030068, APN: 462030068
KENDRA MATHIS, ETAL
31185 BYERLY ST
WINCHESTER, CA. 92596

ASMT: 462030061, APN: 462030061
LINDA TERRIERE, ETAL
28895 MEMORY LN
WINCHESTER, CA. 92596

ASMT: 462030069, APN: 462030069
GRANT NIMAN, ETAL
C/O GRANT N NIMAN
2101 ROSECRANS STE 3270
EL SEGUNDO CA 90245



ASMT: 462030070, APN: 462030070
SHELLEY PFEIFER
28925 MEMORY LN
WINCHESTER CA 92596

ASMT: 462040010, APN: 462040010
OSCAR GARCIA, ETAL
31250 OLIVE AVE
WINCHESTER, CA. 92596

ASMT: 462030071, APN: 462030071
SHERYL MORGAN, ETAL
28915 MEMORY LN
WINCHESTER, CA. 92596

ASMT: 462040011, APN: 462040011
CINDY CARRILLO, ETAL
28945 SHADY TREE LN
WINCHESTER, CA. 92596

ASMT: 462030072, APN: 462030072
MARION SMITH
28940 LEON RD
WINCHESTER, CA. 92596

ASMT: 462040060, APN: 462040060
SHARON BUSTOS
P O BOX 522
WINCHESTER CA 92596

ASMT: 462030078, APN: 462030078
ANDREA ROMINES, ETAL
28720 LEON RD
WINCHESTER CA 92596

ASMT: 462040061, APN: 462040061
BETTY HEYNE, ETAL
P O BOX 363
WINCHESTER CA 92596

ASMT: 462040007, APN: 462040007
LEE WRIGHT, ETAL
P O BOX 13346
SAN LUIS OBISPO CA 93406

ASMT: 462040062, APN: 462040062
STEPHANIE CASTRONUOVO, ETAL
P O BOX 796
WINCHESTER CA 92596

ASMT: 462040008, APN: 462040008
OSCAR MONROY, ETAL
P O BOX 223
WINCHESTER CA 92596

ASMT: 462040063, APN: 462040063
MARIA GUTIERREZ, ETAL
28891 SHADY LN
WINCHESTER CA 92596

ASMT: 462040009, APN: 462040009
ILKA SABHA, ETAL
C/O EBRAHIM TALEBI
27551 ALMENDRA
MISSION VIEJO CA 92691

ASMT: 462050003, APN: 462050003
MARY BOCK, ETAL
SUITE C 152
36068 HIDDEN SPRINGS RD
WILDOMAR CA 92595

ASMT: 462050010, APN: 462050010
GERALD WILSON, ETAL
C/O RENE ESPARZA
7 ARGONAUT
ALISO VIEJO CA 92656

ASMT: 466020002, APN: 466020002
WOODCREST PARTNERSHIP
C/O WILLIAM CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 462050012, APN: 462050012
MICHAEL TOFT
309 REGAL OAK CT
NEWBURY PARK CA 91320

ASMT: 466020004, APN: 466020004
WOODCREST PARTNERSHIP
ATTN WILLIAM R CRAMER JR
425 W RIDER ST STE B1
PERRIS CA 92571

ASMT: 462050015, APN: 462050015
HUSHMAND TAGHDIRI
3112 BOSTONIAN
LOS ALAMITOS CA 90720

ASMT: 466030002, APN: 466030002
JMB LEGACY PROP
30490 BRIGGS RD
MENIFEE CA 92584

ASMT: 462060017, APN: 462060017
MIGHTY DEV
3296 E GUASTI RD STE 120
ONTARIO CA 91761

ASMT: 466050002, APN: 466050002
EDWARD PIERCE
P O BOX 798
SUN CITY CA 92586

ASMT: 462090002, APN: 462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

ASMT: 466120014, APN: 466120014
WILDA VERNOLA, ETAL
5242 DEL NORTE
LA PALMA CA 90623

ASMT: 462120006, APN: 462120006
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

ASMT: 466120017, APN: 466120017
JEFFREY NIGHTSWONGER, ETAL
C/O JEFFREY NIGHTSWONGER
P O BOX 758
SUN CITY CA 92586

ASMT: 462190011, APN: 462190011
WATERMARKE LAND CO
C/O JEFF TROESH
211 W RINCON ST NO 108
CORONA CA 92880

ASMT: 466120018, APN: 466120018
JUAN RUAN, ETAL
828 E BONDS ST
CARSON CA 90745



ASMT: 466120023, APN: 466120023
LEON PARK
12526 HIGHBLUFF DR 355
SAN DIEGO CA 92130

ASMT: 466350007, APN: 466350007
AMY HASEGAWA, ETAL
P O BOX 28511
SAN DIEGO CA 92198

ASMT: 466310017, APN: 466310017
TIA NGO
14052 SHIRLEY ST
WESTMINSTER CA 92683

ASMT: 466350009, APN: 466350009
BETTY ALLEN, ETAL
30590 HOLCOMB RD
WINCHESTER, CA. 92596

ASMT: 466310026, APN: 466310026
EASTERN FINANCIAL
1352 LA LOMA DR
SANTA ANA CA 92705

ASMT: 466350010, APN: 466350010
THOAI DOAN, ETAL
13775 CALLE SECO
POWAY CA 92064

ASMT: 466340017, APN: 466340017
ALAN CLARK, ETAL
C/O ALAN CLARK
P O BOX 11238
NEWPORT BEACH CA 92658

ASMT: 466350013, APN: 466350013
PATRICE MARKHAM, ETAL
P O BOX 476
WINCHESTER CA 92596

ASMT: 466340020, APN: 466340020
ALAN CLARK, ETAL
C/O KATHY L WARNER
22213 LYNX CT
MURRIETA CA 92562

ASMT: 466350014, APN: 466350014
SANDRA KELLOGG, ETAL
31625 ANO CREST RD
WINCHESTER, CA. 92596

ASMT: 466350005, APN: 466350005
LINDA AKERS, ETAL
30780 EUCALYPTUS
WINCHESTER, CA. 92596

ASMT: 466350015, APN: 466350015
ROKO ALAGA
29131 S HIGHMORE AVE
RCH PALOS VERDES CA 90275

ASMT: 466350006, APN: 466350006
DIAMOND FIVE
C/O STEVE SCHEENSTRA
5311 AVENUE 272
VISALIA CA 93277

ASMT: 466350016, APN: 466350016
ANTHONY ALAGA
30700 EUCALYPTUS RD
WINCHESTER, CA. 92596





ASMT: 466350018, APN: 466350018
SAN PEDRO FARM RANCON
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 466360040, APN: 466360040
TERESE SHELDRAKE, ETAL
30750 EPIPLANEIA WAY
WINCHESTER CA 92596

ASMT: 466360041, APN: 466360041
TODD ADAMS
32175 ANO CREST RD
WINCHESTER, CA. 92596



9/6/2013 4:06:14 PM

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

ATTN: Philip Crimmins
CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

CALTRANS
Forecasting / IGR-CEQA Review
464 W. 4th St., 6th Floor
Mail Stop 722
San Bernardino, CA 92401-1400

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

GTE Area Forecasting
3633 E. Inland Empire Blvd, Suite 300
CAB251L
Ontario, CA 97164

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Sheriff's Department
82-695 Dr. Carreon Blvd.
Indio, CA 92201-6907

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

Winchester Meadows LLC
17782 East 17th Steer
Tustin CA 92780



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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.

EA42500, TR36417, CZ7773, SP293S6

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Winchester Meadows LLC

Project Applicant

17782 East 17th Street Tustin CA 92780

Address

Northerly of Holland Road, easterly of Briggs

Project Location

The Specific Plan Substantial Conformance proposes to merge Planning Areas 15 and 16 into one Planning Area, '15,' modify the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the proposed merged PA 15. The Tentative Tract Map is a Schedule A subdivision of 51.43 acres into 228 residential lots and six open space lots.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to Certified EIR No. 380 prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

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: _____

DM/dm

Revised 10/17/2013

Y:\Planning Case Files-Riverside office\SP00293S6\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42500 ZCFG05874 .

FOR COUNTY CLERK'S USE ONLY

EA-38611

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200401208

Lead Agency: COUNTY PLANNING Date: 10/08/2004

County Agency of Filing: Riverside Document No: 200401208

Project Title: EA 38611; GPA 00617; SPA 293; CZ 6673; TTM 30266

Project Applicant Name: SIERRA LINDA DEVELOPMENT Phone Number:

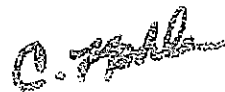
Project Applicant Address: 3591 SIERRA LINDA DR. ESCONDIDIO CA 92025

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee \$64.00
- Project that is exempt from fees (DeMinimis Exemption)
- Project that is exempt from fees (Notice of Exemption)

Total Received \$914.00



Signature and title of person receiving payment: _____

Notes:

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1202044

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: WINCHESTER MEADOWS LLC \$64.00
paid by: CK 1082
paid towards: CFG05874 CALIF FISH & GAME: DOC FEE
CFW FEE FOR EA42500-ADDENDUM 4 to EIR380 FOR SP293
at parcel #: 30805 OLIVE AVE WINC
appl type: CFG3

By _____ Mar 14, 2012 16:13
GLKING posting date Mar 14, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Agenda Item No.: 3 - 2
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second/Second
Project Planner: Paul Rull
Planning Commission: February 19, 2014

GENERAL PLAN AMENDMENT NO. 1112
CHANGE OF ZONE NO. 7792
PLOT PLAN NO. 25348
Environmental Assessment No. 42505
Applicant: Sukut Development Inc.
Engineer/Representative: KWC Engineers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project proposes to amend the General Plan Land Use designation from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to Community Development: Very High Density Residential (CD: VHDR) (14 – 20 dwelling units per acre). The project also proposes to change the zoning classification from Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to Multiple-Family Dwellings (R-2).

The project also proposes to construct twelve, three-story apartment complex buildings with 98 units totaling 179,105 square feet on 6.0 gross acres. The apartment units range from one bedroom to three bedroom units and from 771 square feet to 1,982 square feet in size. The apartment complex will have a total of 227 parking spaces, of which 10 will be handicap accessible, and 18 for compact cars. There are 154 garage parking spaces available and 73 open parking spaces. The project will have two driveways with electronic entry gates on Temescal Canyon Road for access. The project's amenity and recreational package includes a 8,471 square foot swimming pool recreation area, a 710 square foot recreational building and picnic table and barbeque open space areas. The apartment complex will be managed within a 2,751 square foot administration office building onsite.

The Planning Director recommended to the Planning Commission on July 18, 2012 through the General Plan Initiation Process (GPIP) to adopt the initiation proceedings for the change in General Plan land use designation from Community Development: Light Industrial to Community Development: Highest Density Residential (20+ dwelling units per acre), stating that appropriate findings can be made to support the general plan amendment. The Planning Commission provided their recommendations to the Board of Supervisors to adopt initiation proceedings. The Board of Supervisors voted to adopt initiation proceedings on August 28, 2012.

During the design review process, the applicant requested a change in the proposed land use designation to Community Development: Very High Density Residential (VHDR) (14 - 20 dwelling units per acre) due to the change in physical size of the site and its constraints in achieving the 20+ dwelling units per acre identified in the GPIP process. The proposed project's 16.3 dwelling units per acre are consistent with the density range and intent of the Very High Density Residential land use designation.

The project site is located northerly of Cajalco Road and easterly of Temescal Canyon Road.

ISSUES OF POTENTIAL CONCERN:

Biological

The project site lies within the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) area. A review from the Environmental Programs Division identified riparian riverine habitat located in the northwest portion of the site adjacent to the administration building and west of building 4. The project layout would significantly impact this habitat area. As such, the project was conditioned to

avoid development in this area (see Exhibit J) and conserve it as a no disturbance area through jurisdictional delineation. With this mitigation, the impacts to biological resources are expected to be less than significant.

Noise

A noise study was prepared by Rincon Consultants, Inc. dated September 11, 2013 which analyzed temporary construction noise, on-site noise and off-site noise. The study was reviewed by the County's Industrial Hygiene Department and was determined to be adequate.

Upon build-out completion of the project, the western facades of proposed residences adjacent to the roadway will be exposed to 70.5 dBA Leq, exceeding the County's multi-family residential exterior noise standard of 65 dBA CNEL. The project has been conditioned to use noise reducing building construction materials and techniques which will reduce noise levels to an acceptable level. The noise study also identifies that open space areas nearest to the road will also exceed the exterior noise standard of 65 dBA CNEL. In order to protect these open space areas, the project has been conditioned to keep the existing combination of earthen berms and wooden fences for the outdoor recreation areas, barbeque and picnic areas, which will mitigate this impact to a less than significant level.

Interior noise levels were calculated based on the anticipated distance of future residential units from Temescal Canyon Road. Based on noise modelling, it is estimated that the project's residences would experience a maximum exterior noise of 70.5 dBA Ldn from the roadway. Interior noise levels are approximately 25 dBA lower than exterior noise levels with windows closed, thus resulting in an approximate 45.5 dBA Ldn or CNEL noise level inside the residences. The project will have to meet existing California Building Code requirements which require the installation of forced-air mechanical ventilation, which ensures that future residential units are able to reasonably maintain closed windows and achieve the standard 25 dBA reduction in noise levels. In addition, the project has been conditioned to use noise reducing building construction materials and techniques which will reduce noise levels to an acceptable level.

Residential development on the project site would result in new vehicle trips that could increase roadway noise experience by nearby sensitive receptors. The nearest sensitive receptor is situated approximately 65 feet west of the centerline of Temescal Canyon Road, and is raised above the level of the roadway and separated by a tall earthen bank covered with a wooden fence. It is estimated that based on buildout of the project and traffic generated, the noise levels at the sensitive receptor would be 59.9 dBA. Therefore, the project would not measurably contribute to an increase in traffic noise at project buildout. Since the allowable increase in noise exposure is a 3 dBA shift, traffic noise associated with the proposed project would not result in a significant increase to the receptor.

Traffic

The Transportation Department has reviewed the traffic study prepared by Linscott, Law & Greenspan dated June 28, 2013 and has verified that it has been prepared in accordance with County-approved guidelines and 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 project is expected to generate approximately 665 daily trips (one half arriving, one half departing) with 51 trips in the AM peak hour and 62 trips in the PM peak hour on a weekday. Cumulatively, the

projects in the area are expected to generate 22,278 daily trips. The project study area covers three intersections: Ontario Avenue/Temescal Canyon Road at El Cerrito Road, Temescal Canyon Road at Tom Barnes Street, and Temescal Canyon Road at Cajalco Road. All of these intersections operate at a level of service (LOS) D or better, except for Ontario Avenue/Temescal Canyon Road at El Cerrito Road which is anticipated to operate at LOS E and F. The project has been conditioned to install a two-phase traffic signal and widening/restriping to provide an exclusive northbound left-turn lane. With these mitigation measures, the intersection is expected to operate at LOS B. Therefore, the impacts are considered less than significant with mitigation measure incorporated.

Land use compatibility with surrounding surface mining facilities

The project is located in the vicinity of three surface mining facilities (see Exhibit 9). The nearest active surface mining facility (3M) is approximately 2400 feet northeast of the project. There are two other surface mining facilities in the area, but they are closed or abandoned. The project's environmental assessment analyzed a variety of environmental impacts and determined that the project's impacts would be less than significant with mitigation measures incorporated. The project's buffer distance from the nearest mine in conjunction with the project's landscaping, construction materials and mitigation measures will help reduce any potential mine impacts on the project to a less than significant level. There are other residential projects (Sycamore Creek Specific Plan) that the County has approved that was located adjacent to an existing and operating surface mining facility. In the case of Sycamore Creek Specific Plan, homes were placed as close as 200 feet from the mining facility.

The developable portions of the project is located within the Mineral Resource Zone-3 (MRZ) (see Exhibit 8), which is a classification from the Department of Conservation Division of Mines and Geology (DMG) identifying that the area is of undetermined mineral resource significant. The establishment of MRZ is based on a geologic appraisal of the mineral resource potential of the land based on research of geologic and mining-related literature, geologic maps, plotting of reported mines, and publications and mining data from the DMG. The undeveloped eastern portion of the project site is located within MRZ-2 which is classified as areas that contain identified mineral resource. The DMG states in their Guidelines for Classification and Designation of Mineral Lands, that the MRZ classification is based on geologic and economic factors and is the process of identifying lands containing significant mineral deposits. The DMG also identifies the term Designation which is the formal recognition by the State Mining and Geology Board (SMGB) of sectors containing mineral deposits of regional or statewide significance. According to the Mineral Land Classification of the Temescal Valley Area, Riverside County, California Special Report 165 from the DMG and review from the County's Geologist, the project is not located within a designated mineral resources sector. The nearest designated resource sector is identified as Sector Q (see Exhibit S) which is located along Temescal wash and is defined by the Surface Mining and Reclamation Act (SMARA) and SMGB as "instream deposits located in Temescal wash beginning near Magnolia Avenue and extending upstream to Cajalco Road" (Public Resource Code, Division 2, Chapter 9, Section 3550.4). The project site is not located within Sector Q, nor is it located "instream" in Temescal wash. Therefore, it is anticipated that the proposed project will not considerably impact mineral deposits of regional or statewide significance.

The project site is located within the General Plan Light Industrial (LI) land use designation and Manufacturing-Service Commercial and Mineral Resources zoning. There is no mineral resource policies associated with the LI designation. The project's developable area is located primarily within the Manufacturing-Service Commercial zone. There is a small sliver of Mineral Resources zone located on the site (see Exhibit #2), however based on the project layout, no development will occur in this area.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #6): | Light Industrial |
| 2. Proposed General Plan Land Use (Ex. #6): | Very High Density Residential |
| 3. Surrounding General Plan Land Use (Ex. #6): | Commercial Retail, Light Industrial, Rural, Rural Residential, Very Low Density Residential, Rural Mountainous, Mineral Resources, Water City of Corona |
| 3. Existing Zoning (Ex. #3): | Manufacturing-Service Commercial and Mineral Resources |
| 4. Proposed Zoning (Ex. #3): | Multiple-Family Dwelling |
| 5. Surrounding Zoning (Ex. #3): | General Commercial, Residential Agricultural, Controlled Development Areas, Mineral Resources, Natural Assets |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Mini storage facility, regional commercial shopping center, surface mining facilities, single-family residences, industrial businesses |
| 7. Project Data: | Total Acreage: 6.0 gross acres
Number of Units: 98
Number of Residential Buildings: 12
Total Building Area: 182,476 square feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42505**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1112, amending the General Plan Land Use designation from Community Development: Light Industrial (CD: LI) to Community Development: Very High Density Residential (CD: VHDR) in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7792, amending the zoning classification for the subject property from Mineral Resources (M-R) and Manufacturing-Service Commercial (MS-C) to Multiple-Family Dwellings (R-2) in accordance with Exhibit #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,

APPROVAL of **PLOT PLAN NO. 25348**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Light Industrial on the Temescal Canyon Area Plan.
2. The proposed use, a 98 unit apartment complex on 6.0 gross acres, is consistent with the proposed land use designation of Community Development: Very High Density Residential (VHDR) (14 – 20 dwelling units per acre) as the project's density is 16.3 dwelling units per acre. The project is consistent with the intent of the VHDR designation as it provides multiple-family dwellings within the allowed density range.
3. The project site is surrounded by properties which are designated Commercial Retail, Light Industrial, Rural, Rural Residential, Very Low Density Residential, Rural Mountainous, Mineral Resources, Water, and the City of Corona.
4. The zoning for the subject site is Manufacturing-Service Commercial and Mineral Resources.
5. The proposed use, a 98 unit apartment complex, is a permitted use, subject to approval of a plot plan in the Multiple-Family Dwellings zone Section 7.1.a in Ordinance No. 348.
6. The proposed use, a 98 unit apartment complex, is consistent with the development standards set forth in the Multiple-Family Dwellings zone Section 7.2 through 7.10.
7. The project site is surrounded by properties which are zoned General Commercial, Residential Agricultural, Controlled Development Areas, Mineral Resources, and Natural Assets.
8. A variety of uses have been constructed and are operating in the project vicinity including a regional shopping center, single family residences, mini-storage facilities, industrial businesses and surface mining facilities. There is no uniformed use existing in the project's immediate area along Temescal Canyon Road.
9. This project is located within Criteria Area C (cell number 2400) of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such is required to ensure that no disturbances are proposed within the conservation areas identified in the conditions of approval and in the biological study and mapped as "Delineated Constraint Area (MSHCP Avoidance)". This project fulfills those requirements.
10. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The Riverside County Planning Department transmitted a copy of the project to the City of Corona's Planning Department on April 23, 2013, and received reply comments from the City on May 9, 2013. This project does conform to the MOU.
11. Environmental Assessment No. 42505 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Transportation/Traffic
 - c. Noise

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

12. In order to support the proposed General Plan Amendment, it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation and Agriculture. Each category has distinct required findings.

This General Plan Amendment falls into the Entitlement/Policy Amendment category, because it is changing land use designations entirely within a General Plan Foundation Component (Community Development).

The Administration Element of the General Plan explains a Planning Commission resolution recommending approval of a regular Entitlement/Policy Amendment and a Board of Supervisors resolution approving a regular Entitlement/Policy Amendment shall include findings, based on substantial evidence, that the proposed change does not involve a change in or conflict with the County's Vision, General Plan Principle, or Foundation Component designation, as well as contributing towards the achievement of the purposes of the General Plan, or at a minimum, would not be detrimental to them. The findings must also be made that an amendment is required to expand basic employment job opportunities and that would improve the ratio of jobs-to-workers in the County.

Consideration Finding:

- i) The proposed change does not involve a change in or conflict with the Riverside County Vision, any general plan principle, or any foundation component designation in the general plan.

The Vision for Riverside County states that housing and providing shelter is one of the most basic community needs and for leaders to accept the necessity to provide housing for the County's growing population. The proposed Amendment is consistent with the vision as it is providing housing and shelter to meet the needs of the County's growing population. The Land Use Element of the General Plan encourages a "balanced mixtures of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments". The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing housing opportunities for a growing population. The findings can be made that the proposed Amendment contributes to the County's vision and does not change or conflict with general plan principles.

- ii) The proposed amendment would either contribute to the achievement the purposes of the general plan or, at a minimum, would not be detrimental to them.

The proposed Amendment would contribute to the achievement of the general plan principles and policies, and would not be detrimental to them. The project is consistent with a number of policies included in the General Plan and Temescal Canyon Area Plan:

LU 22.2 "Accommodate higher density residential development near community centers, transportation centers, and employment and service areas". The proposed 98 unit apartment

complex will provide for high density housing opportunities located immediately adjacent to a major regional shopping center and retail and employment hub in the form of The Crossings at Corona shopping center.

LU 22.4 "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels". The proposed project will provide housing opportunities in a high density urban style that is compatible with the adjacent regional The Crossings at Corona shopping center.

TCAP 6.1 "Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the Safety Element, the Watershed Management section of the Multipurpose Open Space Element, and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element in the General Plan". The proposed project has been designed to reduce its impacts on the surrounding natural features. A portion of the project site has been delineated as no disturbance conservation area by the Environmental Programs Division to protect biological resources. The project has also been designed to stay out of the local flood plain along the wash, that no footprint of the development will be located within the floodplain boundaries.

- iii) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The proposed Amendment is consistent with this finding as the project would create some jobs as part of the construction and operations of the apartment complex. In addition, the housing that the apartment complex would create would attract people to the local area, potentially prompting them to look for nearby employment and sources to shop, both contributing to the County's economic base.

- 13. The proposed Change of Zone will make the zoning consistent with the proposed General Plan Amendment. The dwelling units allowance for the site is established by the General Plan, and the proposed zoning simply implements the proposed General Plan Amendment of 14-20 dwelling units per acre for the Community Development: Very High Density Residential land use designation. The proposed change of zone is consistent with the proposed General Plan Amendment. The zone change proposal will not specifically authorize any construction or permit any structures on the site, these elements will be authorized through approval of Plot Plan No. 25348.

CONCLUSIONS:

- 1. The proposed project is in conformance with the Community Development: High Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 1112.
- 2. The proposed project is consistent with the Multiple-Family Dwellings zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7792.
- 3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is clearly 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, one letter, in opposition have been received. Staff has reviewed this letter and has determined that all the items identified in the letter have been address and the project is consistent with the County's General Plan, ordinances and policies.
2. The project site is not located within:
 - a. An Airport Influence Area;
 - b. A High Fire Area;
 - c. Tribal Land;
 - d. A Fault zone;
 - e. The Mt. Palomar Observatory Area;
 - f. Not in an area drainage plan, or dam inundation area;
 - g. An Agriculture Preserve; or
 - h. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The City of Corona sphere of influence;
 - b. A 100-year flood plain;
 - c. The boundaries of the Corona-Norco Unified School District.
 - d. A WRCMSHCP Criteria Cell;
4. The subject site is currently designated as Assessor's Parcel Numbers: 279-231-075 and 279-231-054.

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 2014-001**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 January 15, 2014, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on January 15, 2014, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

23 **CERTIFICATION** of the environmental document, Environmental Assessment No. 42505; and
24 **ADOPTION** of General Plan Amendment No. 1112
25
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01112 CZ07792 PP25348
VICINITY/POLICY AREAS

Supervisor Tavaglione
 District 2

Date Drawn: 12/11/13
 Vicinity Map



Zoning District: El Cerrito
 Township/Range: T4SR6W
 Section: 16

Assessors Bk. Pg. 279-231
 Thomas Bros. Pg. 774 A4
 Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrra.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01112 CZ07792 PP25348

Supervisor Tavaglione
District 2

LAND USE

Date Drawn: 12/11/13
Exhibit 1



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 16



Assessors Bk. Pg. 279-231
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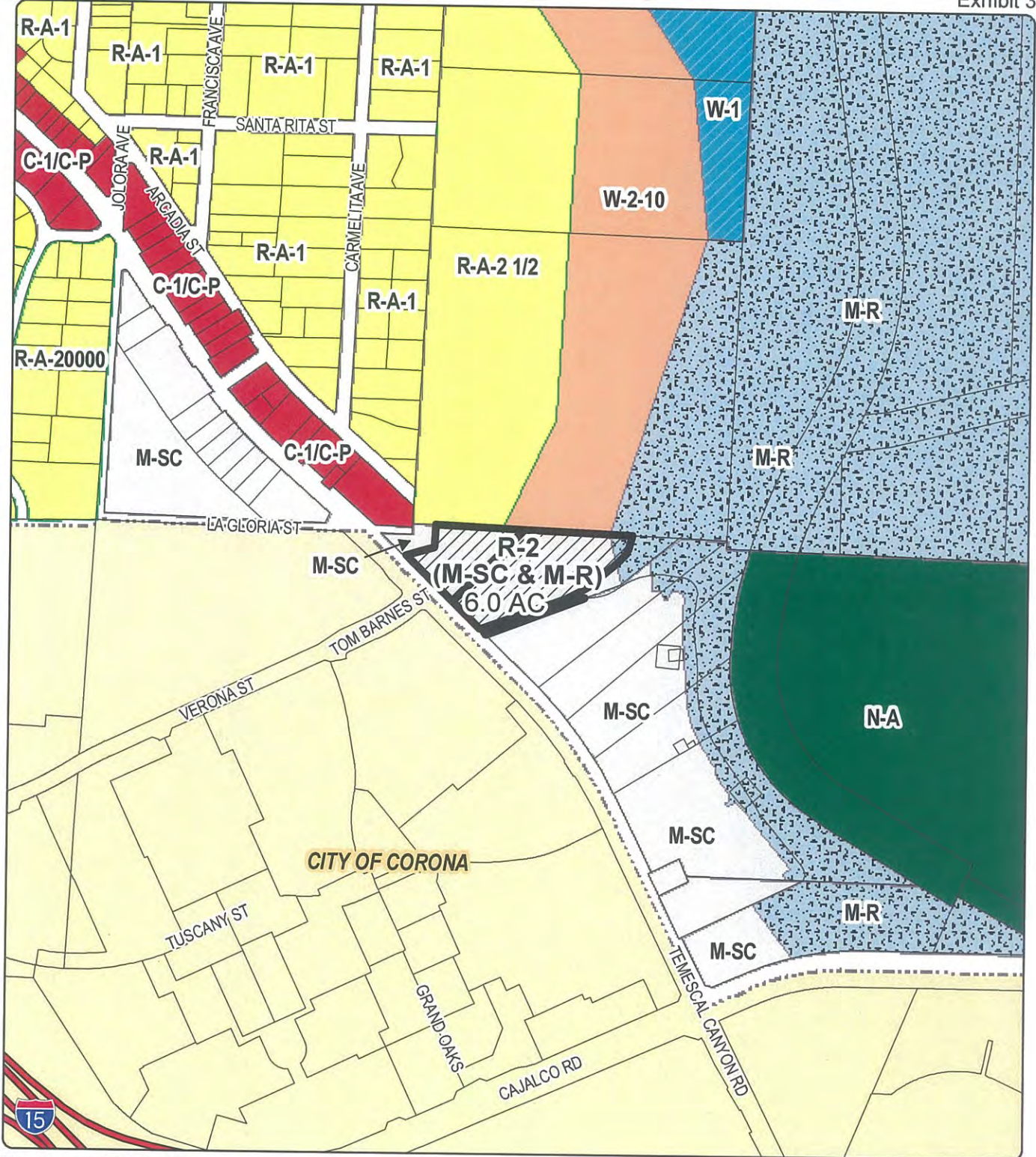
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA1112 CZ07792 PP25348

PROPOSED ZONING

Supervisor Tavaglione
District 2

Date Drawn: 12/11/13
Exhibit 3



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 16

Assessors Bk. Pg. 279-231
Thomas Bros. Pg. 774 A4
Edition 2011



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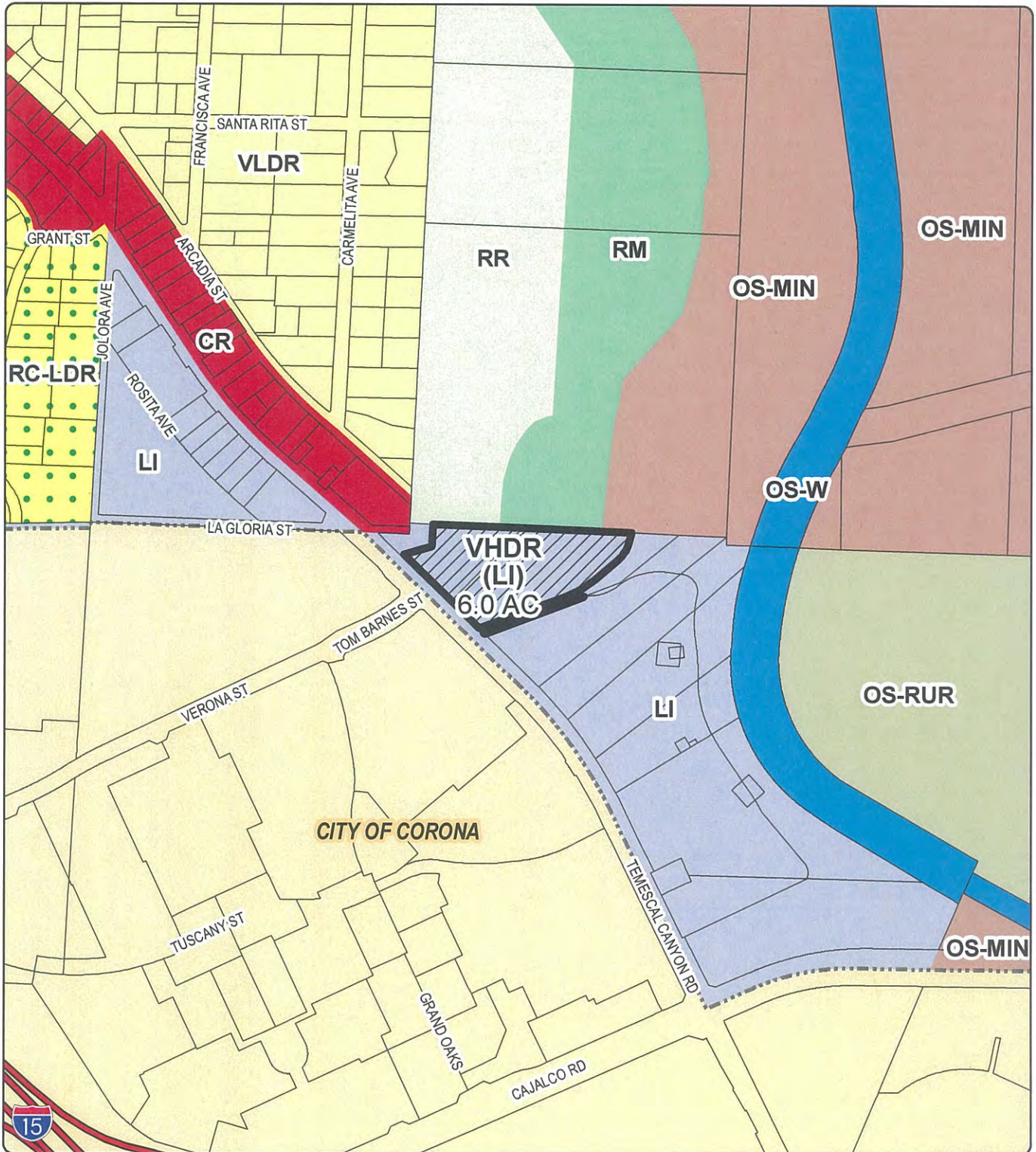
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01112 CZ07792 PP25348

PROPOSED GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 12/11/13
Exhibit 6



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 16

Assessors Bk. Pg. 279-231
Thomas Bros. Pg. 774 A4
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

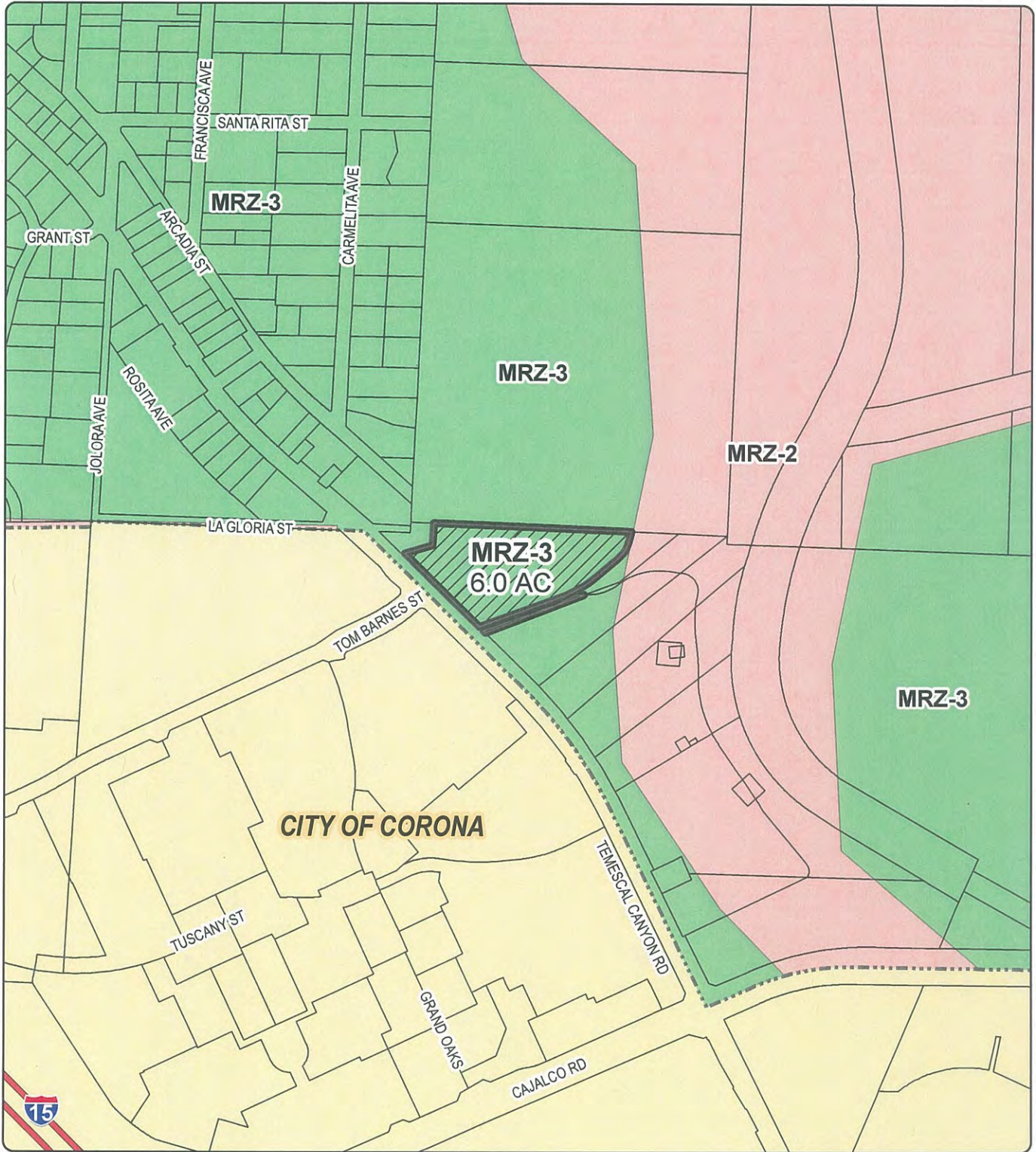
GPA01112 CZ07792 PP25348

Supervisor Tavaglione
District 2

MINERAL RESOURCES

Date Drawn: 12/02/2013

Exhibit 8



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 16

Assessors Bk. Pg. 279-231
Thomas Bros. Pg. 774 A5
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

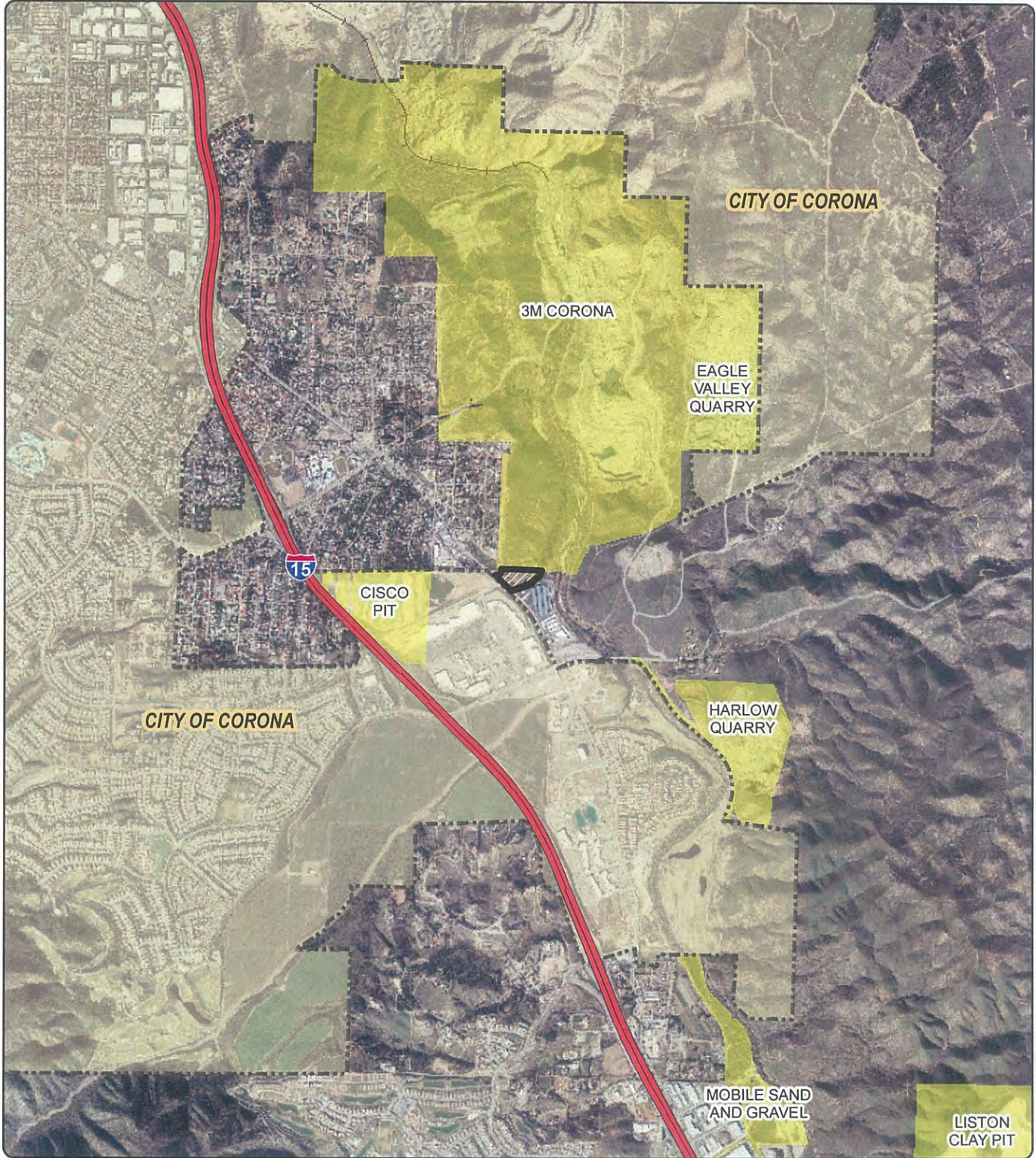
GPA01112 CZ07792 PP25348

Supervisor Tavaglione
District 2

Date Drawn: 12/11/2013

Exhibit 9

SURFACE MINES



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 16

Assessors Bk. Pg. 279-231
Thomas Bros. Pg. 774 A5
Edition 2011

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OWNER / DEVELOPER

OWENS REAL PROPERTIES
 15000 WILSON AVENUE
 SAKAMA, CA 92578
 PHONE: (951) 463-3333
 FAX: (951) 463-3331

ARCHITECT

VAHJ AND PARTNERS GROUP
 1420 WED. CA 92534
 PHONE: (951) 467-7777
 EMAIL: ABBE@VAHJGROUP.COM

CIVIL ENGINEER

THE ENGINEERS & ARCHITECTS
 1000 W. WASHINGTON AVENUE
 CORONA, CA 92626
 PHONE: (951) 764-1230
 EMAIL: MANGERT@THEENGINEERS.COM

PROJECT DATA

CROSS SITE AREA 11 AC 20,300 SQ. FT.
 NET SITE AREA 12.1 AC 23,100 SQ. FT.

USE CODES

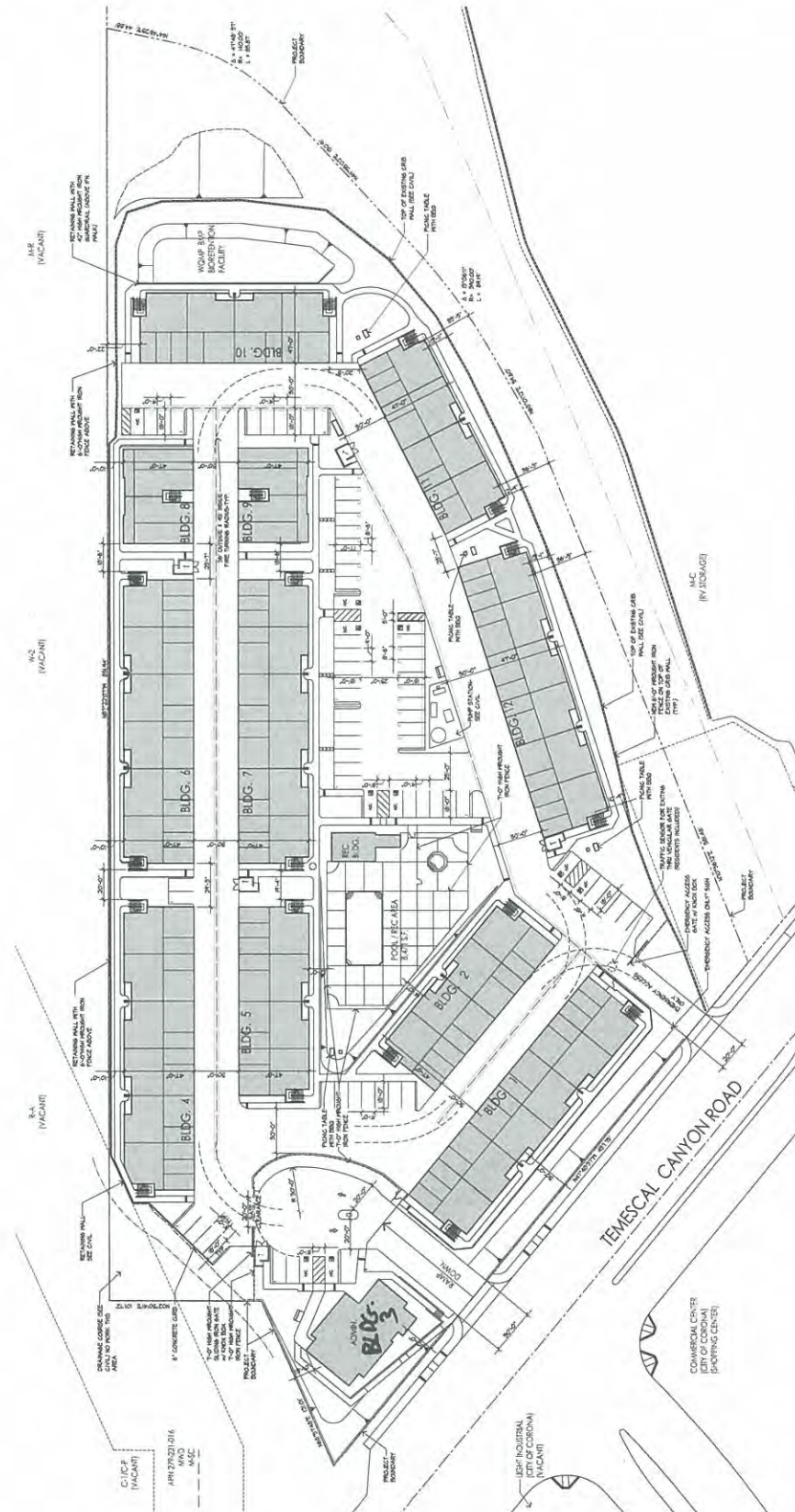
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AREAS

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BLDG 83	1,497 SQ. FT.
BLDG 84	1,497 SQ. FT.
BLDG 85	1,497 SQ. FT.
BLDG 86	1,497 SQ. FT.
BLDG 87	1,497 SQ. FT.
BLDG 88	1,497 SQ. FT.
BLDG 89	1,497 SQ. FT.
BLDG 90	1,497 SQ. FT.
BLDG 91	1,497 SQ. FT.
BLDG 92	1,497 SQ. FT.
BLDG 93	1,497 SQ. FT.
BLDG 94	1,497 SQ. FT.
BLDG 95	1,497 SQ. FT.
BLDG 96	1,497 SQ. FT.
BLDG 97	1,497 SQ. FT.
BLDG 98	1,497 SQ. FT.
BLDG 99	1,497 SQ. FT.
BLDG 100	1,497 SQ. FT.



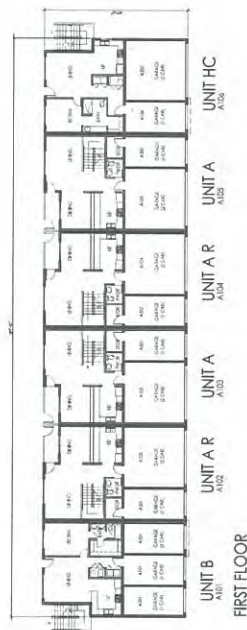
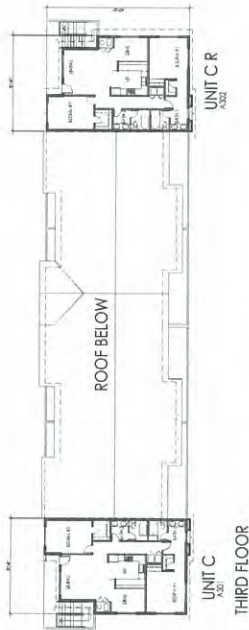
VICINITY MAP



SITE PLAN

CASE #: PP25348 AMD#2
EXHIBIT: A (site plan)
DATED: 9/19/13
PLANNER: P. RULL

TEMESCAL CANYON APARTMENTS
 RIVERSIDE COUNTY, CA



BUILDING 1, 4, 6, 7, & 12 PLANS
 AREAS:
 UNITS 14,872 SQ.FT.
 GARAGES 3,891 SQ.FT.
 TOTAL 18,763 SQ.FT.



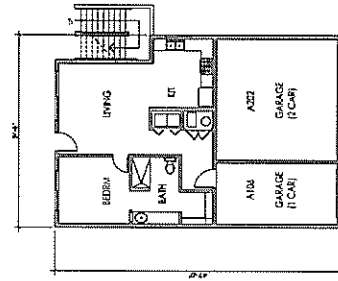
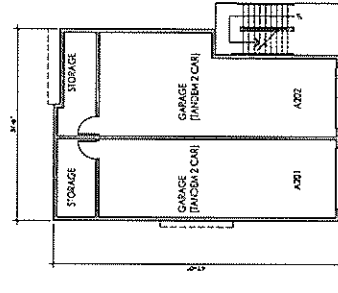
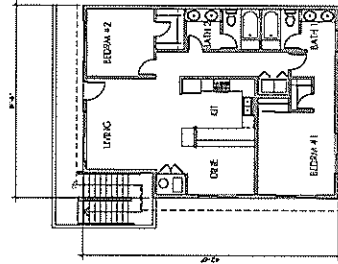
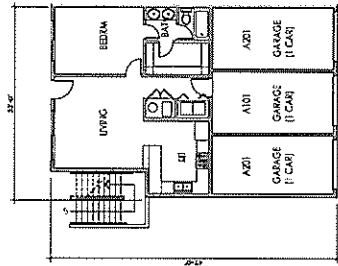
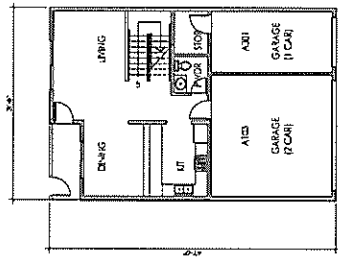
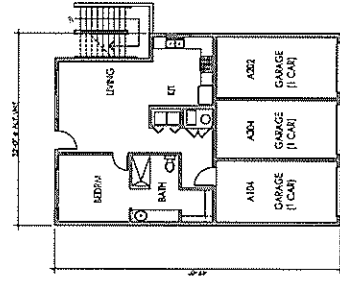
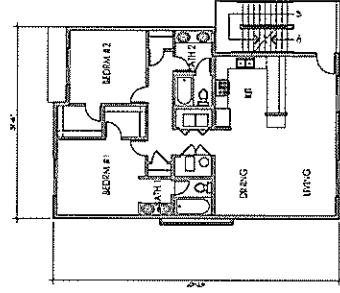
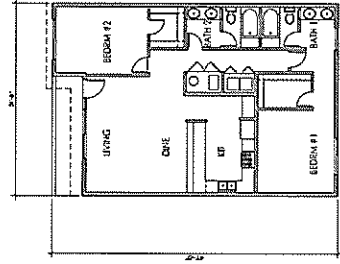
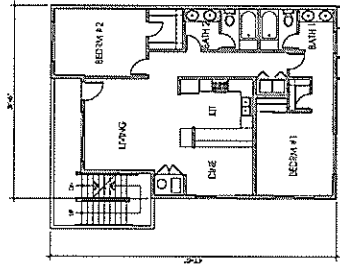
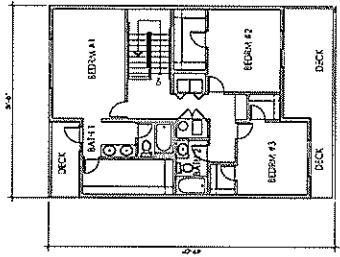
BUILDING 2, 5, 10 & 11 PLANS
 AREAS:
 UNITS 13,547 SQ.FT.
 GARAGES 2,593 SQ.FT.
 TOTAL 16,140 SQ.FT.

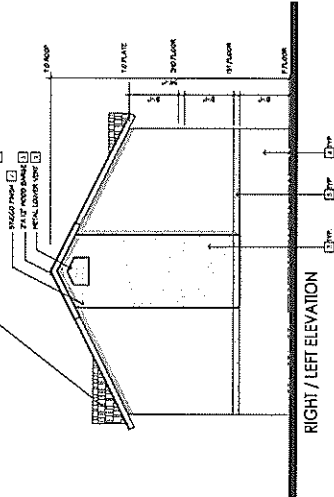


BUILDING 8 & 9 PLANS
 AREAS:
 UNITS 2,744 SQ.FT.
 GARAGES 2,801 SQ.FT.
 TOTAL 8,289 SQ.FT.

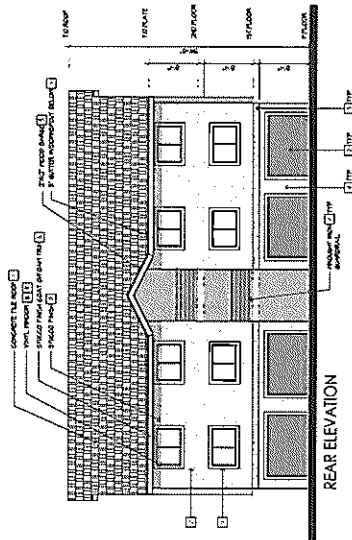
CASE #: PP25348 AMD#2
EXHIBIT: (C sheets 4,5,9)
DATED: 8/12/13
PLANNER: P. RULL



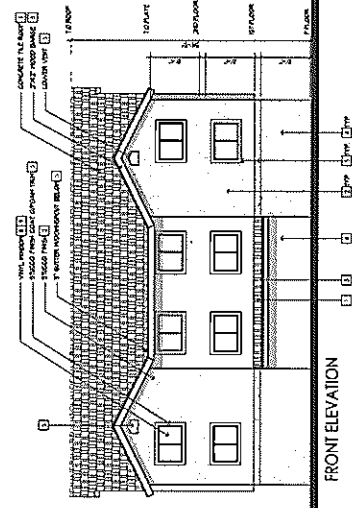




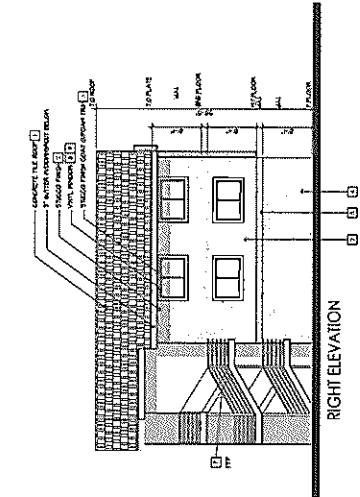
RIGHT / LEFT ELEVATION



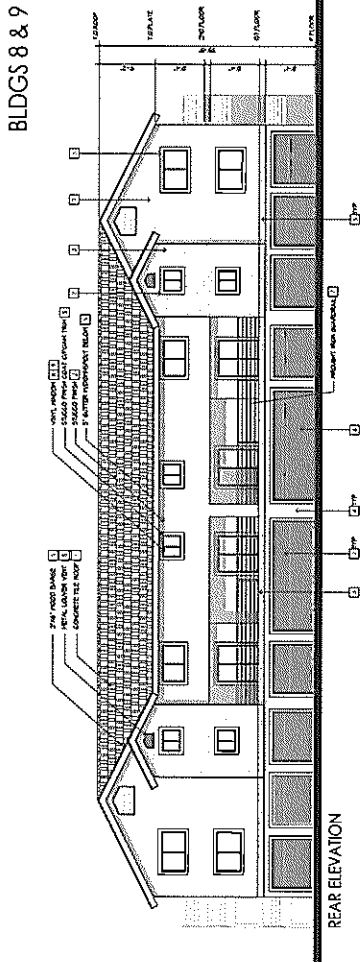
REAR ELEVATION



FRONT ELEVATION

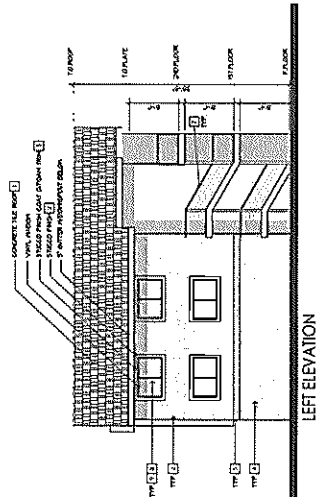


RIGHT ELEVATION

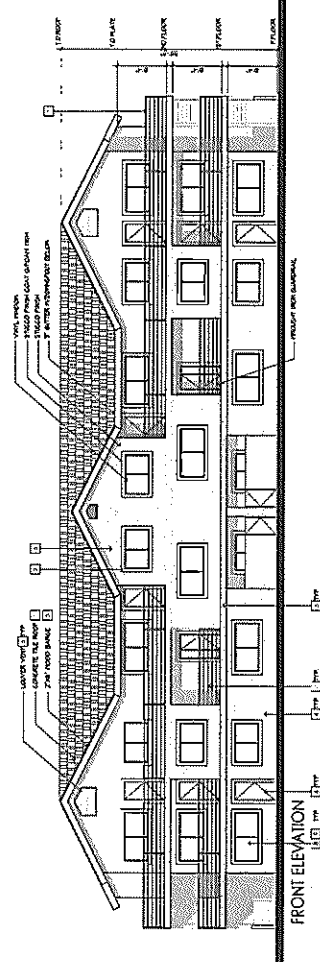


REAR ELEVATION

BLDG 8 & 9



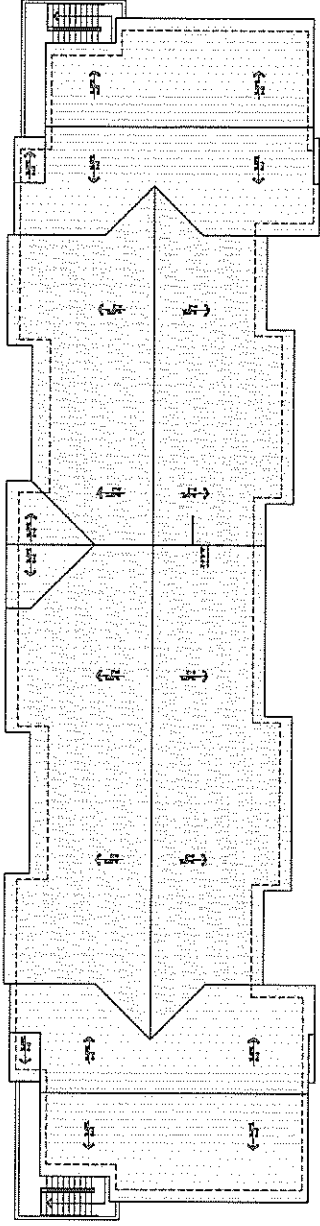
LEFT ELEVATION



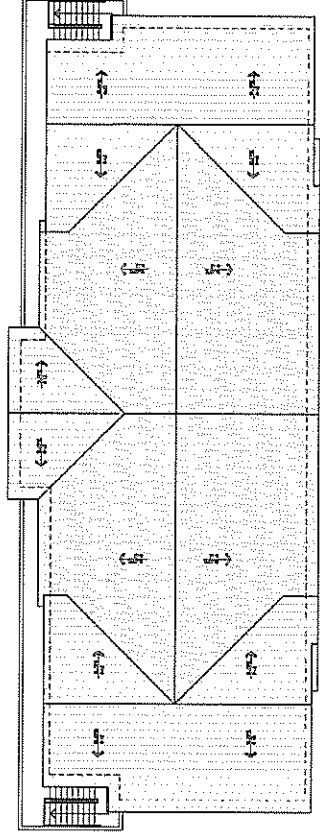
FRONT ELEVATION

BLDG 2, 5, 10 & 11

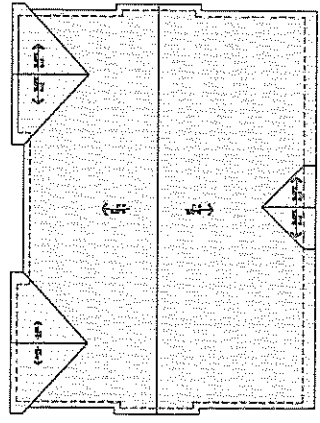
- BLDG. MATERIALS-COLORS**
- 1 CONCRETE TILE ROOF
 - 2 7.5\"/>
 - 3 2\"/>
 - 4 2\"/>
 - 5 2\"/>
 - 6 2\"/>
 - 7 2\"/>
 - 8 2\"/>
 - 9 2\"/>
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 - 99 2\"/>
 - 100 2\"/>



BUILDINGS 1, 4, 6, 7, 12

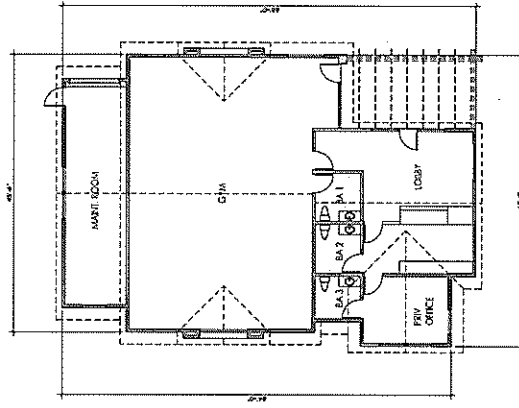


BUILDINGS 2, 5, 10, 11

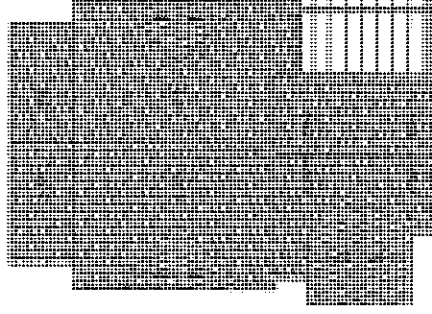


BUILDINGS 8, 9

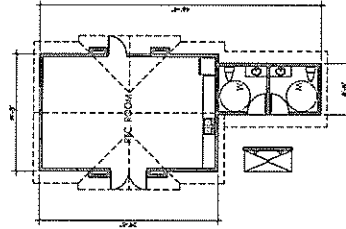




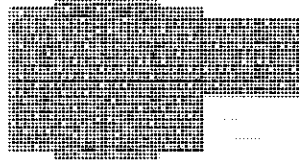
ADMINISTRATION BLDG.
FLOOR PLAN
2,781 S.F. TOTAL



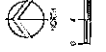
ADMINISTRATION BLDG.
ROOF PLAN



RECREATION BLDG.
FLOOR PLAN
710 S.F. TOTAL

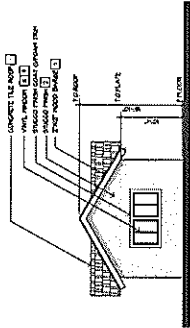


RECREATION BLDG.
ROOF PLAN

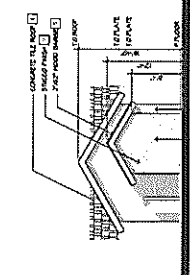


BLDG. MATERIALS-COLORS

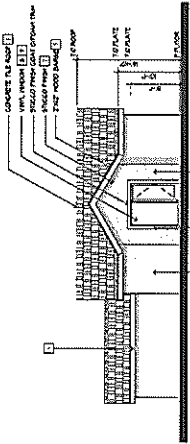
- 1 CONCRETE TILE ROOF
- 2 VINYL WINDOW
- 3 1/2" X 1/2" X 1/2" TRUSS
- 4 2" X 4" PLYWOOD
- 5 2" X 4" PLYWOOD
- 6 2" X 4" PLYWOOD
- 7 2" X 4" PLYWOOD
- 8 2" X 4" PLYWOOD
- 9 2" X 4" PLYWOOD
- 10 2" X 4" PLYWOOD
- 11 2" X 4" PLYWOOD
- 12 2" X 4" PLYWOOD
- 13 2" X 4" PLYWOOD
- 14 2" X 4" PLYWOOD
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- 100 2" X 4" PLYWOOD



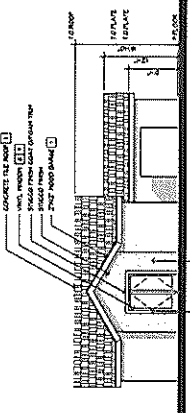
RECREATION BLDG.
WEST ELEVATION



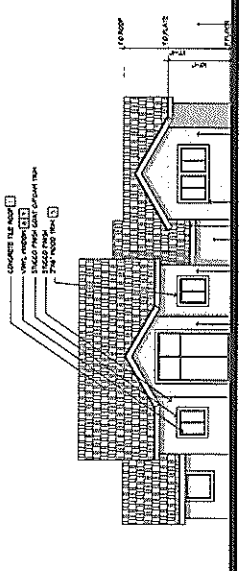
RECREATION BLDG.
EAST ELEVATION



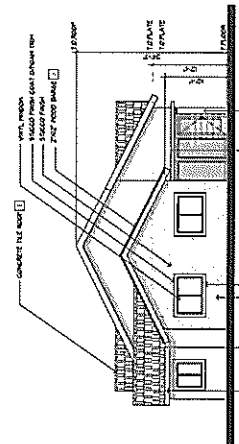
RECREATION BLDG.
NORTH ELEVATION



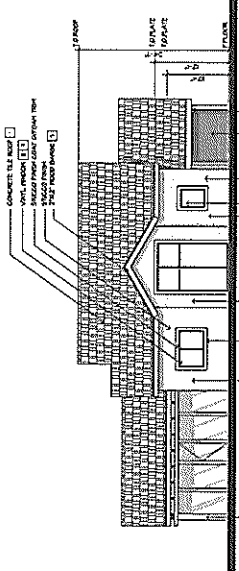
RECREATION BLDG.
SOUTH ELEVATION



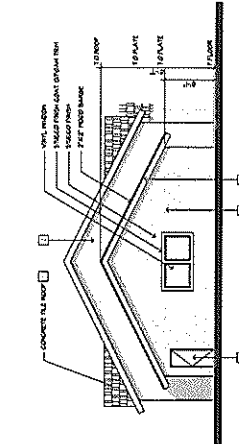
ADMINISTRATION BLDG.
SOUTH ELEVATION



ADMINISTRATION BLDG.
EAST ELEVATION



ADMINISTRATION BLDG.
NORTH ELEVATION



ADMINISTRATION BLDG.
WEST ELEVATION



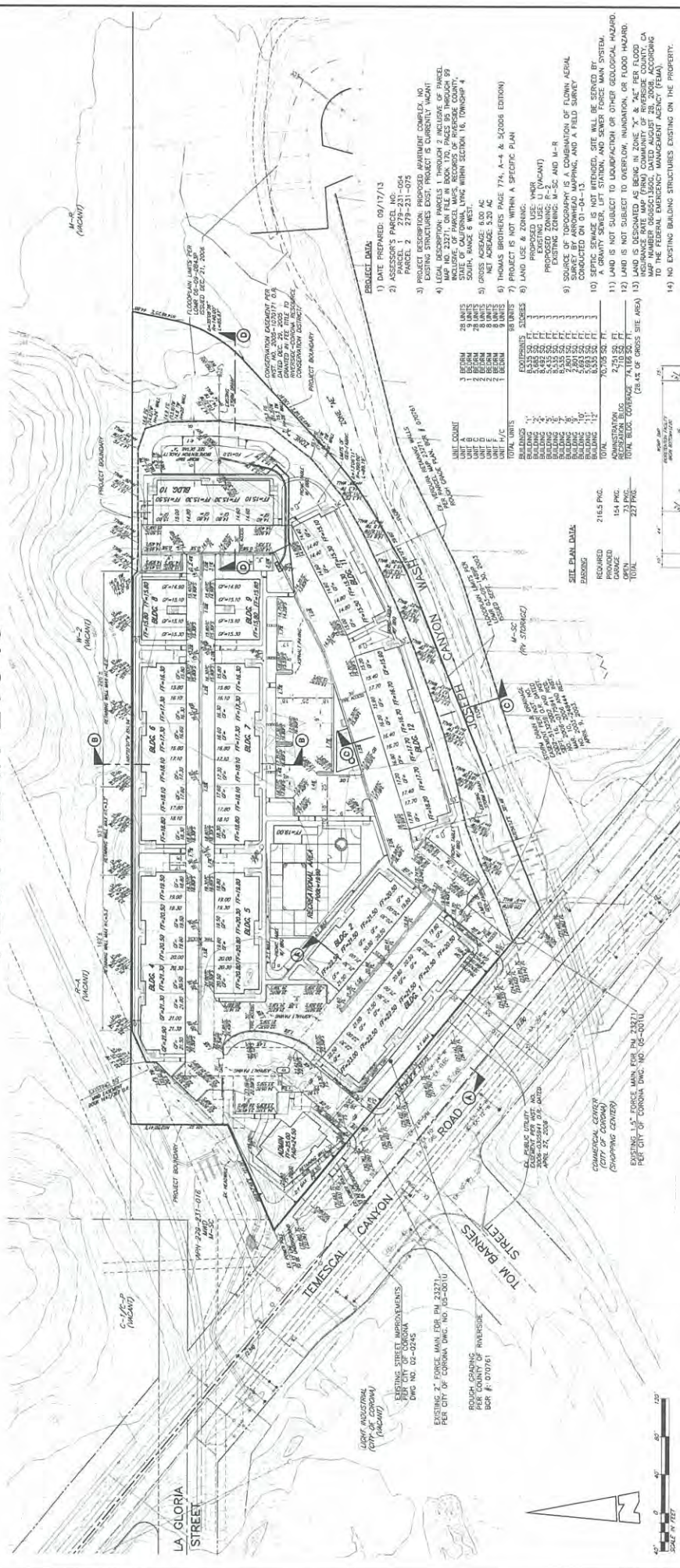
OFFICE & RECREATION BUILDINGS ELEVATIONS

05.25.13
SCALE: 1/8" = 1'-0"

TEMESCAL CANYON APARTMENTS

RIVERSIDE COUNTY, CA

EXHIBIT "A" PLOT PLAN 25348



PROJECT DATA

- DATE PREPARED: 09/17/13
- ASSESSOR'S PARCEL NO. 064 PARCEL 2 279-231-075
- PROJECT DESCRIPTION: PROPOSED APARTMENT COMPLEX, NO EXISTING STRUCTURES EXIST. PROJECT IS CURRENTLY UNDERWAY.
- MAP NO. 23271, ON FILE IN BOOK 170, PAGES 59 THROUGH 99. EXISTING L.A. FORCE MAIN PER PH 23271, PER CITY OF CORONA DING. NO. 06-0010.
- DRIVE AHEAD: 600 AC
- THUSAL APPROXIMATELY 17A, A-4, & 5/2006 EDITION
- PROJECT IS NOT WITHIN A SPECIFIC PLAN

PROPOSED USE: MWR

PROPOSED ZONING: M-SC AND M-R
EXISTING ZONING: M-SC AND M-R
SOURCE OF JURISDICTION: A COMBINATION OF TOWN, ADJAL, SOURCE OF JURISDICTION: M-SC AND M-R, AND A FIELD SURVEY CONDUCTED ON 01-04-13.

10) SEPTIC SEWAGE IS NOT FURNISHED. SITE WILL BE SERVED BY SEWER.

11) LAND IS NOT SUBJECT TO LIQUIDATION OR OTHER ECONOMIC HAZARD.

12) LAND IS DESIGNATED AS BEING IN ZONE "X" & "R" PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY OF INVERSIUE COUNTY, CA TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

14) NO EXISTING BUILDING STRUCTURES EXISTING ON THE PROPERTY.

LAND USE & ZONING

LAND USE	ACRES
1	0.00
2	0.00
3	0.00
4	0.00
5	0.00
6	0.00
7	0.00
8	0.00
9	0.00
10	0.00
11	0.00
12	0.00
13	0.00
14	0.00
15	0.00
16	0.00
17	0.00
18	0.00
19	0.00
20	0.00
21	0.00
22	0.00
23	0.00
24	0.00
25	0.00
26	0.00
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30	0.00
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34	0.00
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91	0.00
92	0.00
93	0.00
94	0.00
95	0.00
96	0.00
97	0.00
98	0.00
99	0.00
100	0.00

SITE PLAN DATA

REQUIREMENT	216.5 PPG	154 PPG	227 PPG
REQUIRED	216.5 PPG	154 PPG	227 PPG
PROVIDED	216.5 PPG	154 PPG	227 PPG
CHANGE	0.00	0.00	0.00
TOTAL	216.5 PPG	154 PPG	227 PPG

ADJUSTMENT

ADJUSTMENT	ADJUSTED VALUE
1	0.00
2	0.00
3	0.00
4	0.00
5	0.00
6	0.00
7	0.00
8	0.00
9	0.00
10	0.00
11	0.00
12	0.00
13	0.00
14	0.00
15	0.00
16	0.00
17	0.00
18	0.00
19	0.00
20	0.00
21	0.00
22	0.00
23	0.00
24	0.00
25	0.00
26	0.00
27	0.00
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92	0.00
93	0.00
94	0.00
95	0.00
96	0.00
97	0.00
98	0.00
99	0.00
100	0.00

APPLICANT/OWNER

CHANDLER REAL PROPERTIES
10000 S. GARDEN AVENUE, SUITE 100
SANTA ANA, CA 92704-9274
(714) 540-5351 FAX
CONTACT: MIKE TANG
EMAIL: MANG@CHANDLER.COM

ENGINEER

HWG ENGINEERS
10000 S. GARDEN AVENUE, SUITE 100
SANTA ANA, CA 92704-9274
(714) 540-5351 FAX
CONTACT: MIKE TANG
EMAIL: MANG@CHANDLER.COM

ADJACENT ZONING

WALLI ARCHITECTURAL GROUP
10000 S. GARDEN AVENUE, SUITE 100
SANTA ANA, CA 92704-9274
(714) 540-5351 FAX
CONTACT: STEVE SUNG
EMAIL: SUNG@WALLIARCH.COM

UTILITY PROVIDERS

CORONA WASTED UNITED SCHOOL DISTRICT
CITY OF CORONA
SOUTHERN CALIFORNIA GAS
COUNTY WASTE RESOURCE MANAGEMENT DISTRICT
TRASH
CABLE
TIME WARNER CABLE

ESTIMATED COSTS

SETBACKS PER ZONING: FRONT: 20 FT
SIDE: 10 FT
REAR: 10 FT
CUT: 3.358 C.Y. (RAW)
FILL: 0.000 C.Y. (RAW)
TOTAL: 3.358 C.Y. (RAW)
NOTES: BASED ON CURRENT MARKET RATES
PHASED SITE CONDITION

TEMPESCAL CANYON ROAD



BENCH MARK

THE BENCH MARK IS LOCATED 71 FEET FROM THE EAST WALL OF CORONA WASTEWATER TREATMENT PLANT. THE BENCH MARK IS LOCATED 41 FEET SOUTH OF THE CENTERLINE OF THE ROAD, NEAR SEVERAL LARGE BULDERS AT THE EAST EDGE OF A FLAT SPACE, AND IN THE TOP OF EXPOSED BEDROCK. A STANDARD DOW, SHAPED U.S. 1/4" X 1/4" X 1/4" RECORDING IN GOOD CONDITION.

SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D



TYPICAL GARAGE STEPS



TEMPESCAL CANYON APARTMENTS



ROUGH GRADING PLAN USE FOR DWP 0245, 02457 & 0246

SHEET 1

HWG ENGINEERS

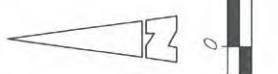
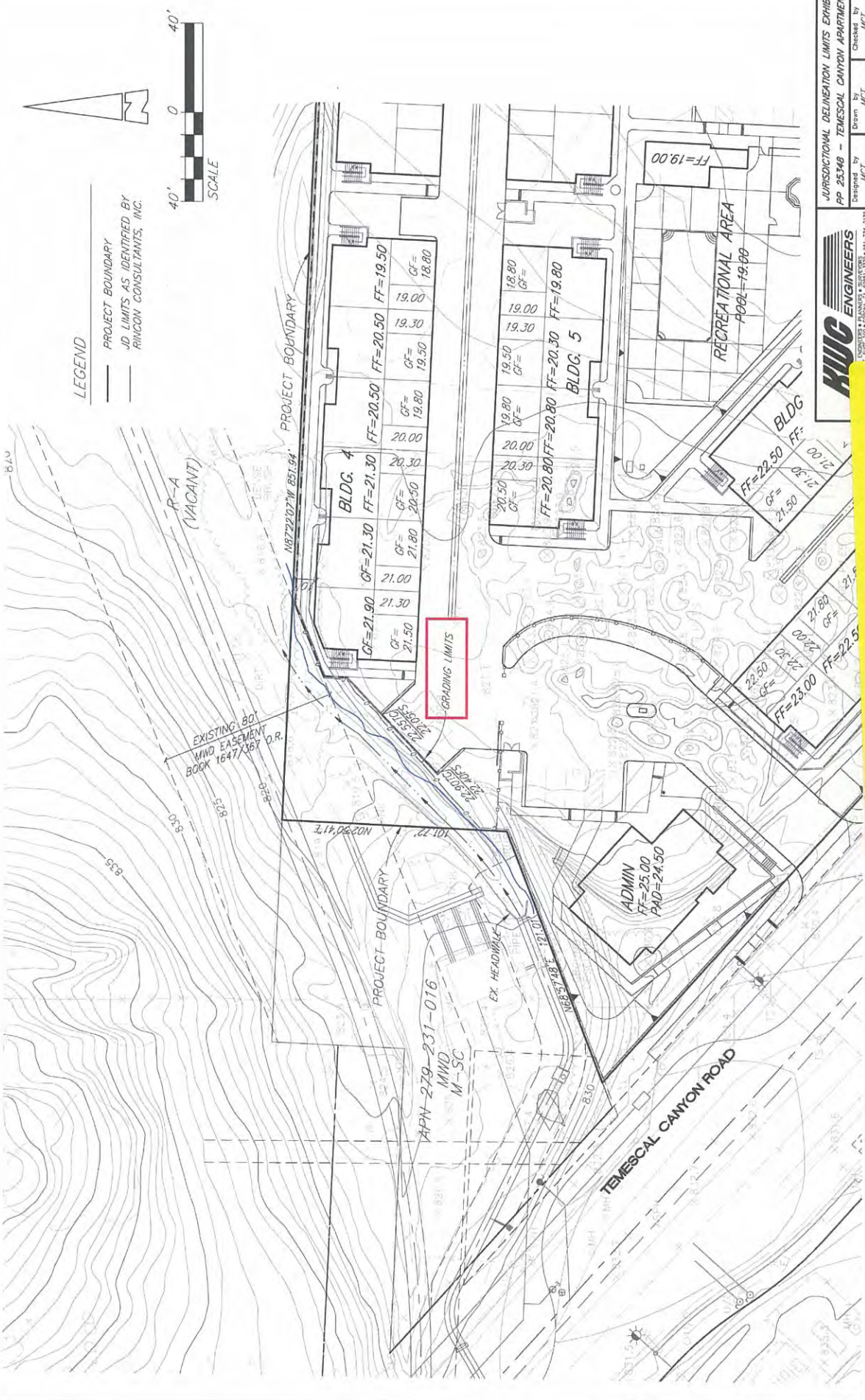
09-17-13
REV: TMC
CD: MCT

1 OF 2 SHEETS

CASE #: PP25348 AMD#2
EXHIBIT: G (sheets 1-2)
DATED: 12/10/13
PLANNER: P. RULL

PRELIMINARY GRADING PLAN
PLOT PLAN NO. 25348

TEMPESCAL CANYON APARTMENTS
RIVERSIDE COUNTY, CALIFORNIA



LEGEND

- PROJECT BOUNDARY
- JD LIMITS AS IDENTIFIED BY RINCON CONSULTANTS, INC.



HWC ENGINEERS
 1000 WEST 12TH AVENUE, SUITE 100, DENVER, CO 80202-3505
 PHONE: 303.733.8800 FAX: 303.733.8801
 WWW.HWCENR.COM

JURISDICTIONAL DELINEATION LIMITS EXHIBIT
 PP 25348 -- TEMESCAL CANYON APARTMENTS
 Designed by: MCT
 Drawn by: MCT
 Checked by: MCT

CASE #: PP25348 AMD#2
EXHIBIT: J
DATED: 10/7/13
PLANNER: P. RULL

LANDSCAPE LEGEND

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	ESTIMATED QUANTITY
Tree with large canopy		48" DBH	...	1
Tree with medium canopy		36" DBH	...	1
Tree with small canopy		24" DBH	...	1
Shrub		1
Vine		1

SHRUBS & VINES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	ESTIMATED QUANTITY
Shrub symbol		1
Vine symbol		1

GROUND COVERS	SYMBOL	COMMON NAME	WATER USE
Grass symbol	
Gravel symbol	
Other ground covers	

GENERAL PLANTING & PROTECTION NOTES:

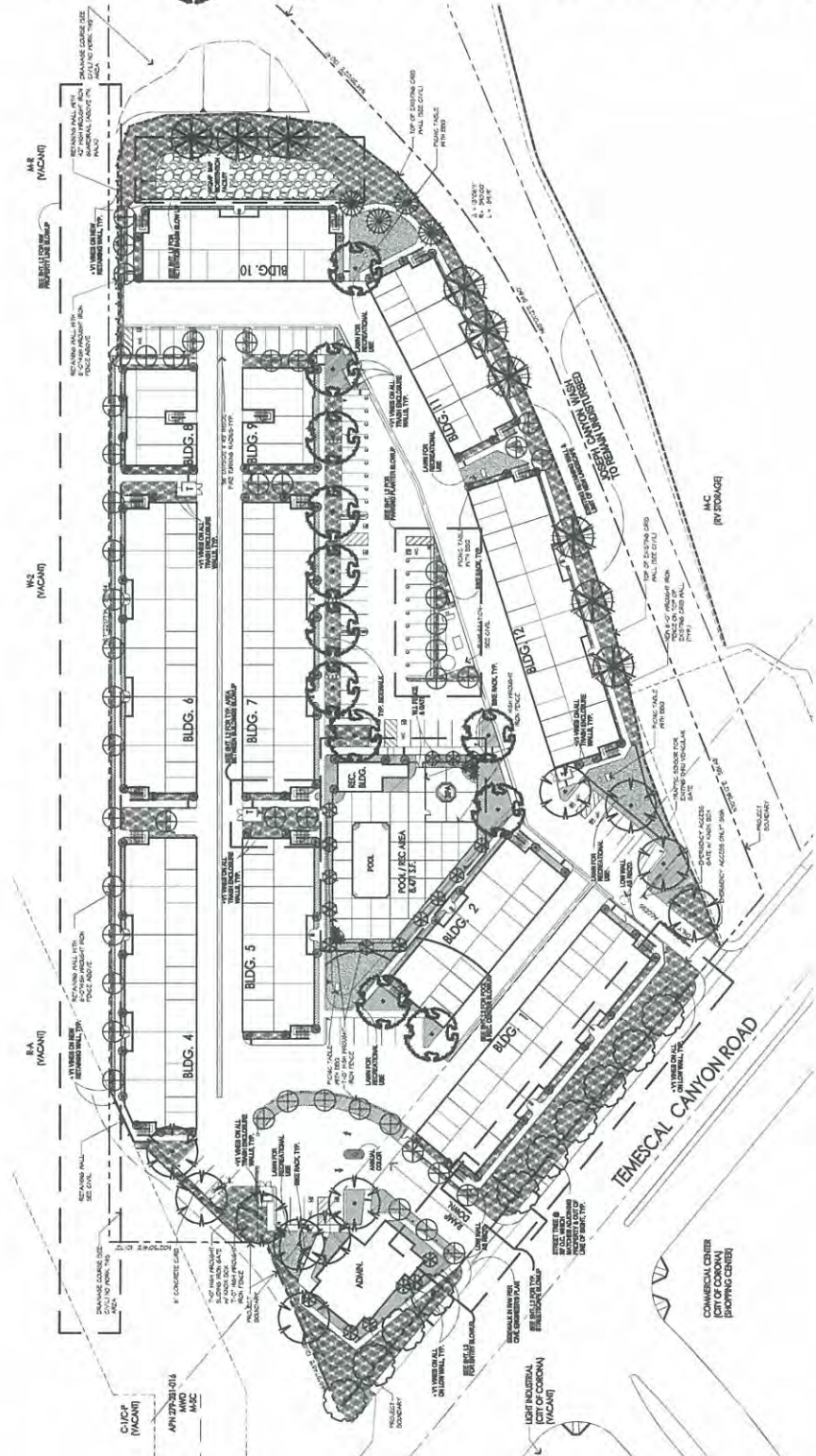
- 1. ALL PLANTS TO BE INSTALLED WITHIN 2 WEEKS OF COMMENCEMENT OF CONSTRUCTION.
- 2. ALL PLANTS TO BE INSTALLED WITHIN 12 MONTHS OF COMMENCEMENT OF CONSTRUCTION.
- 3. ALL PLANTS TO BE INSTALLED WITHIN 12 MONTHS OF COMMENCEMENT OF CONSTRUCTION.
- 4. ALL PLANTS TO BE INSTALLED WITHIN 12 MONTHS OF COMMENCEMENT OF CONSTRUCTION.
- 5. ALL PLANTS TO BE INSTALLED WITHIN 12 MONTHS OF COMMENCEMENT OF CONSTRUCTION.

LANDSCAPE MAINTENANCE NOTE:

1. MAINTENANCE SHALL BE PROVIDED FOR ALL PLANTS INSTALLED.



VALLILI
ARCHITECTURAL
GROUP
12 JENNIFER STREET, SUITE 100
AUSTIN, TEXAS 78702
P: 512.454.1777
info@vallili.com



PRELIMINARY IRRIGATION WATER USE CALCULATIONS

HYDRO ZONES

HYDRO ZONE	AREA (SQ. FT.)	WATER USE (GALLONS)
LOW WATER USAGE AREAS	8,650	80,000
MODERATE WATER USAGE AREAS	53,348	500,000
HIGH WATER USAGE AREAS	4,945	50,000
TOTAL LANDSCAPED AREA	67,343	530,000

WATER CALCULATIONS:

PARAMETER	VALUE
MAWA: [84.3] [L7] [84.821] [42]	1,279,519 GALLONS
TOTAL EVD: 1,005,540 GALLONS = 74%	1,279,519
EMV: [LOW HYDRO ZONE] [84.3] [L2] [10,650] [42]	95,384 GALLONS
EMV: [MOD. HYDRO ZONE] [85.3] [L3] [50,358] [42]	709,097 GALLONS
EMV: [HIGH HYDRO ZONE] [84.3] [L4] [4,945] [42]	206,000 GALLONS



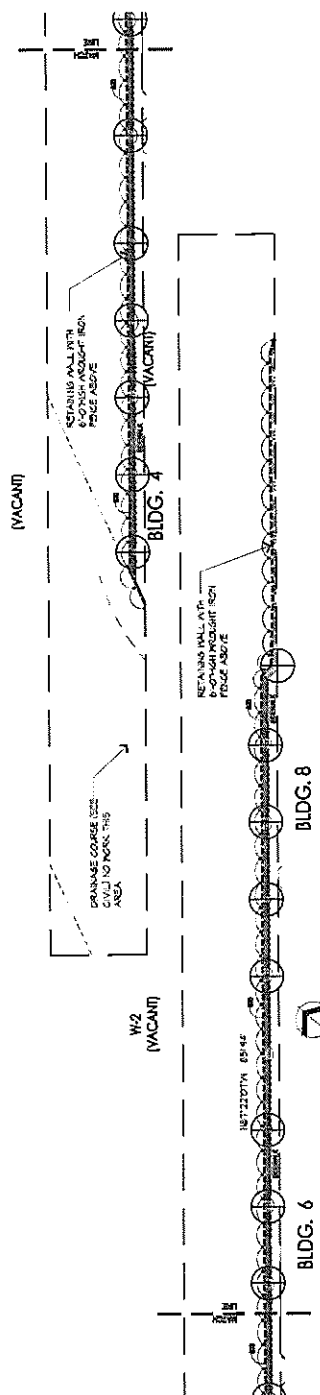
Land Respective
1000 S. CALIFORNIA AVE. SUITE 100
CIVIL RIGHTS CENTER LANDSCAPE ARCHITECTURE

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'
DATE: 9/19/13
PLANNER: P. RULL

TEMESCAL CANYON APARTMENT
RIVERSIDE COUNTY, CA

CASE #: PP25348 AMD#2
EXHIBIT: L (sheets 1-3)
DATED: 9/19/13
PLANNER: P. RULL

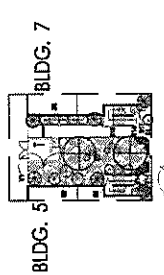


LANDSCAPE LEGEND

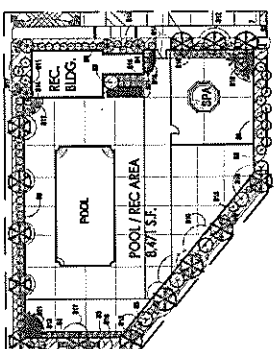
TREES	SYMBOL	DEFINICAL NAME	COMMON NAME	SIZE	WATER USE
...

SHRUBS & VINES	SYMBOL	DEFINICAL NAME	COMMON NAME	SIZE	WATER USE
...

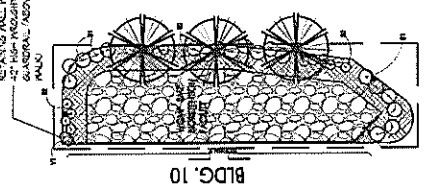
GROUND COVERS	SYMBOL	DEFINICAL NAME	COMMON NAME	SIZE	WATER USE
...



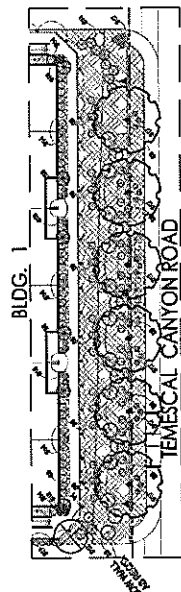
BLDG. 5
BLDG. 7



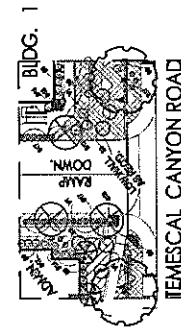
BLDG. 8
POOL / REC AREA
6,471 SF



BLDG. 10



BLDG. 1
PARKING PLANTER BLOWUP



BLDG. 1
ENTRY WAY BLOWUP

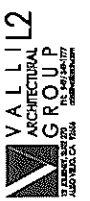


The Land Respective
 102 S. DORSETT AVE., P.O. BOX 102 ASH
 CALIFORNIA, CA 92502
 (951) 251-1111

PRELIMINARY LANDSCAPE PLAN BLOWUPS

TEMESCAL CANYON APARTMENTS

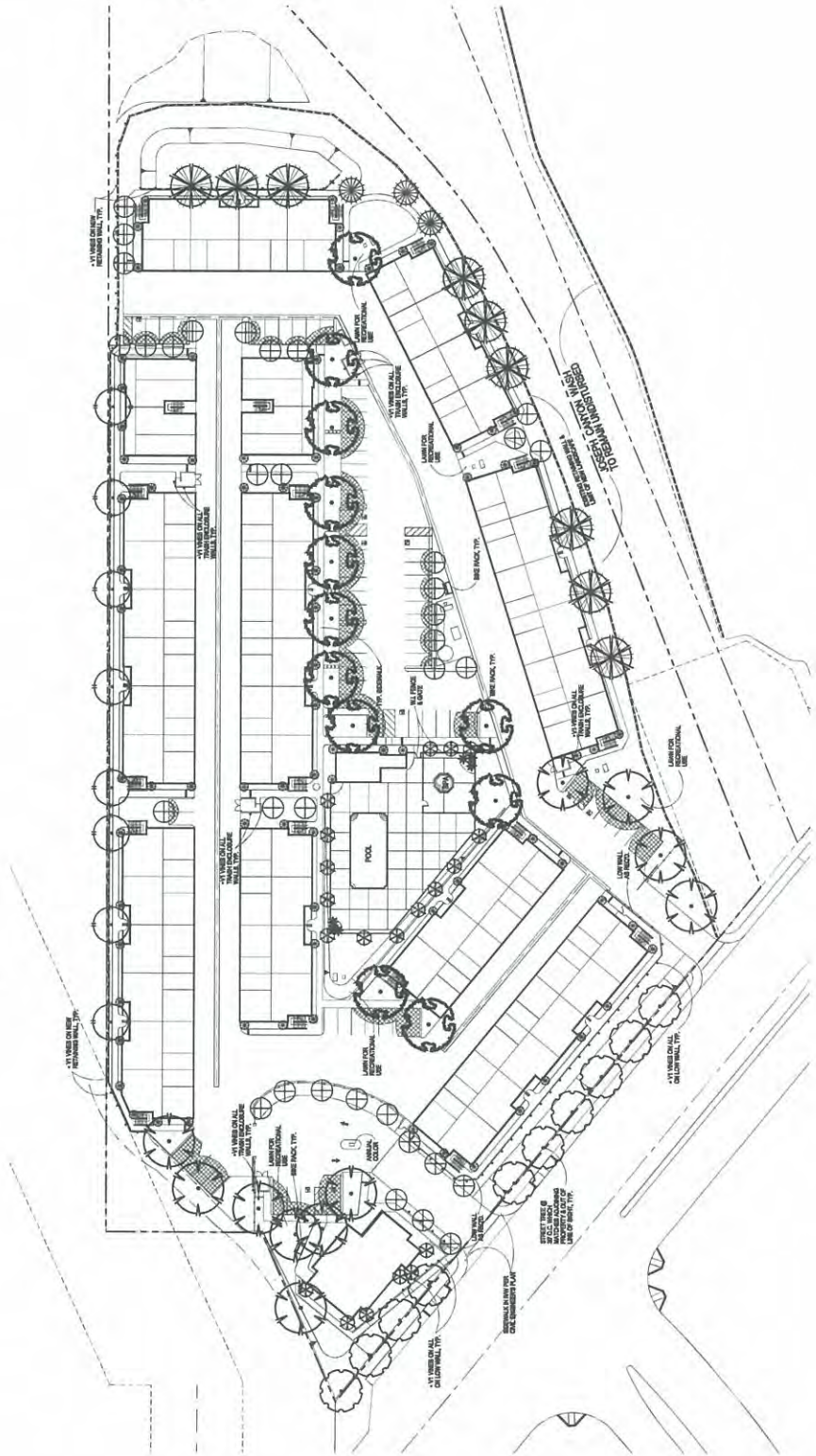
RIVERSIDE COUNTY, CA



SCALE 1/8" = 1'-0"

LANDSCAPE LEGEND

TREES SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	DETAILS QUANTITY
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1
	FRUIT CACTUS	FRUIT CACTUS	3' FT DIA	LOW	1



SHADING CALCULATIONS
 SHADING AREA IN PARKING AREA BY TREES: 6,482 SQ. FT.
 PARKING LOT AREA: 12,135 SQ. FT.
 PERCENT SHADING AREA: 53%
 PERCENT SHADING AREA REQUIRED: 50%
 [Symbol] DENOTES SHADING AREA IN PARKING LOT BY TREES AT 15 YEAR MATURITY

TEMESCAL CANYON APARTMENTS
 RIVERSIDE COUNTY, CA



Land Perspective
 1007-B COLUMBIAN AVE. #104
 CARLSBAD, CA 92008
 TEL: 760.737.0641
 WWW.LANDPERSPECTIVE.COM

TREE SHADING PLAN

DATE: 11/27/2013
 SCALE: 1" = 30'



VALLI L2
 ARCHITECTURAL GROUP
 17 JANNETT DRIVE, SUITE 202
 ESSEX, CA 95621
 TEL: 916.244.7777
 WWW.VALLI2.COM



1 CONCRETE TILE ROOF
 COLOR: EAGLE ROOFING 'MALIBU-SUNSET BLEND' # 2646



2 SMOOTH COAT STUCCO FINISH
 COLOR: DUNN EDWARDS PAINT DE 6120 'TEA BISCUIT'



3 SMOOTH COAT STUCCO FINISH
 COLOR: DUNN EDWARDS PAINT DE 6122 'DRY CREEK'



4 SMOOTH COAT STUCCO FINISH
 COLOR: DUNN EDWARDS PAINT DE 6123 'TRAIL DUST'



5 WOOD FACIA & TRIM & GUTTER
 COLOR: DUNN EDWARDS PAINT DE 6125 'CARVED WOOD'



6 ENTRY DOORS
 COLOR: DUNN EDWARDS PAINT DE 6253 'IVY GARDEN'



7 GUARDRAILS
 COLOR: DARK BRONZE TO MATCH MULLIONS



8 WINDOWS & DOORS
 COLOR: ARCADIA 'STANDARD DARK BRONZE' AB-7



9 VISION GLASS
 COLOR: PPG CARIBIA



10 METAL DOWNSPOUT
 DE 6120- TO MATCH COLOR 2

CASE #: PP25348 AMD#2
 EXHIBIT: M ()
 DATED: 8/12/13
 PLANNER: P. RULL

COLOR & MATERIALS

TEMESCAL CANYON APARTMENTS

RIVERSIDE COUNTY, CA

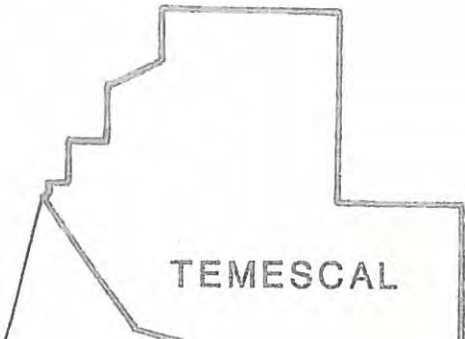
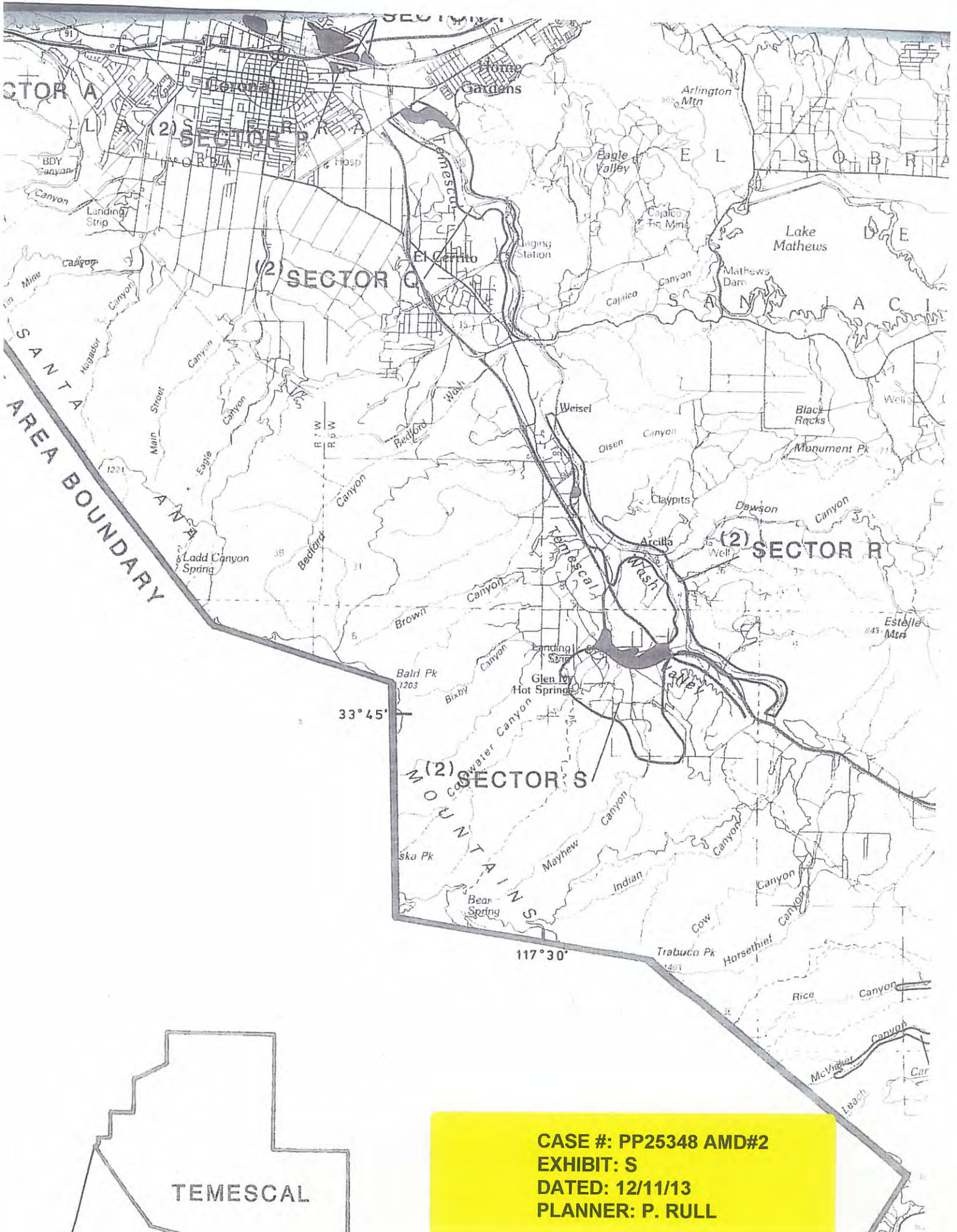
07.29.13



VALLI
 ARCHITECTURAL
 GROUP

12 JOURNEY, SUITE 270
 ALISO VIEJO, CA 92656

PH: 949/349-1777
 arie@valliarh.com



CASE #: PP25348 AMD#2
EXHIBIT: S
DATED: 12/11/13
PLANNER: P. RULL

GENERAL NOTES

OWNER/APPLICANT:

CHANDLER REAL PROPERTIES, LLC
4010 W. CHANDLER AVENUE
SANTA ANA, CA 92704
(714) 540-5351

ENGINEER:

KWC ENGINEERS
1880 COMPTON AVE., SUITE 100
CORONA, CA 92681
(951) 734-2130

ASSESSOR'S PARCEL NO.

279-231-054 & 279-231-075

ACREAGE

1.96 ACRES PARCEL 1
4.04 ACRES PARCEL 2
6.00 ACRES TOTAL AREA (GROSS\NET)

AMENDMENT DESCRIPTION

AMEND PARCELS 1 AND 2, PARCEL MAP 23271
FROM LI TO HDR (6.0 ACRES)

GENERAL PLAN DESIGNATION

EXISTING GP DESIGNATION: LI
PROPOSED GP DESIGNATION: VHDR

UTILITIES:

WATER: CITY OF CORONA DWP
SEWER: CITY OF CORONA DWP
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
GAS: SOUTHERN CALIFORNIA GAS CO.
PHONE: AT&T
CABLE: TIME WARNER CABLE

SCHOOL DISTRICT:

CORONA-NORCO UNIFIED SCHOOL DISTRICT

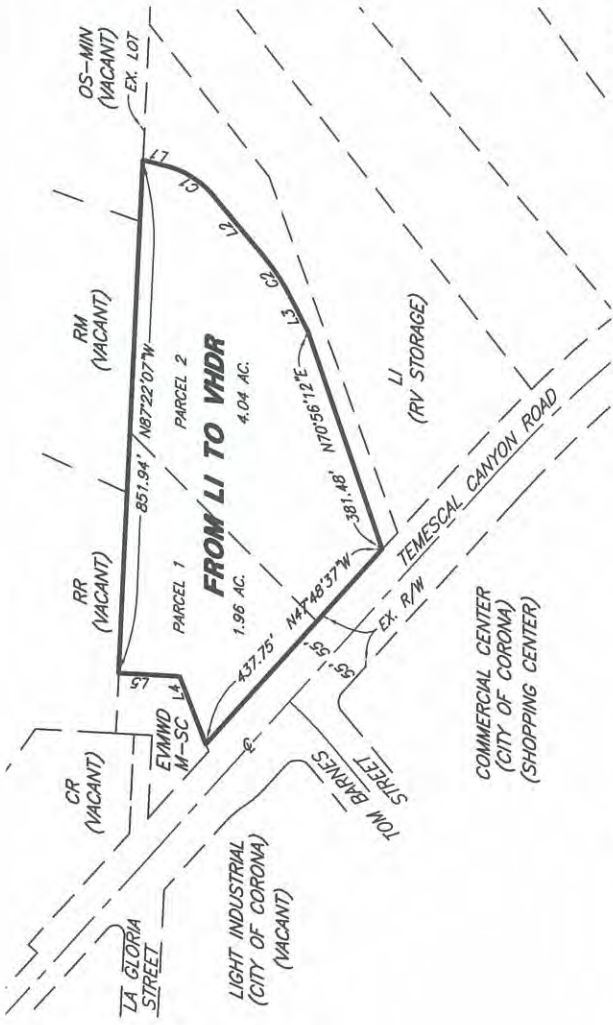
NOTES:

- 2007- THOMAS BROS. GUIDE BOOK: PAGE 774, GRID A5.
- PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- PROJECT IS WITHIN ZONE "X" & "AE" PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY OF RIVERSIDE COUNTY, CA MAP NUMBER 08065C1360G, DATED AUGUST 28, 2008, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

GPA **EXHIBIT A**, Amend _____
Dated: 12/10/13
Planner:

GENERAL PLAN AMENDMENT NO. 1112
PARCELS 1 & 2 OF PARCEL MAP NO. 23271
PMB 170, PAGES 95-99

SCALE: 1"=100'	SHEET 1
DATE: 12-10-13	DESIGNED: VE
CHECKED: JH	PULL CX REF:
FILE: R:\12\1368\CDM\1368CONCHD.DWG	PLT DATE: 12-10-13
	DWG. NO.

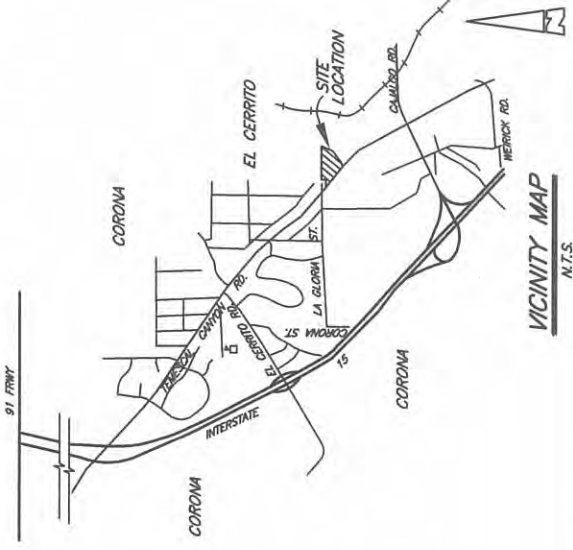


LINE/CURVE DATA TABLE

LENGTH	RADIUS	TANGENT	BEARING/DELTA
L1 44.88'	-	-	N14°46'25"E
L2 130.91'	-	-	N49°55'02"E
L3 59.60'	-	-	N63°01'12"E
L4 121.01'	-	-	N69°57'48"E
L5 101.72'	-	-	N02°50'41"E
C1 85.87'	140.00'	44.34'	35°08'36"
C2 89.19'	390.00'	44.79'	13°06'11"

LEGAL DESCRIPTION:

PARCELS 1 AND 2 OF PARCEL MAP NO. 23271, RECORDED IN PARCEL MAP BOOK 170, PAGES 95-99, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



CASE #: GPA1112
DATED: 12/10/13
PLANNER: P. RULL

GENERAL NOTES

OWNER/APPLICANT:

CHANDLER REAL PROPERTIES, LLC
4010 W. CHANDLER AVENUE
SANTA ANA, CA 92704
(714) 540-5351

ENGINEER:

KWC ENGINEERS
1880 COMPTON AVE., SUITE 100
CORONA, CA 92681
(951) 734-2150

ASSESSOR'S PARCEL NO.

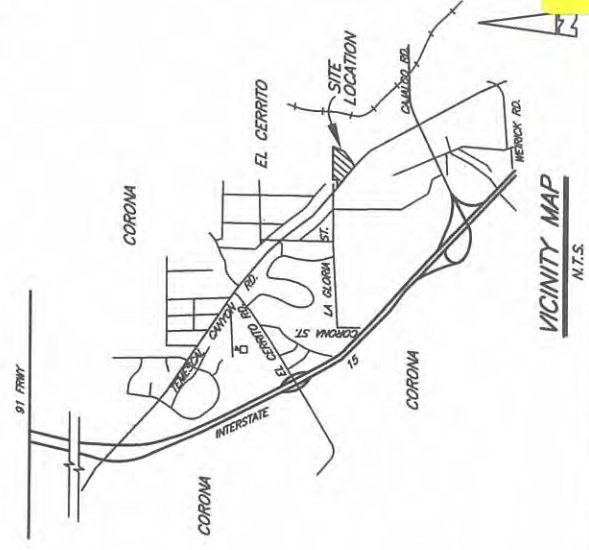
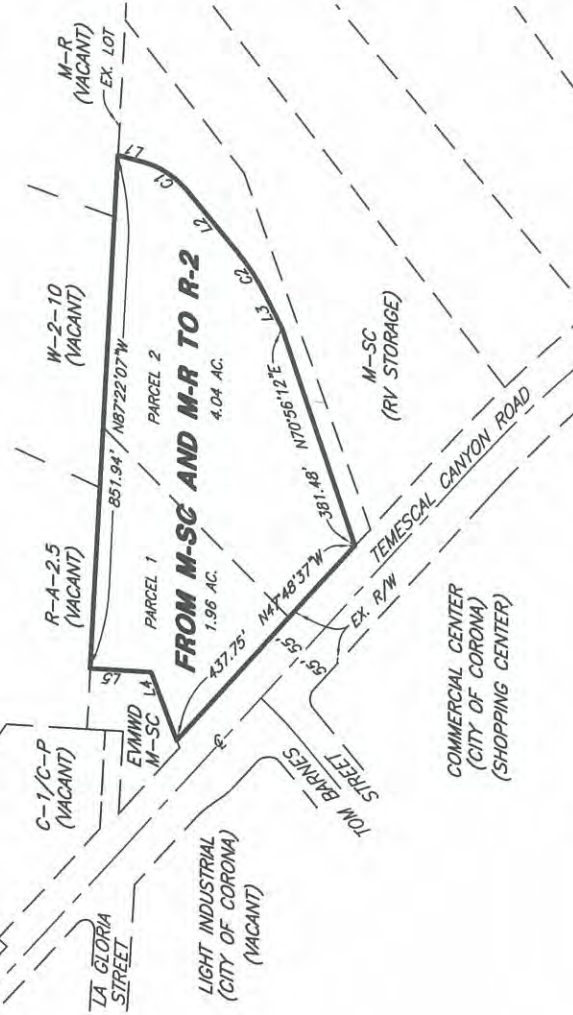
279-231-054 & 279-231-075

ACREAGE

1.96 ACRES PARCEL 1
4.04 ACRES PARCEL 2
6.00 ACRES TOTAL AREA (GROSS|NET)

AMENDMENT DESCRIPTION

AMEND PARCELS 1 AND 2, PARCEL MAP 23271
FROM M-SC AND M-R TO R-2 (6.0 ACRES)



LINE/CURVE DATA TABLE

LENGTH	RADIUS	TANGENT	BEARING/DELTA
L1 44.88'	-	-	N14°46'25"E
L2 130.91'	-	-	N49°55'02"E
L3 59.60'	-	-	N63°01'12"E
L4 121.01'	-	-	N69°57'48"E
L5 101.72'	-	-	N02°50'41"E
C1 85.87'	140.00'	44.34'	S07°08'56"
C2 89.19'	390.00'	44.79'	S7°06'11"

LEGAL DESCRIPTION:

PARCELS 1 AND 2 OF PARCEL MAP NO. 23271, RECORDED IN PARCEL MAP BOOK 170, PAGES 95-99, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



ZONING:

EXISTING ZONING: M-SC AND M-R
PROPOSED ZONING: R-2

UTILITIES:

WATER: CITY OF CORONA DWP
SEWER: CITY OF CORONA DWP
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
GAS: SOUTHERN CALIFORNIA GAS CO.
PHONE: AT&T
CABLE: TIME WARNER CABLE

SCHOOL DISTRICT:

CORONA-NORCO UNIFIED SCHOOL DISTRICT

NOTES:

- 2007- THOMAS BROS. GUIDE BOOK: PAGE 774, GRID A5.
- PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- PROJECT IS WITHIN ZONE "X" & "AE" PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY OF RIVERSIDE COUNTY, CA MAP NUMBER 06065C1360G, DATED AUGUST 28, 2008, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CZ Exhibit A Amend.

Dated: 07/09/13

Planner:

CHANGE OF ZONE NO. 7792
PARCELS 1 & 2 OF PARCEL MAP NO. 23271
PMB 170, PAGES 95-99

SCALE: 1"=100'
DATE: 07-09-13
DESIGNED: VE
CHECKED: JH
PLN. CHK. REF:
F.B.:
SHEET 1
FILE: R:\136A\08A\136A08ENG.DWG
DWG. NO.
PLOT DATE: 07-09-13

CASE #: CZ7792
DATED: 8/7/13
PLANNER: P. RULL

VICINITY MAP
N.T.S.

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42505
Project Case Type (s) and Number(s): General Plan Amendment No. 1112, Change of Zone No. 7792, and Plot Plan No. 25348
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Sukut Development Inc.
Applicant's Address: 4010 W Chandler Avenue, Santa Ana CA 92704

I. PROJECT INFORMATION

A. Project Description: A General Plan Amendment to change the project site's current General Plan Land Use designation from Community Development: Light Industrial to Community Development: Very High Density Residential (14 - 20 dwelling units per acre). A Change of Zone to change the existing zoning from Mineral Resources and Manufacturing-Service Commercial to Multiple-Family Dwellings. A Plot Plan to construct a 98 unit three-story twelve building apartment complex totaling 179,105 square feet on 6 gross acres.

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

C. Total Project Area: 6.0 gross acres

Residential Acres: 6	Lots:	Units: 98	Projected No. of Residents: 343
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 279-231-054 and 279-231-075

E. Street References: Northerly of Cajalco Road and easterly of Temescal Canyon Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 6 West, Section 16

A. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the El Cerrito area of the Temescal Canyon Area Plan along Temescal Canyon Road. The project site is currently vacant, with vacant land to the north, with single family residences to the northwest. There are surface mining facilities to the east and west of the project. An existing mini storage facility exists to the southwest. The topography of the area is relatively flat with no well-defined ridges or watercourses onsite. Temescal Canyon Creek is located east of the project. The project is located with the sphere of influence of the City of Corona.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The site is within the Community Development: Light Industrial Land Use designation. The applicant is proposing to change the current land use designation to

Community Development: Very High Density Residential (14-20 dwelling units per acre). All potential impacts to the General Plan Land Use Element will be analyzed in this initial study.

2. **Circulation:** The site is located adjacent to Temescal Canyon Road (Arterial 128-foot right of way). All potential impacts to the General Plan Circulation Element will be analyzed in this initial study.
3. **Multipurpose Open Space:** The site is located within the Western Riverside Multi Species Habitat Conservation Plan cell group. All potential impacts will be analyzed in this initial study.
4. **Safety:** The site is within half a mile of Cajalco Canyon Fault, in an area with moderate, very high and very low potential for liquefaction, not within a high fire area, within areas of flooding sensitivity, and is susceptible to subsidence. All potential safety issues will be analyzed in this initial study.
5. **Noise:** The proposed use is a 98 unit apartment complex surrounded by vacant land, surface mining facilities, and an existing commercial shopping center. The General Plan Noise Element classifies Residential Uses as noise-sensitive and discourages noise levels in excess of 65 CNEL. All potential noise impacts will be analyzed in this initial study.
6. **Housing:** The proposed use is a 98 unit apartment complex. Impacts to housing will be analyzed in this initial study.
7. **Air Quality:** The proposed use is a 98 unit apartment complex that could have air impacts. Impacts to air quality will be analyzed in this initial study.

B. General Plan Area Plan(s): Temescal Canyon

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

E. Proposed Land Use Designation(s): Very High Density Residential (14-20 dwelling units per acre)

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

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

H. Adjacent and Surrounding:

1. **Area Plan(s):** Temescal Canyon, City of Corona

2. **Foundation Component(s):** Community Development, Rural, Rural Community, Open Space, City of Corona

3. **Land Use Designation(s):** Commercial Retail, Light Industrial, Rural, Rural Residential, Very Low Density Residential, Rural Mountainous, Mineral Resources, Water, City of Corona

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

5. Policy Area(s), if any: Temescal Wash Policy Area

I. 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

J. Existing Zoning: Manufacturing-Service Commercial and Mineral Resources

K. Proposed Zoning, if any: Multiple-Family Dwellings

L. Adjacent and Surrounding Zoning: General Commercial, Residential Agricultural, Controlled Development Areas, Mineral Resources, Natural Assets

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input checked="" 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

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

11/12/13

Date

Paul Rull, Project Manager

Printed Name

For Juan C. Perez, TLMA Director/Interim
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The proposed project is not located adjacent to any county eligible, state designated, or state eligible scenic highway corridor. The nearest county eligible scenic highway is Cajalco Road, approximately 0.3 miles south of the project. The project will not have a substantial effect on the scenic highway as the project is located in an infill area with surrounding developments such as a mini-storage facility and commercial shopping center. Therefore, the impacts are considered less than significant.
- b) The proposed site has been previously cleared and graded. There are no trees, rock outcroppings or unique landmark features onsite. The proposed apartment buildings will not exceed 40 feet in height. The creation of the apartment complex will not obstruct any prominent scenic vista or view open to the public that has not already been impacted by the existing surrounding developments. The building architecture has been designed to be aesthetically considerate to public view incorporating a variety of colors, materials, and roof planes. The perimeter of the project will have enhanced landscaping that will screen the buildings and the project with trees and dense landscaping. Therefore, the impacts are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

2. Mt. Palomar Observatory

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

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

Findings of Fact:

- a) The project site is located approximately 49.4 miles from Mt. Palomar Observatory and not within Zone B of Ordinance No. 655. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Because the property is not within either Zone A or Zone B it can be determined that the project will not create any impacts to the Observatory and its operations.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The proposed project will create a new source of light which would generally accompany new multiple family residential developments; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. Standard conditions of approval addressing outdoor lighting have been applied to the project, but they are not considered unique mitigation pursuant to CEQA, therefore, the impact is considered less than significant.
- b) Surrounding land uses include a mini storage facility, a commercial shopping center, surface mining facilities, and single-family residential homes. The project proposes the creation of twelve apartment buildings and one administration building totaling 179,105 square feet on 6 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. Therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" 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"/>
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) The proposed project will create a new source of light which would generally accompany new multiple family residential developments; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. Standard conditions of approval addressing outdoor lighting have been applied to the project, but they are not considered unique mitigation pursuant to CEQA, therefore, the impact is considered less than significant.
- b) The proposed project is located on land designated as Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). There is a small piece of land northeast of the site that is designated local importance. Therefore, no impact will occur.
- c) The project site is located in-fill and adjacent to a mini storage facility, surface mining facilities, single family residences, and a commercial shopping center. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.
- d) The proposed project is not located within 300 feet of agriculturally zoned property. There is no agriculturally zoned property in the surrounding area. Therefore, no impact will occur.
- e) The project site will not involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, no impact will occur.

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

Monitoring: No monitoring measures are required

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore, the proposed project will not conflict with any forest land, and will have no impact.

b & c) The site has been vacant for many years and there are no forest areas or non-made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Air Quality Study prepared by Rincon Consultants dated October 9, 2013

Findings of Fact:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. The project is consistent with the proposed General Plan Land Use designations, and compatible with the surrounding commercial industrial businesses, and population estimates. The change in General Plan designations and change in zoning to a multiple-family dwelling use will create more vehicle trips than compared to the original industrial designation. However, generated trip traffic already exists in the area serving the existing commercial and industrial businesses and single family residences along Temescal Canyon Road. An Air Quality Study was prepared by Rincon Consultants dated October 9, 2013 to analyze the potential air quality impacts created by the project. The study indicates that the proposed project will have a less than significant impact on air quality and will not conflict with the applicable air quality plans set forth by SCAQMD. The proposed project involves the development of 98 apartment units that would cause a direct increase in the County's population. Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. A project may be inconsistent with the AQMP if it would generate population, housing or employment growth exceeding the forecasts used in the development of the AQMP. The Southern California Association of Governments (SCAG) projects that the population of unincorporated Riverside County will be 471,500 by the year 2020 (SCAG, 2012), an increase of 2,745 over the current unincorporated county population of 358,827 (California Department of Finance estimate, May 2013). The development of 98 residential units on the project site would cause a direct increase in the County's population. Using the California State Department of Finance average household size for unincorporated Riverside County of 3.5 persons, the net increase of 98 dwelling units would generate a resident population of approximately 343 persons (98 units x 3.5 persons/unit). Therefore, with the proposed project, the unincorporated Riverside County population would be approximately 359,170 (358,827 + 343). This increase in population would be within the unincorporated county's projected 2020 population of 471,500. Since project-related population growth would be within SCAG population growth forecasts, the project would be consistent with the AQMP. Impacts would be less than significant.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust, as well as during project operation through vehicle trips emissions. Major sources of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. An Air Quality Study was prepared by Rincon Consultants dated October 9, 2013 to analyze the potential air quality impacts created by the project: through its construction and long-term operations. The report indicates that construction impacts would generate temporary air pollutant emissions. Construction would generally consist of site preparation, grading, construction of buildings, paving and architectural coating as well as exhaust emissions and fugitive dust from heavy construction vehicles. The study indicates that construction emissions impacts will be less than significant and not exceed SCAQMD thresholds. The report indicates that in the long-term, project-related emissions would be due to vehicle trips to and from the site. The study indicates that the project's overall emissions would not exceed SCAQMD thresholds and its regional air quality impacts would be less than significant.

- c) The project is located in a non-attainment area for both federal and state standards for ozone, PM_{2.5}, PM₁₀ and nitrogen dioxide. According to the Air Quality Study prepared by Rincon Consultants dated October 9, 2013, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- 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. Sensitive receptors likely to be affected by air quality impacts associated with the project construction include residents to the north and northwest of the project (approximately 420 feet along La Gloria Street). The proposed project does not emit toxic air contaminants that could impact these sensitive receptors. Therefore, the impacts are considered less than significant.
- e) The project would not emit toxic air contaminants and is not located within 500 feet of a freeway or an urban road with more than 100,000 vehicles per day. The primary concern is the effect of diesel exhaust particulates, a toxic air contaminant, on sensitive uses such as residences. The primary sources of diesel exhaust particulates are heavy-duty trucks that utilize the freeway system or trains travelling along rail lines. The site is not located within 500 feet of either highway or rail line. Therefore, the project site and potential residences are not anticipated to be affected by Toxic Air Contaminants such as diesel exhaust particulates. Furthermore, the site is not located within 1,000 feet of a distribution center, port or rail yard, and is not located within 300 feet of a gas station or dry cleaners. Therefore the project would not result in TACs that affect other nearby sensitive receptors, and since that there are no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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known uses that would emit TACs in the project vicinity, potential residents of this project would not be affected by TACs. Therefore, impacts are considered less than significant.

- f) The project would involve the construction of a multiple-family residential project which would not be expected to generate objectionable odors that would affect a substantial number of people. The project complies with County requirements applicable to the maintenance of trash areas to minimize potential odors. The proposed project would not generate objectionable odors affect, and therefore, the impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

- a) The project site lies within the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) area. The MSHCP covers impacts to covered species of concern resulting from development within the area through a variety of means including payment of fees by developers for the set-aside and maintenance of conservation of lands. The project is consistent with the MSHCP and has completed the HANS portion of this approval. No other local, regional, or state habitat conservation plans are applicable to the project site. Mitigation measures are in place to ensure that the project is consistent with the MSHCP (10.EPD.1, 60.EPD.1, 60.EPD.2, 60.EPD.3) with respects to drainage, toxics, lighting, noise, invasive species, barriers, grading and land development. Jurisdiction Delineation limits have been established for this project site to protect certain areas by creating “no disturbance areas” (60.EPD.1, 60.EPD.3). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.
- c) A review by the Riverside County Environmental Programs Division indicated that conservation is required to avoid impacts to riparian riverine habitat located north of the administration building and west of building 4. The proposed project layout would significantly impact this habitat conservation area. As such, the project has been conditioned to avoid these potential areas through the incorporation of Jurisdictional Delineation lines on the grading plans which will delineate these areas as “no disturbance areas” (10.EPD.1, 60.EPD.1, 60.EPD.2, 60.EPD.3). With these mitigations, the project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts are considered less than significant with mitigations measures incorporated.
- d) The developable portion of the project site features no water bodies or waterways. It contains no significant suitable habitat, as the site has been actively graded. There is a creek on the eastern boundary of the project and riparian riverine areas north of the proposed administration building and west of building 4. The project development footprint will not be intruding in either of these areas. Therefore, impacts are considered less than significant.
- e) A review by the Riverside County Environmental Programs Division indicated that conservation is required to avoid impacts to riparian riverine habitat located north of the administration building and west of building 4. The proposed project layout would significantly impact this habitat conservation area. As such, the project has been conditioned to avoid these potential areas through the incorporation of Jurisdictional Delineation lines on the grading plans which will delineate these areas as “no disturbance areas” (10.EPD.1, 60.EPD.1, 60.EPD.2, 60.EPD.3). With these mitigations, the project will not significantly impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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riparian habitat or other sensitive natural community. Therefore, impacts are considered less than significant with mitigation measures incorporated.

- f) The proposed project will not 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 the direct removal, filling, hydrological interruption or other means. A review by the Riverside County Environmental Programs Division indicated that conservation is required to avoid impacts to riparian riverine habitat located north of the administration building and west of building 4. The proposed project layout would significantly impact this habitat conservation area. As such, the project has been conditioned to avoid these potential areas through the incorporation of Jurisdictional Delineation lines on the grading plans which will delineate these areas as "no disturbance areas" (10.EPD.1, 60.EPD.1, 60.EPD.2, 60.EPD.3). With these mitigations, the project will not significantly impact riparian habitat or other sensitive natural community. Therefore, impacts are considered less than significant with mitigation measures incorporated.
- g) Based on a review by Riverside County Environmental Programs Division, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site and therefore no impacts will occur.

Mitigation: Conditions 10.EPD.1, 60.EPD.1, 60.EPD.2, 60.EPD.3 requires the project to comply with MSHCP guidelines and jurisdictional delineation areas.

Monitoring: Mitigation Monitoring will be achieved through the building and safety plan check process.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials, Phase I Cultural Resources Assessment prepared by Rincon Consultants dated October 24, 2013, County Archaeologist review

Findings of Fact:

- a) The project site is vacant and has been impacted by previous construction and grading activities. The study indicates that the site does not qualify for the California Register of Historic Resources. A historic site may have existed once on the project site, however, due to previous extensive activities, the previously recorded site was destroyed. It was also identified that a small historic refuse dump was located onsite, which included ceramic fragments, glass bottles, cans, cow bones, and a frying pan. This site has clearly been disturbed by looters and artifact collectors. Therefore impacts are considered less than significant.
- b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5. If during ground

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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disturbance activities unique historic resources are discovered the procedures in Conditions of approval 10.PLANNING.35 and 10.PLANNING.36 shall occur. Conditions of approval are not considered unique mitigation measures pursuant to CEQA. Therefore impacts are considered less than significant.

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

Source: Project Application Materials, Phase I Cultural Resources Assessment prepared by Rincon Consultants dated October 24, 2013, County Archaeologist review

Findings of Fact:

- a) This project site has been previously disturbed by construction and grading activities. It has been identified that a previously recorded site was located on the project sometime in the past, however due to the construction and grading activities, this site has been destroyed. There is another archaeological site located on the project site, but is located outside of the development footprint and will not be impacted by the project. The proposed project will not alter or destroy an archaeological, because the previously recorded site was destroyed by previous construction and grading activities. Therefore, impacts are considered less than significant.
- b) The project site has been previously disturbed by construction and grading activities. An onsite survey discovered hammerstone and lithic flake artifacts in disturbed areas in or adjacent to a previously recorded site. However, this recorded site has been destroyed by previous construction activities. The project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as previously identified archaeological resource have either been destroyed or is located outside the project development footprint. Therefore, impacts are considered less than significant.
- c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found (10.PLANNING.37). If 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 descendant. The descendant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No mitigation is identified or required. Therefore, impacts are considered less than significant.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

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

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of High Potential for Paleontological resources. This category indicates lands for which previous field surveys and documentation demonstrates a high potential for containing significant paleontological resources subject to adverse impacts. There is a potential that site grading and earthmoving activities associated with the project could impact paleontological resources. Conditions are in place requiring monitoring reports (Condition of Approval 70.PLANNING.1) and the retention of qualified paleontologist (Condition of Approval 60.PLANNING.1) for monitoring purposes prior to issuance of grading permits and final grading issuance. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA, therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

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-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Review prepared by Terrestrial Solutions dated July 2013

Findings of Fact:

- a) According to RCLIS (GIS database), the proposed project is located within half a mile of the Cajalco Canyon fault. A geotechnical study was prepared by Terrestrial Solutions dated July 2013 which concluded that no faults were mapped during exposed bottom removals for the project site, and surrounding properties, and the potential for surface ground rupture at the site is considered to be very low (Condition of Approval 10.PLANNING.1). The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The project is therefore unlikely to expose people or structures to potentially adverse effects, and be subject to rupture. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Review prepared by Terrestrial Solutions dated July 2013

Findings of Fact:

- a) According to RCLIS (GIS database), there is a range from very low, to moderate, to very high potential for liquefaction on the project site. A geotechnical study was prepared by Terrestrial Solutions dated July 2013 which concluded that the liquefaction and other related seismically induced movements (settlement, lurching and lateral spreading) potential is extremely low. The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration liquefaction. This requirement is not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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)

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

- a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration seismic ground shaking. This requirement is not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

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

Findings of Fact:

- a) According to General Plan Figure S-5, the proposed project is located within an area which has less than 15 percent slope. Standard conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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:

- a) The project site is located in area susceptible to subsidence, but not located near any document areas of subsidence. The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration ground

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsidence. This requirement is not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

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

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography although it is anticipated that it will have a less than significant impact to the existing topography. The grading will follow the natural slopes and not alter any significant topographic features located on the site. Therefore, the impact is considered less than significant.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) There are no existing septic systems on site. The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will connect to sewer service from the City of Corona. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes (Condition of Approval 10.BS GRADE.4). Therefore, the impact is considered less than significant.
- b) The project may be located on expansive soil; however, the California Building Code (CBC) requirements pertaining to all structures will mitigate the potential impact to less than significant. As CBC requirements are applicable to all structures, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.
- c) The project will not be utilizing septic tanks that would require soils capable of supporting waste water disposal. The project is conditioned to connect to sewer serviced by the City of Corona (Condition of Approval 10. E HEALTH. 1). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?				
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) There are no streams, river channels, or bed of a lake on the project site, although Temescal Canyon creek is located just east of the project. The project may create erosion that could modify the creek. The Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are sufficiently addressed and managed (Conditions of Approval 10.BS GRADE.6). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- b) The project may result in an increase in water erosion either on or off site. The Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes (Conditions of Approval 10.BS GRADE.6). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10. BS GRADE. 8). This is a standard condition, and therefore not considered unique mitigation pursuant to CEQA. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Application Materials, Greenhouse Gas Study prepared by Rincon Consultants dated September 11, 2013

Findings of Fact:

a) A Greenhouse Gas Study prepared by Rincon Consultants, dated September 11, 2013, was prepared for the subject property indicating the project's total annual GHG emissions would be 1,452 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,000 MTY CO₂e for small projects established by the South Coast Air Quality Management District (SCAQMD). The project annual total of 1,452 MTY CO₂e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions. Therefore, the impact is considered less than significant.

b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Very High Density Residential) for the site with the proposed General Plan Amendment associated with the project. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measure include following:

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

b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

- a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The project is an apartment complex consistent with the proposed Multiple-Family Dwellings (R-2) zoning. This zone permits for certain residential uses which might use hazardous materials associated with residential type uses such as household cleaner products. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a multifamily residential apartment complex. Therefore, the impact is considered less than significant.
- b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of an apartment complex which the management of hazardous materials is subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has two points of paved

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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access for emergency response vehicles to utilize on Temescal Canyon Road. Therefore, the project will have less than significant impact.

- d) There are no existing or proposed schools within one quarter mile of the project site or in the project vicinity. The, proposed project does not proposed the transportation of substantial amounts of hazardous materials. Therefore, the impact is considered to be less than significant.
- e) The proposed project 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, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is not impact.
- b) The project site is not located within an Airport Master Plan; therefore will not require review by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The proposed project is not located within a high fire area. Based on the review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk or loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Riverside County Flood Control District review

Findings of Fact:

- a) The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The project is bounded by Temescal Wash along the eastern boundary and Joseph Canyon wash along the southern boundary. The eastern corner of the property is within the Temescal Creek Zone A floodplain, as delineated on Panel Number 060065C-1360G of the Flood Insurance Rate Maps. A retaining wall was constructed as part of approved Parcel Map No. 23271 along this project's eastern and southern boundary to protect the project from major flooding. The proposed development footprint is outside the floodplain and elevated with respect to the floodplain. The grading associated with the project will not alter existing drainage patterns. According to the Flood District's review of the project, since the project site drains directly to Temescal Canyon Creek, the District has determined that the increased runoff, as well as the hydrological conditions of concerns will not be required. Therefore, the impacts are considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The project is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.5). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. The Riverside County Flood Control District has reviewed the project's WQMP. The project is incorporating a bio-retention basin along the eastern boundary to manage water quality. The District has determined that the proposed calculations in the WQMP are acceptable for this level of review. Therefore, the impacts are considered less than significant.
- c) Water service will be supplied by the City of Corona and the Department of Water and Power. A will serve letter has been issued indicating adequate water availability to service the project. The proposed project will not 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). Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) There are no significant planned stormwater drainage systems in this area of the County. The project will not be altering the drainage in any significant way. Therefore, impacts are considered less than significant.
- e) The eastern corner of the property is within the Temescal Creek Zone A floodplain, as delineated on Panel Number 060065C-1360G of the Flood Insurance Rate Maps. A retaining wall was constructed as part of approved Parcel Map No. 23271 along this project's eastern and southern boundary to protect the project from major flooding. The proposed development footprint is outside the floodplain and elevated with respect to the floodplain. The project will not place housing within the 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, impacts are considered less than significant.
- f) The eastern corner of the property is within the Temescal Creek Zone A floodplain, as delineated on Panel Number 060065C-1360G of the Flood Insurance Rate Maps. A retaining wall was constructed as part of approved Parcel Map No. 23271 along this project's eastern and southern boundary to protect the project from major flooding. The proposed development footprint is outside the floodplain and elevated with respect to the floodplain. The project will not place structures within the 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, impacts are considered less than significant.
- g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge. The project is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.5). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. The Riverside County Flood Control District has reviewed the project's WQMP. The project is incorporating a bio-retention basin along the eastern boundary to manage water quality. The District has determined that the proposed calculations in the WQMP are acceptable for this level of review. Therefore, impacts are considered less than significant.
- h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal Best Management Practices BMP's designed to treat typical onsite flows, which are very minimal. Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The proposed project will not substantially alter the existing drainage pattern 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. The project is bounded by Temescal Wash along the eastern boundary and Joseph Canyon wash along the southern boundary. The eastern corner of the property is within the Temescal Creek Zone A floodplain, as delineated on Panel Number 060065C-1360G of the Flood Insurance Rate Maps. A retaining wall was constructed as part of approved Parcel Map No. 23271 along this project's eastern and southern boundary to protect the project from major flooding. The proposed development footprint is outside the floodplain and elevated with respect to the floodplain. The grading associated with the project will not alter existing drainage patterns. According to the Flood District's review of the project, since the project site drains directly to Temescal Canyon Creek, the District has determined that the increased runoff, as well as the hydrological conditions of concerns will not be required. Therefore, the impacts are considered less than significant.
- b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The project includes grading to create building pads for each of the apartment complex buildings as well as parking areas and drive aisles. The project will increase the amount of impermeable surfaces, which will decrease the absorption rate of the site. Project runoff will flow eastwards through a proposed bio-retention basin used for water quality located on the project's eastern boundary, and into Temescal Wash. According to the Flood District's review of the project, since the project site drains directly to Temescal Canyon Creek, the District has determined that the increased runoff, as well as the hydrological conditions of concerns will not be required. Therefore, the impacts are considered less than significant.
- c) Grading will be required to perpetuate the natural drainage patterns of the area. The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The proposed development footprint is outside the floodplain that crosses the site and elevated with respect

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to the floodplain. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, the impacts are considered less than significant.

- d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate, or divert drainage flows. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

Findings of Fact:

- a) The proposed project is seeking to change the land use designation for the project site from Community Development: Light Industrial to Community Development: Very High Density Residential (14-20 dwelling units per acre). The project also seeks to change the zoning for the project site from Mineral Resources and Manufacturing-Service Commercial to Multiple-Family Dwellings. The change in the general plan land use designation and zoning will not substantially alter the makeup of the area as there is an assorted collection of existing uses such as a mini storage facility, surface mining facilities, single family residences, industrial uses, and a commercial shopping center. Therefore, the impact is considered less than significant.
- b) The project is located within the City of Corona sphere of influence boundary. The project was transmitted to the City of Corona for comments. Staff received comments from Corona's Community Development Department which included requiring a noise study, the use of decorative walls with anti-graffiti, requesting of the traffic study and landscaping plans, and the use of a gated entry into the project. These comments have been reviewed and addressed by County staff. The City of Corona did not have any comments regarding the change in land use designation or zoning. The project would not have a significant effect on land use within the City of Corona's sphere of influence. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

a-d) The proposed project is seeking to change the land use designation for the project site from Community Development: Light Industrial to Community Development: Very High Density Residential (14-20 dwelling units per acre). The project also seeks to change the zoning for the project site from Mineral Resources and Manufacturing-Service Commercial to Multiple-Family Dwellings. The change in general plan designation and zoning will not substantially alter the makeup of the area as the existing surrounding area is a mixture of different uses including single family residences, surface mining facilities, mini storage facility, industrial uses, and a commercial shopping center. The proposed project is not inconsistent with this mixed pattern of uses. The proposed project is compatible with the surrounding zoning of General Commercial, Residential Agricultural, Controlled Development Areas, and Mineral Resources. The nearest active surface mining facility (3M) is approximately 2400 feet northeast of the project. There are two other surface mining facilities in the area, but they are closed or abandoned. The project's buffer distance from the nearest mine in conjunction with the project's landscaping, construction materials and mitigation measures will help reduce any potential mine impacts on the project to a less than significant level. There are other residential projects (Sycamore Creek Specific Plan) that the County has approved that was located adjacent to an existing and operating surface mining facility. In the case of Sycamore Creek Specific Plan, homes were placed as close as 200 feet from the mining facility and were still determined to be compatible. The proposed project is consistent with the design standards of the Multiple-Family Dwelling zoning and other regulations outlined in Ordinance No. 348, as well as being consistent with the land use designations and policies of the Riverside County General Plan. The proposed project will not disrupt or divide the physical arrangement of an established community. Therefore, impacts are considered less than significant.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-b) The proposed project is located within an area designated as Mineral Resource Zone-3(MRZ-3): Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined. The project site has not been used for mining. The developable portions of the project is located within the Mineral Resource Zone-3 (MRZ), which is a classification from the Department of Conservation Division of Mines and Geology (DMG) identifying that the area is of undetermined mineral resource significant. The establishment of MRZ is based on a geologic appraisal of the mineral resource potential of the land based on research of geologic and mining-related literature, geologic maps, plotting of reported mines, and publications and mining data from the DMG. The undeveloped eastern portion of the project site is located within MRZ-2 which is classified as areas that contain identified mineral resource. The DMG states in their Guidelines for Classification and Designation of Mineral Lands, that the MRZ classification is based on geologic and economic factors and is the process of identifying lands containing significant mineral deposits. The DMG also identifies the term Designation which is the formal recognition by the State Mining and Geology Board (SMGB) of sectors containing mineral deposits of regional or statewide significance. According to the Mineral Land Classification of the Temescal Valley Area, Riverside County, California Special Report 165 from the DMG and review from the County's Geologist, the project is not located within a designated mineral resources sector. The nearest designated resource sector is identified as Sector Q (see Exhibit S) which is located along Temescal wash and is defined by the Surface Mining and Reclamation Act (SMARA) and SMGB as "instream deposits located in Temescal wash beginning near Magnolia Avenue and extending upstream to Cajalco Road" (Public Resource Code, Division 2, Chapter 9, Section 3550.4). The project site is not located within Sector Q, nor is it located "instream" in Temescal wash. Therefore, it is anticipated that the proposed project will not significantly impact mineral deposits of regional or statewide significance, or local importance.

c) Surrounding the project site are single family residences, surface mining facilities, industrial uses and a commercial shopping center. The project is located in the vicinity of three surface mining facilities (see Exhibit 9). The nearest active surface mining facility (3M) is approximately 2400 feet northeast of the project. There are two other surface mining facilities in the area, but they are closed or abandoned. The project's environmental assessment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analyzed a variety of environmental impacts and determined that the project's impacts would be less than significant with mitigation measures incorporated. The project's buffer distance from the nearest mine in conjunction with the project's landscaping, construction materials and mitigation measures will help reduce any potential mine impacts on the project to a less than significant level. There are other residential projects (Sycamore Creek Specific Plan) that the County has approved that was located adjacent to an existing and operating surface mining facility. In the case of Sycamore Creek Specific Plan, homes were placed as close as 200 feet from the mining facility. The proposed apartment complex is a compatible use with the surrounding existing surface mining facilities. Therefore, the impact is considered less than significant.

- d) The project is located in the vicinity of three surface mining facilities (see Exhibit 9). The nearest active surface mining facility (3M) is approximately 2400 feet northeast of the project. There are two other surface mining facilities in the area, but they are closed or abandoned. The 3M mining facility operates 24 hours a day, 7 day weeks and includes standard mining equipment and machinery as well as controlled mine blasting of rock. The blasting occurs underground and is made up of several micro-delayed charges to stagger and reduce the impacts of the explosion. The project's 2400 feet buffer distance from the nearest mine in conjunction with the project's landscaping, construction materials and mitigation measures will help reduce any potential mine impacts on the project to a less than significant level. There are other residential projects (Sycamore Creek Specific Plan) that the County has approved that was located adjacent to an existing and operating surface mining facility. In the case of Sycamore Creek Specific Plan, homes were placed as close as 200 feet from the mining facility. There are also existing single family homes near the project that is significantly closer to the 3M mining facility than the project. It is anticipated that the project will not expose people or property to hazards from existing mines and therefore the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

- a) The project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: Project Application Materials, GIS database, Noise Study prepared by Rincon Consultants dated September 11, 2013, Environmental Health Services noise review dated October 4, 2013

Findings of Fact:

- a) A noise study by Rincon Consultants dated September 11, 2013, was prepared for the project and it identified no other noise sources near the project site that would contribute a significant amount of noise to the project. The report was reviewed by the Department of Environmental Health Services on October 4, 2013, and concluded that the findings in the noise report were adequate. The nearest active surface mining facility (3M) is approximately 2400 feet northeast of the project. There are two other surface mining facilities in the area, but they are closed or abandoned. The 3M mining facility operates 24 hours a day, 7 day weeks and includes standard mining equipment and machinery as well as controlled mine blasting of rock. The blasting occurs underground and is made up of several micro-delayed charges to stagger and reduce the impacts of the explosion including noise. The project's 2400 feet buffer distance from the nearest mine in conjunction with the project's landscaping, construction materials and mitigation measures will help reduce any potential mine impacts on the project to a less than significant level. There are other residential projects (Sycamore Creek Specific Plan) that the County has approved that was located adjacent to an existing and operating surface mining facility. In the case of Sycamore Creek Specific Plan, homes were placed as close as 200 feet from the mining facility. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Noise Study prepared by Rincon Consultants, Inc. dated September 11, 2013

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. The proposed project will construct twelve buildings containing 98 apartment units totaling 179,105 square feet on 6 gross acres. A noise study was prepared by Rincon Consultants, Inc. dated September 11, 2013 which analyzed temporary construction noise, on-site noise and off-site noise (temporary construction noise is analyzed in the next section 34b). The study was reviewed by the County's Industrial Hygiene Department and was determined to be adequate.

The study indicates that the primary source of vehicular noise would come from Temescal Canyon Road, as this route is the most heavily traveled roadway adjacent to the project site. It identifies that upon build-out completion, western facades of proposed residences adjacent to the roadway (85 feet from centerline) will be exposed to 70.5 dBA Leq, exceeding the County's multi-family residential exterior noise standard of 65 dBA CNEL. The project has been conditioned to use noise reducing building construction materials and techniques which will reduce noise levels to an acceptable level (Condition of Approval 10.E HEALTH.2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. The study also identifies that the open space areas nearest to the road will also exceed the exterior noise standard of 65 DBA CNEL. In order to protect these open space areas, the project has been conditioned (Conditions of Approval 10.E HEALTH.2) to keep the existing combination earthen berms and wooden fences for the outdoor recreation areas, barbeque and picnic areas, which will mitigate this impact to a less than significant level.

Interior noise levels were calculated based on the anticipated distance of future residential units from Temescal Canyon Road. Based on noise modelling, it is estimated that the project's residences would experience a maximum exterior noise of 70.5 dBA Ldn from the roadway. Interior noise levels are approximately 25 dBA lower than exterior noise levels with windows closed, thus resulting in an approximate 45.5 dBA Ldn or CNEL noise level inside the residences. The project will have to meet existing California Building Code requirements which require the installation of forced-air mechanical ventilation, which ensures that future residential units are able to reasonably maintain closed windows and achieve the standard 25 dBA reduction in noise levels. In addition, the project has been conditioned to use noise reducing building construction materials and techniques which will reduce noise levels to an acceptable level (Condition of Approval 10.E HEALTH.2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Residential development on the project site would result in new vehicle trips that could increase roadway noise experience by nearby sensitive receptors. The nearest sensitive receptor is situated approximately 65 feet west of the centerline of Temescal Canyon Road, and is raised above the level of the roadway and separated by a tall earthen bank covered with a wooden fence. It is estimated that based on buildout of the project and traffic generated, the noise levels at the sensitive receptor would be 59.9 dBA. Therefore, the project would not measurably contribute to an increase in traffic noise at project buildout. Since the allowable increase in noise exposure is a 3 dBA shift, traffic noise associated with the proposed project would not result in a significant increase to the receptor. Therefore, impacts are considered less than significant.

- b) The proposed project would involve the construction of 98 apartment units resulting in a temporary increase in noise levels in the site's vicinity during site preparation, grading, paving,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and building construction. The average noise levels created by the heavy construction equipment at the construction site ranges from 76 to 95 dBA at 25 feet from the source. The nearest noise-sensitive receptor to the project is a multi-family residence located approximately 420 feet to the northwest, on the western side of Temescal Canyon Road. The study indicates that based on the attenuation rate of 6 dBA per doubling of distance, the nearest existing residential unit could experience a maximum sound level ranging from 62 dBA to 71 dBA during construction. Due to these sound levels, construction activities will be restricted to daytime hours, as well as modification and locating equipment to further reduce noise emissions (Conditions of Approval 10.E HEALTH.2). These are standard conditions of approval and are, therefore, not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. A combination earthen berm and wooden fence will reduce the exterior noise levels on open space and barbeques areas to less than significant levels with these mitigations incorporated (Condition of Approval 10.E HEALTH.2).
- d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted to daylight hours. Therefore, impacts are considered less than significant.

Mitigation: Condition 10.E HEALTH.2 requires the project to comply with the recommendations made by the Industrial Hygiene Department and Noise Study

Monitoring: Mitigation Monitoring will be achieved through the Building and Safety plan check process

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of	<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
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roads or other infrastructure)?

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

Findings of Fact:

- a) The proposed project will not necessitate the construction or replacement of housing elsewhere. The project site is currently vacant with no existing buildings or structures. Therefore, no impact will occur.
- b) The proposed project is a 98 unit apartment complex. The project will not create a significant amount of permanent employment opportunities that would increase the demand for affordable housing. Therefore, no impact will occur.
- c) The proposed project will not displace a substantial number of people necessitating the construction or replacement of housing elsewhere. The project site is currently vacant with no existing buildings or structures. Therefore, no impact will occur.
- d) The project is located within the El Cerrito/Temescal Canyon Redevelopment Area. However, since Redevelopment Agencies were abolished, there are no redevelopment activities occurring. Therefore, no impact will occur.
- e) The project proposes a 98 unit apartment complex on 6 gross acres, which could equate to increase of 343 additional persons (using 3.5 persons per dwelling unit standard). The Southern California Association of Governments (SCAG) projects that the population of unincorporated Riverside County will be 471,500 by the year 2020 (SCAG, 2012), an increase of 2,745 over the current unincorporated county population of 358,827 (California Department of Finance estimate, May 2013). The development of 98 residential units on the project site would cause a direct increase in the County's population. Using the California State Department of Finance average household size for unincorporated Riverside County of 3.5 persons, the net increase of 98 dwelling units would generate a resident population of approximately 343 persons (98 units x 3.5 persons/unit). Therefore, with the proposed project, the unincorporated Riverside County population would be approximately 359,170 (358,827 + 343). This increase in population would be within the unincorporated county's projected 2020 population of 471,500. This population increase will not exceed official regional or local population projections. Therefore, impacts are considered less than significant.
- f) The proposed project is a 98 unit apartment complex. The project will not create a significant amount of permanent employment opportunities that would increase significantly increase the population growth in the area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 90.PLANNING.28). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant. Additionally, the project will not 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. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

- a) The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 90.PLANNING.28). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact:

- a) The Corona-Norco Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.17). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Findings of Fact:

- a) The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 90.PLANNING.28). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

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

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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 proposed project will provide private recreational amenities for apartment renters which includes a swimming pool, spa area, club house, and open space barbeque areas. The project will not require the construction or expansion of regional recreational facilities, and therefore will not have a physical effect on the environment. No impact will occur.
- b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the project, it is not anticipated that the project could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.
- c) The proposed project could potentially incrementally increase the use of some types of recreational facility in the Temescal Canyon Area Plan. The project is within Community Service Area (CSA) 152. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

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

- a) The Riverside County Park and Open Space District has determined that no trails are required for this project. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. 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?

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?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

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?

Source: Riverside County General Plan, Traffic Impact Analysis Report prepared by Linscott, Law & Greenspan dated June 28, 2013

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

- a) The Transportation Department has reviewed the traffic study prepared by Linscott, Law & Greenspan dated June 28, 2013 and has verified that it has been prepared in accordance with County-approved guidelines and 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 project is expected to generate approximately 665 daily trips (one half arriving, one half departing) with 51 trips in the AM peak hour and 62 trips in the PM peak hour on a weekday. Cumulatively, the projects in the area are expected to generate 22,278 daily trips. The project study area covers three intersections: Ontario Avenue/Temescal Canyon Road at El Cerrito Road, Temescal Canyon Road at Tom Barnes Street, and Temescal Canyon Road at Cajalco Road. All of these intersections operate at a level of services (LOS) D or better, except for Ontario Avenue/Temescal Canyon Road at El Cerrito Road which is anticipated to operate at LOS E and F. The project has been conditioned (Condition of Approval 10.TRANS.3) to install a two-phase traffic signal and the widening/restriping to provide an exclusive northbound left-turn lane. With these mitigation measures, the intersection is expected to operate at LOS B. Therefore, the impacts are considered less than significant with mitigation measure incorporated.

- b) The Transportation Department has determined that the project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways with the incorporation of installing a two-phase traffic signal and widening/restriping which will reduce the impacts to less than significant with this mitigation incorporated.
- c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, no impact will occur.
- d) The proposed project is not located near any wateborne, railroads or air traffic patterns. Therefore, no impact will occur.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, the impacts are considered less than significant.
- f) The proposed project will create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements (Conditions of Approval 90.TRANS.8) that will help improve and maintain the roads condition in a safe and working manner. With the incorporation of these improvements, any impacts on existing roads will be mitigated to a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has two driveways on Temescal Canyon Road, providing multiple entrances and exits for emergency vehicles to access and exit the project. Temescal Canyon road leading up to the project is paved and with some street improvements, providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: Condition 10.TRANS.3 requires the project to comply with recommendations made in the traffic impact analysis report

Monitoring: Mitigation Monitoring will be achieved through the building and safety plan check process.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

- a) The Riverside County Park and Open Space District has determined that no trails are required for this project. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

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

- a) The project is conditioned to obtain potable water and sanitary sewer service from the City of Corona Department of Water and Power (Conditions of Approval 10.E HEALTH.1), and is responsible to meet all their requirements. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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) The project is conditioned to obtain potable water and sanitary sewer service from the City of Corona Department of Water and Power (Conditions of Approval 10.E HEALTH.1) and is responsible to meet all their requirements. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

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

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

Findings of Fact:

- a) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The development will comply with federal, state, and local statutes and regulations related to solid wastes. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Source:

Findings of Fact:

- a) The project will use existing electricity service provided by Southern California Edison. Extensions will have to be made to the proposed structure. Since service already exists for the project site, the provision of extending electricity service to the proposed project will be considered less than significant impact.
- b) The project will use existing natural gas service provided by Southern California Gas Company. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending natural gas service to the proposed project will be considered less than significant impact.
- c) The project will use existing communications services provided by AT&T. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending communication service to the proposed project will be considered less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Storm water drainage will perpetuate the natural drainage patterns of the area, off the project site. Storm water drainage on-site will not require the expansion of existing County Flood Control facilities, nor require new facilities and potential impacts related to the construction of storm water facilities are considered less than significant.
- e) The proposed project will require new street lighting along the project's frontage. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, street lighting construction for the project is considered less than a significant impact.
- f) Based on data available at this time, no offsite utility improvements or the need for increased roads will be required to support this project. Therefore, impacts are considered to be less than significant.
- g) No governmental services are expected to be required for the project, there no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source:

Findings of Fact:

- a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

Mitigation:

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

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?

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.

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)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The project proposes to construct twelve, three-story apartment complex buildings with 98 units totaling 179,105 square feet on 6.0 gross acres. The apartment units range from one bedroom to three bedroom units and from 771 square feet to 1,982 square feet in size. The apartment complex will have a total of 227 parking spaces, of which 10 will be handicap accessible, and 18 for compact cars. There are 154 garage parking spaces available and 73 open parking spaces. The project will have two driveways with electronic entry gates on Temescal Canyon Road for access. The project's amenity and recreational package includes a 8,471 square foot swimming pool recreation area, a 710 square foot recreational building and picnic table and barbeque open space areas. The apartment complex will be managed within a 2,751 square foot administration office building onsite.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25348 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25348,
Exhibit A, Amended No. 2, dated 9/19/13.
Exhibit B, dated 8/12/13
Exhibit C, dated 8/12/13
Exhibit G, dated 12/10/13
Exhibit J, dated 10/7/13
Exhibit L, dated 8/12/13
Exhibit M, dated 8/12/13
Exhibit S, dated 12/11/13

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer 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 this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 21 USE - CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first

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10. GENERAL CONDITIONS

10.BS GRADE. 21 USE - CRIB/RETAIN'G WALLS (cont.) RECOMMND

course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 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 or structure.

In non- residential applications, separate building

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

permits may include a permit for the structure (Shell building), grading, tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà

ACCESSIBLE PATH OF TRAVEL:

The applicant shall be required to provide a dimensioned detail site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.
- 2.Connection to all buildings.
- 3.Connection to areas of public accommodation (Including recreation/sports park facilities, swimming pools, tot lots, and viewing areas.
- 4.Connection to accessible designed trash enclosures.
- 5.Connection to mail kiosks.
- 6.Connection to accessible parking loading/unloading areas.

The details shall include:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

Note: All accessibility requirements applicable to multifamily dwellings per chapter 11a within the California Building Code shall apply. This may require alterations to the current building floor plan as it relates to minimum provided accessible and adaptable requirements, and accessible parking configuration, including garages that are accessory to those units.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.) (cont.) RECOMMND

Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

GREEN BUILDING CODE (Non Residential):

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.

2. Determines if materials will be sorted on site or mixed.

3. Identifies diversion facilities where material collected will be taken.

4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CITY OF CORONA WATER & SEWER RECOMMND

Plot Plan 25348 is proposing to receive potable water service and sanitary sewer service from the City of Corona, Department of Water and Power. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with the City of Corona, Department of Water and Power as well as all other applicable agencies.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Rincon Consultants, Inc.
2220 J Street, Suite 7
Sacramento, CA 95816
(916) 706-1374

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10. GENERAL CONDITIONS

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY (cont.) RECOMMND

Noise Study: "Temescal Canyon Apartments Project,
Noise Study", dated July 2013,
Revised September 2013.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Plot Plan 25348 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated October 4, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

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

EPD DEPARTMENT

10.EPD. 1 - MSHCP UWIG RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation

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10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP UWIG (cont.)

RECOMMND

Area that use chemicals or generate bioproducts such as manure that 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. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

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.

* Noise

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. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are 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.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED
ADJACENT TO THE MSHCP CONSERVATION AREA
BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed

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10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP UWIG (cont.) (cont.)

RECOMMND

Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids/varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle

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10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP UWIG (cont.) (cont.) (cont.)

RECOMMND

Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoporum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium fragiferum-strawberry clover
Tropaeolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera
exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United
States Department of Agriculture-Division
of Plant Health and Pest Prevention Services, California
Native Plant Society,

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10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP UWIG (cont.) (cont.) (cont.) (cont.) RECOMMND

Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual;
Higher Plants of California,
and County of San Diego-Department of Agriculture.

* Barriers

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 in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1850 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#25-GATE ENTRANCES (cont.) RECOMMND

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.

10.FIRE. 5 USE-#88A-AUTOMATIC GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25348 is a proposal to construct a 102 unit 3 story apartment complex on 7.2 gross acres in Temescal Canyon area. The site is located on the northeast corner of Cajalco Road and Temescal Canyon Road, in the south Corona area. Temescal Wash parallels the eastern boundary of this site.

The proposed site is parcel 1 and 2 of Parcel Map 23271. The site is bounded by Temescal Wash along the eastern boundary and Joseph Canyon wash along southern boundary. The eastern corner of the property is within the Temescal Creek Zone A floodplain, as delineated on Panel Number 060065C-1360G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). A retaining wall was constructed by PM 23271 along the eastern and southern boundary to protect the site from major flooding. The District did not review the design or inspect the construction of the wall. The developer has submitted a soils report with wall stability calculations. These calculations may be enough for the tentative submittal but at the final design will need more analysis and will eventually need an approval from the Riverside County Building and Safety Department. It appears from the exhibit the proposed development is

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

outside the floodplain and elevated with respect to the floodplain.

The District has reviewed the amended 1 exhibit and the preliminary Water Quality Management Plan (WQMP) received on August 7, 2013.

The developer is proposing a bio-retention basin along the eastern boundary to mitigate for water quality. The back-up calculations submitted are ok but in final plan check stage the design of basin may need more detailed information.

Since the site is draining to Temescal Wash, the District has determined the increase runoff, as well as the Hydrologic Conditions of Concerns (HCOC) will not be required.

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/NPDES under Programs and Services, Stormwater Quality.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO02335 RECOMMND

County Geologic Report (GEO) No. 2335, submitted for this project (PP25348) was prepared by Terrestrial Solutions,

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO02335 (cont.)

RECOMMND

Inc. and is entitled: "Geotechnical Review of Preliminary Grading Plan, Temescal Canyon Apartments, Parcels 1 and 2, Parcel Map No. 23271, City of Corona, County of Riverside", dated July 23, 2013. In addition, Terrestrial Solutions prepared "Response to County of Riverside Geotechnical Review Sheet Regarding Geotechnical Review of Preliminary Grading Plan, Temescal Canyon Apartments, parcels 1 and 2, parcel Map No. 23271, City of Corona, County of Riverside, California", dated September 27, 2013. This document is herein incorporated as a part of GEO02335.

GEO02335 concluded:

- 1.No faults were mapped during exposed bottom removals mapped for the subject site and the adjacent site.
- 2.The potential for surface ground rupture at the site is considered to be very low.
- 3.The liquefaction and other related seismically induced movements (settlement, lurching and lateral spreading) potential is extremely low.
- 4.The major geotechnical and geological concerns related to rough grading for the proposed development and the previous development adjacent to the subject site have been addressed during the recent rough grading.
- 5.Most of the site underwent removals during previous grading in 2008 except along the edge adjacent to Temescal Canyon Road.

GEO02335 recommended:

- 1.Portions of the subject parcels will require removal during grading operations.
- 2.All near surface loose or compressible native soils and/or existing stockpiled material should be removed and replaced as compacted fill.
- 3.Removals should extend to expose the underlying competent materials.

GEO No. 2335 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2335 is hereby

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO02335 (cont.) (cont.) RECOMMND

accepted for Planning purposes. Engineering and other Uniform 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 City upon application for grading and/or building permits.

10.PLANNING. 2 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 3 USE - FEES FOR REVIEW RECOMMND

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.

10.PLANNING. 4 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 5 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 8 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - BASIS FOR PARKING (cont.) RECOMMND

Multiple Family Dwellings.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

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.

10.PLANNING. 16 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

The project shall be consistent with the recommendations and findings identified in the Office of Industrial Hygiene letter dated 10/4/13.

10.PLANNING. 23 USE - CAUSES FOR REVOCATION RECOMMND

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.

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10.PLANNING. 24 USE - CEASED OPERATIONS RECOMMND

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.

10.PLANNING. 33 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 35 USE - PDA04807 RECOMMND

County Archaeological Report (PDA) No. 4807 submitted for this project (PP25348) was prepared by Rincon and is entitled: "Phase I Cultural Resources Assessment for the Temescal Canyon Apartments Project, Riverside County, California", dated October 24, 2013.

PDA04807 concluded:

1.The site has been severely impacted by previous construction activities.

2.The consultant identified one hammerstone and a lithic flake on the site. Both artifacts were discovered in disturbed areas in or adjacent to a previously recorded site (P-33-000883). This site has been destroyed by previous construction activities.

3.The consultant located a small historic refuse dump on the site. Artifacts include ceramic fragments, glass bottles, cans, cow bones, and a frying pan. This site has clearly been disturbed by looters/artifact collectors.

4.Neither of the two sites identified on this site qualify for CRHR listing.

5.The project would not alter or destroy a historic site.

6.The project would not cause a substantial adverse change in the significandce of a historical resource.

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10.PLANNING. 35 USE - PDA04807 (cont.)

RECOMMND

7.The project would alter or destroy an archaeological site. However, the previously recorded site was destroyed by previous construction activities.

8.The project would not cause substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5.

9.The project would not disturb any human remains, including those interred outside of formal cemeteries.

10.The project would not restrict existing religious or sacred uses within the potential impact area.

11.Archaeological site P-33-013127 is located outside the proposed development area within a fenced of portion of the project site.

PDA04807 recommended:

1.Archaeological monitoring of grading activities.

2.If any buried cultural materials are encountered during the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

3.If human remains are found, State of California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 shall be followed.

PDA04807 is hereby accepted for Planning purposes for PP25348. Conditions detailing the requirement should inadvertent discoveries be made during construction are described elsewhere in this conditions set.

10.PLANNING. 36 USE - INADVERTANT ARCHAEO FIND

RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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, cultural resources* are discovered that were not assessed by the

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10. GENERAL CONDITIONS

10.PLANNING. 36

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 37

USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit 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 exhibit to be resubmitted for further consideration. This ordinance 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.

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Ontario Avenue/Temescal Canyon Road (NS) at:
El Cerrito Road (EW)
Project Driveway (Primary) (EW)
Project Driveway (Secondary) (EW)
Cajalco Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.) RECOMMND

request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 USE - VERDURA WALL PERMIT

RECOMMND

Building permit BWL070264 for the verdura walls did not receive the required inspections or permit final and was expired due to lack of activity. Prior to the issuance of a grading permit, the owner/ applicant shall obtain a permit for the existing verdura walls including the proposed wall height increase.

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - ESA PHASE 1

INEFFECT

A Phase I Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property.

EPD DEPARTMENT

60.EPD. 1 - RRVP AVOIDANCE

RECOMMND

The areas mapped as "JD LIMITS AS IDENTIFIED BY RINCON CONSULTANTS, INC." and "GRADING LIMITS" on EXHIBIT: J (jurisd,delineate) Dated: 10/8/13, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Riverside County Planning Department, Environmental Programs Division (EPD).

60.EPD. 2 - BIOLOGICAL MONITORING

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - BIOLOGICAL MONITORING (cont.) RECOMMND

contact EPD for further information.

60.EPD. 3 - TEMP FENCING RECOMMND

The areas mapped as "JD LIMITS AS IDENTIFIED BY RINCON CONSULTANTS, INC." and "GRADING LIMITS" on EXHIBIT: J (jurisd,delineate) Dated: 10/8/13, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Riverside County Planning Department, Environmental Programs Division (EPD) may also inspect the site prior to grading permit issuance.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - ARCHAEO MONITORING (cont.)

RECOMMND

professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure. This monitoring is not required as CEQA mitigation, rather it is a condition of approval to confirm the conclusion of PDA04807 in-grading.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN

RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.8, obtain the existing City of Corona street improvement plan DWG. No. 02-024S and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 4 USE - FILE L&LMD APPLICATION

RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.4 and 90.TRANS.7.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4 USE - ARCHAEO MONITOR REPORT

RECOMMND

ARCHAEOLOGICAL MONITORING REPORT SUBMITTAL:
PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

2.Submitting a "Wet Signed" copy of the Rough Grade

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - POOL PLANS REQD RECOMMND

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 3 USE - BLDG. PLANS COMPLIANCE RECOMMND

The following items shall be reviewed for compliance on the proposed building plans:

1. Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

2. Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

3. Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

4. A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - BLDG. PLANS COMPLIANCE (cont.) RECOMMND

coatings on fences and walls, where applicable.

80.PLANNING. 12 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 279-231-075 and 279-231-054. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Multiple-Family Dwellings (R-2) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.4 is satisfied.

80.PLANNING. 13 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until General Plan Amendment No. 1112 and Change of Zone No. 7792 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and zone ultimately applied to the property.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 6, 2013.

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco School District shall be mitigated in accordance with California State law.

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80.PLANNING. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 25348, 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.

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Ontario Avenue/Temescal Canyon Road (NS) at El Cerrito Road (EW)

Temescal Canyon Road (NS) at Project Access (Main) (EW) (modification for geometrics)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 2 USE - TS/GEOMETRICS

RECOMMND

The intersection of Ontario Avenue/Temescal Canyon Road (NS) at El Cerrito Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one through lane, one right-turn lane

Eastbound: one left-turn lane, one right-turn lane

Westbound: N/A

The intersection of Temescal Canyon Road (NS) at Tom Barnes/Project Access (Main) (EW) is signalized and shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, one through lane, one

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.) RECOMMND

shared through/right-turn lane
Southbound: one left-turn lane, two through lanes, one right-turn lane
Eastbound: one left-turn lane, one through lane, one right-turn lane
Westbound: one shared left-turn/through/right-turn lane

NOTE: Signal modification shall include bike lane and detection.

The intersection of Temescal Canyon Road (NS) at Project Access (Secondary) (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: two through lanes
Eastbound: N/A
Westbound: one right-turn lane - stop controlled

NOTE: This access shall be restricted to right-out only turning movements. Appropriate channelization shall be provided by the project proponent to enforce this restriction.

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.

80.TRANS. 3 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 55 foot half-width right-of-way.

80.TRANS. 4 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located per condition TRANS.90.1.
- (5) Graffiti abatement of walls and other permanent structure.
- (6) Street sweeping.

For street lighting, 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) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 5 USE - LIGHTING PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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80.TRANS. 6 USE - LANDSCAPING

RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Temescal Canyon Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 7 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 9 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP to the Riverside County Transportation Department 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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

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: On and offsite landscaping plans may be shown on same set of plans.

80.TRANS. 10 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Transportation Department who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Transportation Department for processing and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 USE - BMP GPS COORDINATES (cont.) RECOMMND
treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S RECOMMND
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.
1.Sub-grade inspection prior to base placement.
2.Base inspection prior to paving.
3.Precise grade inspection of entire permit area.
a.Inspection of Final Paving
b.Precise Grade Inspection
c.Inspection of completed onsite storm drain facilities
d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL RECOMMND
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1.Requesting and obtaining approval of all required grading inspections.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

2.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.

3.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.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.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.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#66-DISPLAY BOARDS (cont.) RECOMMND

designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required,

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT (cont.) RECOMMND

cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - COMPLIANCE INSPECT ITEMS RECOMMND

1.The project shall be consistent with existing landscaping along Temescal Canyon Road by the adjacent shopping center. The landscaping shall screen and shield the project buildings and open space areas to provide privacy.

2.A minimum of 227 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 asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

3.A minimum of 10 accessible parking spaces 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 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 _____."

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - COMPLIANCE INSPECT ITEMS (cont.) RECOMMND

6.Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

7.Roof-mounted equipment for residential units shall not be permitted within the project site.

8.A six inch high curb with a twelve inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

9.A minimum 6 foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the project perimeter.

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

10.5 trash enclosures which are adequate to enclose a minimum of 2 bins each shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

11.All swimming pools and spas shall be properly enclosed with minimum five foot high fencing and self-latching gates

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - COMPLIANCE INSPECT ITEMS (cont.) (cont.RECOMMND

as required by the state building code (Title 24),
notwithstanding any other provisions of Ordinance No. 421
to the contrary.

90.PLANNING. 22 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Department
shall be provided to the Riverside County Planning
Department verifying compliance with the conditions of
their letter dated May 6, 2013.

90.PLANNING. 27 USE - ORD 810 O S FEE (2) RECOMMND

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 Plot Plan No. 25348 is calculated to be 5.2 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.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

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 Plot Plan No. 25348 has been calculated to be 5.2 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.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Ontario Avenue/Temescal Canyon Road (NS) at El Cerrito Road (EW)

Temescal Canyon Road (NS) at Project Access (Main) (EW) (modification)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 2 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with City of Corona street improvement plan DWG No. 02-024S.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 4 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 5 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

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

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 6 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located per condition TRANS.90.1.
- (5) Graffiti abatement of walls and other permanent structure.
- (6) Street sweeping.

90.TRANS. 8 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Temescal Canyon Road shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing City of Corona street improvement plans DWG. No. 02-024S, 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: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. A 6' sidewalk shall be constructed adjacent to

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

the curb line.

3. Drive in/out at the entry/exit at the callbox island shall be 20' from curb to island. Curb in each direction approved by the Director of Transportation.

90.TRANS. 9 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Temescal Canyon Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 10 USE - CONSTRUCT RAMP RECOMMND

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

90.TRANS. 11 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 55 foot half-width right-of-way.

90.TRANS. 12 USE - LANDSCAPING RECOMMND

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

Landscaping will be improved within Temescal Canyon Road.

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Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 USE - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.TRANS. 14 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's 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 Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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

DATE: May 15, 2013

TO:

Riv. Co. Transportation Dept.	Riv. Co. Environmental Programs Division	City of Corona Planning Dept.
Riv. Co. Surveyor	P.D. Geology Section	Corona/Norco Unified School District
Riv. Co. Environmental Health Dept.	P.D. Landscaping Section	Western Municipal Water District
Riv. Co. Public Health – Industrial Hygiene	P.D. Archaeology Section	Southern California Edison
Riv. Co. Flood Control District	Riverside Transit Agency	Southern California Gas Co.
Riv. Co. Fire Department	Riv. Co. Waste Management Dept.	At & T
Riv. Co. Building & Safety – Grading	EDA- Redevelopment	Time Warner
Riv. Co. Building & Safety – Plan Check	2nd District Supervisor	Elsinore Valley Municipal Water District
Regional Parks & Open Space District	2nd District Planning Commissioner	

GENERAL PLAN AMENDMENT NO. 1112, CHANGE OF ZONE NO. 7792, PLOT PLAN NO. 25348 - EA42505 – Applicant: Sukut Deveopment – Engineer/Representative: KWC Engineers - Second Supervisorial District - El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road - 7.2 gross acres - Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) - **REQUEST:** The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community Development: Light Industrial to Community Development: Highest Density Residential (CD: HHDR) (20+ dwelling units per acre). The **Change of Zone** proposes to change the existing zoning from Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) to Multiple-Family Dwellings (R-2). The **Plot Plan** proposes to construct a 102 unit 3-story apartment complex on 7.2 gross acres - APNs: 279-231-054 and -075

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on May 9, 2013**. 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 **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2nd AMENDED CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 20, 2013

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health-Industrial Hygiene
Riv. Co. Public Health-Michael Osur
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

GENERAL PLAN AMENDMENT NO. 1112, CHANGE OF ZONE NO. 7792, PLOT PLAN NO. 25348 – AMD #2 - EA42505 – Applicant: Sukut Deveopment – Engineer/Representative: KWC Engineers - Second Supervisorial District - El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road - 7.2 gross acres - Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) - **REQUEST:** The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community Development: Light Industrial to Community Development: Highest Density Residential (CD: HHDR) (20+ dwelling units per acre). The **Change of Zone** proposes to change the existing zoning from Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) to Multiple-Family Dwellings (R-2). The **Plot Plan** proposes to construct a 102 unit 3-story apartment complex on 7.2 gross acres - APNs: 279-231-054 and -075

Please review the attached **Amended NO. 2** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **DRT Meeting Agenda October 10, 2013** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Paul Rull, (951) 955-0972, Project Planner, or e-mail at prull@rctlma.org / **MAILSTOP #: 1070**

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Rull, Paul

From: Jason Moquin <Jason.Moquin@ci.corona.ca.us>
Sent: Thursday, May 09, 2013 9:13 AM
To: Rull, Paul
Cc: Ed Sloman; Rafael Martinez
Subject: General Plan Amendment No. 1112 (Sukut Development)

Hello Mr. Rull,

In response to the development proposal to construct 102 multi-family units on 7.2 acres located on the east side of Temescal Canyon Road and north of Cajalco Road in the unincorporated area of Riverside County the City of Corona Community Development Department expresses the following concerns as the project interfaces with development within the City of Corona. Furthermore, the City respectfully requests that these concerns be addressed prior to any action taken by the Riverside County Planning Commission and/or the Board of Supervisors.

1. The project site is situated across from a regional shopping center in the City of Corona, in which Temescal Canyon at Tom Barnes Way is the designated truck route for deliveries to the commercial center. Since the proposed project fronts Temescal Canyon Road at this location, the City is concerned with ensuring that the project is capable of mitigating any noise associated with Temescal Canyon Road. Therefore, the City requests an opportunity to review the following:
 - a. A comprehensive noise analysis for the project site and any proposed mitigation.
 - b. Any walls proposed are decorative in nature and are treated with an anti-graffiti coating.
 - c. The proposed landscape plan and palette be made available to the City for review.
2. Provide copy of the proposed traffic study for review by the City's traffic engineer.
3. At the time it is prepared and circulated for review, a copy of the environmental document shall be made available to the City of Corona.
4. The plans submitted are of two different site plans. One dated march 15, 2012 and the other April 9, 2013. It is assumed that the April 9, 2013 plan is the most current and accurate; however, the most current site plan should clearly depict the project's gated entries and if not gated, it is highly recommended that the project site be gated.
5. If gated and encouraged to do so, the grade elevations of the site, its relationship to Temescal Canyon Road and the ramp down condition creates a concern as there is no-turn around that would allow a visitor to turn around and exit the site without having to back up onto Temescal Canyon Road.
6. For informational purposes only, the City would like to know the square footage of the units being proposed.

Thank you for the opportunity to comment.

Jason Moquin, Senior Planner
"Promoting and Sustaining Quality Development"

City of Corona | Community Development Department
400 S. Vicentia Ave. | Corona, CA 92882
(951) 736-2268 office | (951) 279-3550 fax
Business Hours: Mon-Thurs 7:30AM-5:30PM
www.discovercorona.com

 Please consider the environment before printing this e-mail.



John V. Rossi
General Manager

Securing Your Water Supply

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

May 13, 2013

RECEIVED
MAY 15 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Paul Rull, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

GENERAL PLAN AMENDMENT NO. 1112, CHANGE OF ZONE 7792, PLOT PLAN NO. 25348, EA42505

This letter is in response to your case transmittal letter April 23, 2013. Western Municipal Water District (Western) has no comments on proposed General Plan Amendment No. 1112, Change of Zone No. 7792, Plot Plan No. 25348, EA42505. Western does not provide retail water service within the vicinity of northerly of Cajalco Road and easterly of Temescal Canyon Road.

Our records indicate the pipeline in this area is owned by Santa Ana Regional Project Authority (SAWPA), and that Elsinore Valley Municipal Water District maintains the pipeline in this area. Please contact these agencies for further information.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

A handwritten signature in blue ink that reads "Tammy Martin".

TAMMY MARTIN
Engineering Technician
Western Municipal Water District

TM:sc

Enclosure(s): Initial Case Transmittal

\\Wmwd-fsmain\development\CONDITION LETTERS\RIVERSIDE COUNTY\NoComnetLtr-CO-NOCOMMENTLTR-GPA1112_CZ7792_PP25348



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: October 4, 2013

To: Paul Rull
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: Steven D. Hinde, REHS, CIH *SDH*
Senior Industrial Hygienist
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: Plot Plan Number 25348, General Plan Amendment No. 1112

Reference Number: SR 28350

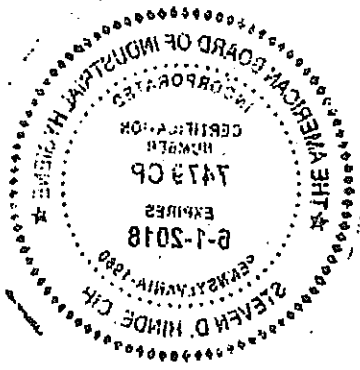
Applicant: Matthew Maddox
Rincon Consultants, Inc.
2220 J Street, Ste. 7
Sacramento, CA 95816

Noise Consultant: Rincon Consultants, Inc.
2220 J Street, Ste. 7
Sacramento, CA 95816
(916) 706-1374

Review Stage: First Review

Information Provided: "Temescal Canyon Apartments Project, Noise Study", which is dated July 2013 Revised September 2013.





Faint, illegible text, possibly a list or table of contents.

Faint, illegible text, possibly a list or table of contents.

Noise Standards:

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

Highway Prediction Model:

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

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 27,300 assumed for Temescal Canyon Road (the County General Plan classifies Temescal Canyon Road as an "Major" roadway quoted from the "Elsinore Area Plan Circulation Vol. 1 – Figure 7, dated August 2003).
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Major Roadways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92.0	69.5	12.9	9.6
Med. Trucks	3.0	1.44	0.06	1.5
Heavy Trucks	5.0	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Temescal Canyon Road to the nearest outdoors use area is estimated to be about 85 feet.
5. Modeling for Temescal Canyon Road was done using a "hard site" assumption.

6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations no barrier should provide exterior noise levels below 65 Ldn for the outdoor recreational area and 45 Ldn for the interior noise standard.

Recommendations:

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

A tall earthen bank covered with wooden fence along the southeastern is required due to distance, apartment buildings locations and landscaping for the outdoor recreational area (BBQ / picnic area).

Construction Measures:

2. Whenever a construction site is within one-quarter mile of an occupied residence or residences, no construction activities shall be conducted between the hours of 6:00 p.m. and 6:00 a.m. during the months of May through September. Exceptions to these standards shall be approved in writing by the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
5. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors.

*How tall?
will this cause any
visually or aesthetic concerns?*

Noise Reduction Measures:

6. All frontline bedrooms along Temescal Canyon Road require a mechanical ventilation system such as air-conditioning with fresh air intakes.
7. All windows and glass door facing Temescal Canyon Road shall use dual glazing at STC rating of 26 or higher.
8. All window, door and sliding glass door assemblies used shall be free of cut outs and openings and shall be well fitted and well weather-stripped and have positive seal for lots throughout the project.
9. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

May 6, 2013

Paul Rull, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409



RE: **Plot Plan No. 25348**
Proposal: The PP proposes to construct a 102 unit 3 story apartment complex.
APNs: 279-231-054; -075

Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Cajalco Road and east of Temescal Canyon Road, in the Western Temescal Canyon Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to **Design Guidelines for Recyclables Collection and Loading Areas**, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. 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.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

7. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner

CLAYSON, MANN, YAEGER & HANSEN

A PROFESSIONAL LAW CORPORATION
CLAYSON LAW BUILDING
601 SOUTH MAIN STREET

WALTER S. CLAYSON
1887-1972
E. SPURGEON ROTHROCK
1918-1979

GARY K. ROSENZWEIG
KENT A. HANSEN
ROLAND C. BAINER
DAVID R. SAUNDERS
SOPHIA D. HAMILTON

CORONA, CALIFORNIA 92626
POST OFFICE BOX 1000
CORONA, CALIFORNIA 92626
FAX (951) 737-4000

Contact Commissioner
Sloan and explain this
letter and how staff intends
to address these concerns
raised. If he's ok, great.
If he has concerns we need to
determine how to further address
them.
Jare.
2/14/00

November 20,

Paul Rull
Planning Department
Riverside County
P. O. Box 1409
Riverside, CA 92502-1409

**Re: General Plan Amendment No. 1112,
Change of Zone No. 7792, and Plot Plan No. 25348**

Dear Mr. Rull:

Our client 3M has operated a quarry and related operations at its 1300 acre site east of Temescal Canyon Road since 1941. The company excavates and processes the mineral granules used to coat asphalt roofing shingles. 3M's tenants process and remove the overburden—the aggregate materials used in paving, concrete, flood control, and other construction uses. The operations on the site occur on a 24-hour per day, 7-day per week in strict compliance with all applicable laws and regulations.

3M's operations are governed by the Surface Mining and Reclamation Act of 1975 (SMARA). Because 3M's mining use pre-date the adoption of SMARA, 3M's activities are authorized under a pre-SMARA vested right rather than under a mining permit.

A 99 unit 3-story apartment project is being proposed on an industrial zoned site adjacent to 3M's property. This 5.8 acre site is on the southwest perimeter of 3M's site in full view of its quarry operation. 3M fears that changing the zoning designation to permit residential use will inevitably impair the continued viability of the company's mining operations. This would also create a dangerous precedence for changing permitted uses in buffer areas surrounding other quarry operations in the Temescal Canyon corridor.

3M has met with the Sukut representatives to discuss its concerns. Although the discussion was cordial, 3M believes that the applicant intends to proceed with its application notwithstanding the inherent conflicts with 3M's operations.

3M opposes the proposed project for the following reasons:

Paul Rull
Planning Department
November 20, 2013
Page 2

1. APPROVING THE PROJECT WOULD VIOLATE SMARA.

3M's operations are within an area designated by the State Mining and Geology Board as having regional significance. Prior to permitting a use that would threaten the potential to extract minerals from an area of regional significance, the county must prepare a statement specifying its reasons for permitting the proposed use, in accordance with the requirements set forth in Pub. Res. Code §2762(d). (See Pub. Res. Code §2763 [a/b].)

There are no good reasons for approving a 3-story high density project immediately adjacent to 3M's site other than maximizing the market value of the property for the landowner. On the contrary, retaining the existing general plan and zoning code designation would enable the applicant to receive an economic benefit by developing its site for industrial uses—uses that do not create an inherent conflict with 3M operations. Approving this high density project—at a height over 30 feet—creates a significant risk that the new residents will be exposed to 3M's operations, and thereafter seek modification of 3M's vested right to operate. The project would create what will become the highest density of any residential development along 3M's boundary, thereby creating a higher propensity for perceiving impacts from 3M's operations, and a greater likelihood of complaints from these new residents.

2. APPROVING THE PROJECT WOULD VIOLATE THE LAND USE POLICIES OF THE COUNTY'S GENERAL PLAN.

SMARA requires that the county's land use decisions be in accordance with the county's mineral resource management policies. (Pub. Res. Code §2763.)

Relevant policies from the County General Plan include:

LU 23.2 (Open-Space Mineral Resource Policy): Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening (emphasis added).

OS 14.5 (Mineral Resources Policy): Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality (emphasis added).

The proposed project proposes to place 3-story multi-family residential structures along the 3M boundary. There is a lack of buffering presented in the proposed project. In reality, an industrial project constructed in accordance with the existing general plan and zoning designation

Paul Rull
Planning Department
November 20, 2013
Page 3

would serve as the appropriate buffer between 3M and adjacent properties. Approving a high density residential project at this site not only removes this buffer; it places potential impacts closer to 3M's boundary.

Additional Land Use policies of the General Plan also apply:

LU 6.1 (Land Use Compatibility): Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts (emphasis added).

LU 24.6 (Residential Area Plan Land Use Designation Design Policy): Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses (emphasis added).

LU 24.10 (Residential Area Plan Land Use Designation Design Policy): Require that residential units/projects be designed to consider their surroundings (emphasis added).

Placing the proposed project so close to 3M's existing vested mining operations will not "ensure compatibility and minimize impacts", fails to "require setbacks and other design elements to buffer residential development, and fails "to consider their surroundings."

3. APPROVING THE PROJECT WOULD VIOLATE THE COUNTY'S PLOT PLAN REQUIREMENTS.

The County Zoning Ordinance permits multiple family dwellings in the R-2 Zone if a plot plan is approved pursuant to Section 18.30 of the Zoning Ordinance. Section 18.30 of the Zoning Ordinance states:

No plot plan shall be approved unless it complies with the following standards ... the overall development of the land shall be designed for the protection of the public health, safety, and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. (Zoning Ordinance §18.30.c (emphasis added).)

Placing the Sukut Project so close to existing mines and industrial uses will be detrimental to the public health and general welfare to not only the apartment's residents, but also the existing job base and economy. Siting the Sukut Project on land currently zoned M-R and M-SC directly adjacent to mining projects does not "conform to the logical development of the land" and is not "compatible with the logical development of the surrounding property."

Paul Rull
Planning Department
November 20, 2013
Page 4

This letter is not an exhaustive list of 3M's concerns with the project. It reserves the right to raise other concerns as they are identified, and to participate actively in the review of the project's compliance with the California Environmental Quality Act.

3M supports appropriate real property development. After all, the products produced by the Corona operations are a vital component in construction through this region, and the success of the Corona plant depends on continued real property development and renovation. It should also be noted that 3M recently cooperated with Sukut's development of an adjacent property for non-residential uses. However, apartments at this location are incompatible with 3M's existing land use, general plan policies, and SMARA mandates. For that reason, the application should be denied.

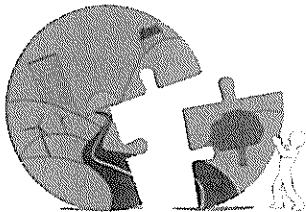
Very truly yours,



DAVID R. SAUNDERS

DRS:dr

3MSUKUTAPTSLTR.112013RULL



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: Apartments

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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: PP25348 DATE SUBMITTED: 4/11/13

APPLICATION INFORMATION

Applicant's Name: Sukut Development, Inc. E-Mail: ssukut@sukut.com

Mailing Address: 4010 W. Chandler Avenue

Street

Santa Ana CA 92704

City State ZIP

Daytime Phone No: (714) 540-5351 Fax No: (714) 545-2438

Engineer/Representative's Name: KWC Engineers E-Mail: jhoward@kwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100

Street

Corona CA 92881

City State ZIP

Daytime Phone No: (951) 734-2130 x238 Fax No: (951) 734-9139

Property Owner's Name: Chandler Real Properties E-Mail: ssukut@sukut.com

Mailing Address: 4010 W. Chandler Avenue

Street

Santa Ana CA 92704

City State ZIP

Daytime Phone No: (714) 540-5351 Fax No: (714) 545-2438

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR 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.

Steven C. Sukut
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.

Steven C. Sukut
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): 279-231-054 & 075

Section: Por. 9 & 16 Township: 4 South Range: 6 West

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 7.2 acres

General location (nearby or cross streets): North of Cajalco Road, South of Tom Barnes, East of Temescal Canyon Rd., West of Temescal Wash

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 774 A-4 & A-5

Project Description: (describe the proposed project in detail)

Apartment project

Related cases filed in conjunction with this application:

GPA 1112 and CZ 07792

CFE 05881

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) 42505 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: _____

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) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

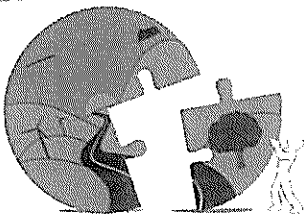
Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

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?

Estimated amount of cut = cubic yards: 1,558 CY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 0207792

DATE SUBMITTED: 10/25/12

APPLICATION INFORMATION

Applicant's Name: Sukut Development, Inc. E-Mail: ssukut@sukut.com

Mailing Address: 4010 W. Chandler Avenue
Street
Santa Ana CA 92704
City State ZIP

Daytime Phone No: (714) 540-5351 Fax No: (714) 545-2438

Engineer/Representative's Name: KWC Engineers E-Mail: jhoward@kwcengineers.com

Mailing Address: 1880 Compton Avenue
Street
Corona CA 92881
City State ZIP

Daytime Phone No: (951) 734-2130 Fax No: (951) 272-3308

Property Owner's Name: Chandler Real Properties E-Mail: ssukut@sukut.com

Mailing Address: 4010 W. Chandler Avenue
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Santa Ana CA 92704
City State ZIP

Daytime Phone No: (714) 540-5351 Fax No: (714) 545-2438

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

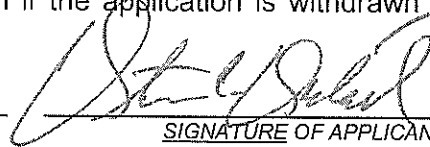
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.

Steven C. Sukut

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

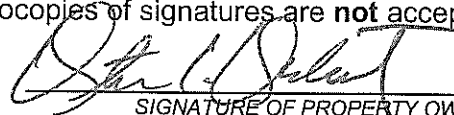
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Steven C. Sukut

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): APN 279-231-054 & 279-231-075

Section: Por. 9 & 16 Township: 4 South Range: 6 West

Approximate Gross Acreage: 6.0 acres

General location (nearby or cross streets): North of Cajalco Road, South of Tom Barnes, East of Temescal Canyon Rd, West of Temescal Wash.

APPLICATION FOR CHANGE OF ZONE

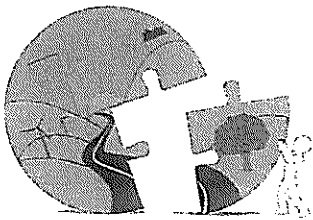
Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 774, A-4 & A-5

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

Existing zoning is M-SC and M-R. Applicant is proposing a change to
R-2 to allow for Apartments.

Related cases filed in conjunction with this request:

GPA 1112



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID# CC006355

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01112 DATE SUBMITTED: 4-19-12

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Sukut Development Inc. E-Mail: SSUKUT@SUKUT.COM

Mailing Address: 4010 W Chavelter Ave
Santa Ana Ca. 92704
City State ZIP

Daytime Phone No: (714) 540-5351 Fax No: (714) 545-2438

Engineer/Representative's Name: Steve Sukut E-Mail: _____

Mailing Address: Same as App.

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: Chavelter Real Properties E-Mail: SSUKUT@SUKUT.COM

Mailing Address: 4010 W Chavelter Ave.
Santa Ana Ca. 92704
City State ZIP

Daytime Phone No: (714) 540-5351 Fax No: (714) 545-2438

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.

Steven C. Sukut
PRINTED NAME OF APPLICANT

[Signature]
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.

Steven C. Sukut
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): APN- 279-231-054 & APN- 279-231-075

Section: 16 Township: 4 South Range: 6 West

Approximate Gross Acreage: 6 AC

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Cajalco Road, South of Tom Barnes, East of Temescal, West of Temescal Wash.

Thomas Brothers map, edition year, page number, and coordinates: 2006 - P. 774, A-5

Existing Zoning Classification(s): Light Industrial

Existing Land Use Designation(s): _____

Proposal (describe the details of the proposed general plan amendment):
Change (LI) Light Industrial to (HTDR) - Highest Density Residential

Related cases filed in conjunction with this request:
Parcel Map - 23271, BGR-030194, BGR-070761, BWL-070264

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company		
Gas Company		
Telephone Company		
Water Company/District		
Sewer District		

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/28/2013

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP25348/CZ7792/GPA For
1112

Company or Individual's Name Planning Department

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.

NAME: Vinnie Nguyen

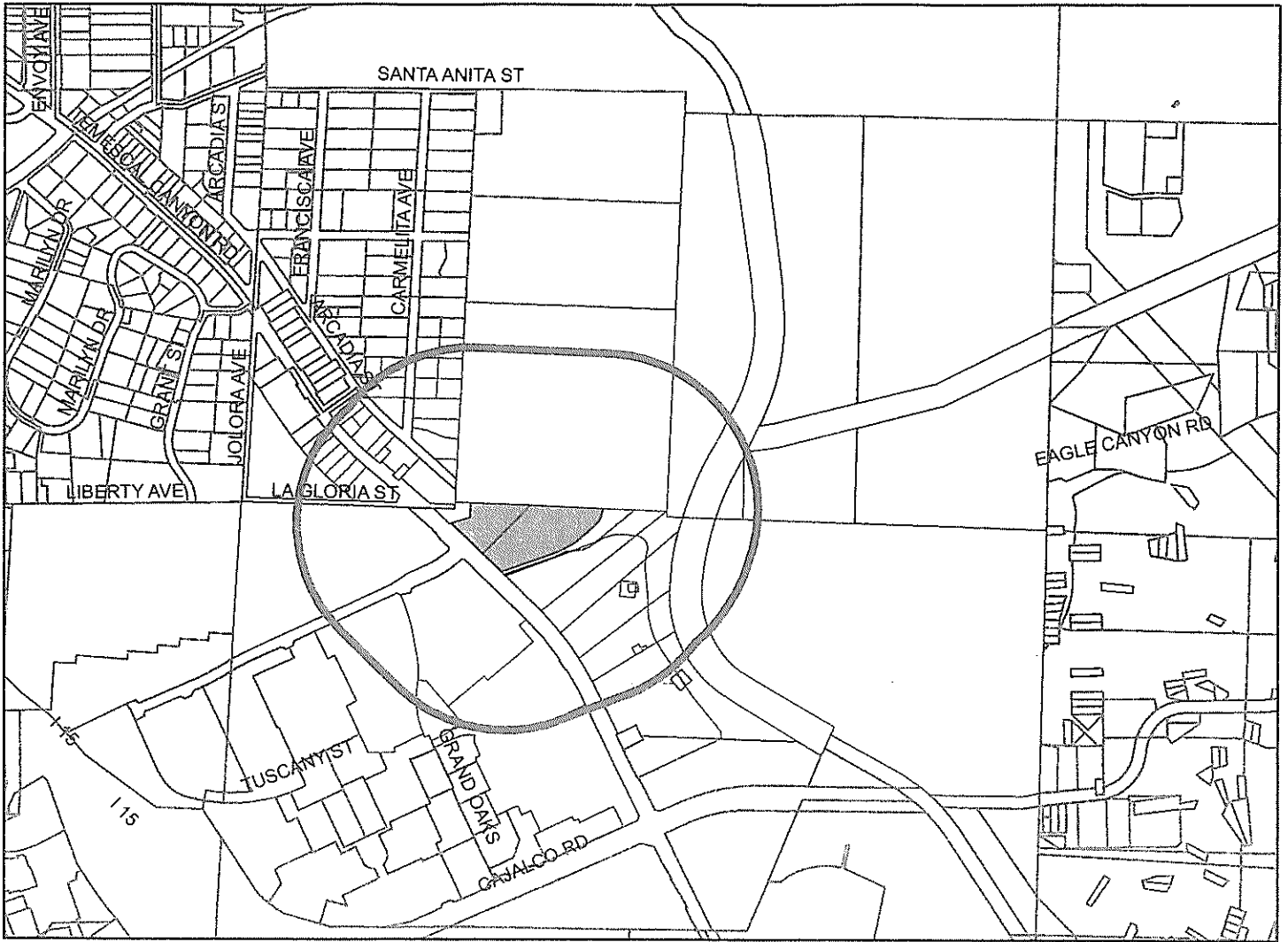
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PP25348/CZ7792/GPA1112 (1000 feet buffer)



Selected Parcels

- 279-065-001 279-065-004 279-065-008 279-231-026 279-231-027 279-231-028 279-231-025 279-231-054 279-231-075 279-062-015
- 279-064-012 279-064-004 279-064-011 279-231-068 279-231-070 279-231-071 279-053-033 279-062-017 279-231-044 279-054-007
- 279-062-018 279-064-005 279-053-003 279-062-013 279-054-004 279-053-032 279-064-001 279-064-002 279-064-003 279-064-006
- 279-054-009 279-231-005 279-070-019 279-070-020 279-070-030 279-070-033 279-231-003 279-070-016 279-070-015 279-065-007
- 279-231-076 279-231-078 279-231-080 279-231-082 279-231-084 279-231-086 279-062-014 279-054-005 279-065-005 279-054-008
- 279-054-010 279-062-012 279-061-002 279-231-024 279-231-067 279-231-072 279-231-077 279-231-079 279-231-081 279-231-085
- 279-231-083 279-064-009 279-231-016



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: 279053003, APN: 279053003
SUSANNE COOPER, ETAL
C/O JEREMY COOPER
374 COLFAX
CORONA CA 92880

ASMT: 279054010, APN: 279054010
CHENTA QUINTANA, ETAL
19832 CARMELITA AVE
CORONA, CA. 92881

ASMT: 279053032, APN: 279053032
MARIANNE MINOR, ETAL
2457 N HELIOTROPE
SANTA ANA CA 92706

ASMT: 279061002, APN: 279061002
MORTARS INC, ETAL
C/O CARLOS FLORES CFO
1502 SW 2ND PL
POMPANO BEACH FL 33069

ASMT: 279053033, APN: 279053033
FRIEDHILD BRAINARD
8160 ARCADIA ST
CORONA, CA. 92881

ASMT: 279062012, APN: 279062012
SHERYL GILBERT
516 TEWELL DR
HEMET CA 92545

ASMT: 279054004, APN: 279054004
JOSEPH DEMOCKO
19820 CARMELITA AVE
CORONA, CA. 92881

ASMT: 279062013, APN: 279062013
JOHN KENNELLY
19921 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 279054005, APN: 279054005
RAQUEL GASKA, ETAL
912 HYDE PARK CT
CORONA CA 92881

ASMT: 279062014, APN: 279062014
SUSAN CUSTER, ETAL
19931 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 279054007, APN: 279054007
HORACIO HERNANDEZ
19830 CARMELITA AVE
CORONA, CA. 92881

ASMT: 279062015, APN: 279062015
DEAN BRUCE
3521 THORNLAKE ST
LONG BEACH CA 90808

ASMT: 279054009, APN: 279054009
MAXINE HENRY
19850 CARMELITA AVE
CORONA, CA. 92881

ASMT: 279062017, APN: 279062017
G F SERVICES
1871 CALIFORNIA AVE
CORONA CA 92881

ASMT: 279062018, APN: 279062018
LINDA BOICE, ETAL
1515 COLONY WAY
CORONA CA 92881

ASMT: 279064012, APN: 279064012
TANYA ANDERSON, ETAL
19060 RISING SUN RD
CORONA CA 92881

ASMT: 279064003, APN: 279064003
ROB KNAGGS, ETAL
5222 HIGHLAND AVE
YORBA LINDA CA 92886

ASMT: 279065001, APN: 279065001
ABAD BARBARA L ESTATE OF
C/O RACHELLE GILLERMAN
6850 E KENTUCKY AVE
ANAHEIM HILLS CA 92807

ASMT: 279064004, APN: 279064004
DORIS FOX
43231 WHITTIER AVE
HEMET CA 92544

ASMT: 279065005, APN: 279065005
JULIA OLIVEROS, ETAL
8190 ARCADIA ST
CORONA, CA. 92881

ASMT: 279064005, APN: 279064005
JAN WANG
13 VANTIS DR
ALISO VIEJO CA 92656

ASMT: 279065007, APN: 279065007
RICK ABAD
19896 CARMELITA AVE
CORONA, CA. 92881

ASMT: 279064006, APN: 279064006
GUILLERMINA CORTEZ, ETAL
C/O LEO CORTEZ
20050 LAYTON ST
CORONA CA 92881

ASMT: 279065008, APN: 279065008
DIANE PRIEST, ETAL
19912 CARMELITA AVE
CORONA, CA. 92881

ASMT: 279064009, APN: 279064009
WALTER DOUGHTY
4040 HANCOCK ST
SAN DIEGO CA 92110

ASMT: 279070015, APN: 279070015
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 279064011, APN: 279064011
EILEEN VINK
8139 ARCADIA ST
CORONA, CA. 92881

ASMT: 279231003, APN: 279231003
MANUFACTURING CO, ETAL
C/O TAX DIVISION
3M CENTER
ST PAUL MN 55144

ASMT: 279231005, APN: 279231005
MANUF CO, ETAL
C/O TAX DIVISION
P O BOX 33441
ST PAUL MN 55133

ASMT: 279231016, APN: 279231016
WMWD
P O BOX 5286
RIVERSIDE CA 92517

ASMT: 279231024, APN: 279231024
TARGET CORP
RE EXISTING PURCHASE AGREEMENT CALIF
1000 NICOLLET MALL TPN 12
MINNEAPOLIS MN 55403

ASMT: 279231044, APN: 279231044
GATEWAY BUSINESS PARK
P O BOX 11165
BAKERSFIELD CA 93389

ASMT: 279231071, APN: 279231071
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 279231085, APN: 279231085
TEMESCAL CANYON RV
4010 W CHANDLER
SANTA ANA CA 92704

ASMT: 279231086, APN: 279231086
RIVERSIDE CORONA RESOURCE CONSERV D
4500 GLENWOOD DR
RIVERSIDE CA 92501



Mr. Dave Saunders
601 S Main Street
Corona CA 92882

Mr. Brett Cochrane
18750 Minnesota Road
Corona CA 92881

Mr. Joseph Ontiveros
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto CA 92581

City of Corona
Planning Department
Attn: Planning Manager
400 S. Vicentia Avenue
Corona CA 92882

Corona-Norco Unified School District
2820 Clark Avenue
Norco CA 91760

Sukut Development Inc
4010 W Chandler Ave
Santa Ana, CA 92704

KWC Engineers
1880 Compton Avenue, Ste 100
Corona CA 92881

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Santa Ana, CA 92704

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1880 Compton Avenue, Ste 100
Corona CA 92881



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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.

EA42505, GPA1112, CZ7792, PP25348

Project Title/Case Numbers

Paul Rull, Project Manager

County Contact Person

951-955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sukut Development Inc

Project Applicant

4010 W Chandler Ave, Santa Ana CA 92704

Address

Northerly of Cajalco Road and easterly of Temescal Canyon Road

Project Location

To amend the General Plan Land Use designation from Community Development: Light Industrial to Community Development: Very High Density Residential. A change of zone from Manufacturing-Service Commercial and Mineral Resources to Multiple Family Dwellings. A plot plan to construct twelve, three-story apartment complex buildings with 98 units totaling 179,105 square feet on 6.0 gross acres. The apartment units range from one bedroom to three bedroom units and from 771 square feet to 1,982 square feet in size. The apartment complex will have a total of 227 parking spaces, of which 10 will be handicap accessible, and 18 for compact cars. There are 154 garage parking spaces available and 73 open parking spaces. The project will have two driveways with electronic entry gates on Temescal Canyon Road for access. The project's amenity and recreational package includes a 8,471 square foot swimming pool recreation area, a 710 square foot recreational building and picnic table and barbeque open space areas. The apartment complex will be managed within a 2,751 square foot administration office building onsite.

Project Description

This is to advise that the Riverside County Planning Commission, 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 Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,156.25 + \$64.00).
3. Mitigation measures WERE 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.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm

Revised 12/20/2013

Y:\Planning Case Files-Riverside office\CUP03674\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42465 ZCFG5838 . \$64.00

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1112, Change of Zone No. 7792, Plot Plan No. 25348

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: August 1, 2013

Applicant/Project Sponsor: Sukut Development Inc. Date Submitted: April 11, 2013

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25348\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42505 CFG5881 \$64.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1203332

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: SUKUT DEVELOPMENT INC \$64.00
paid by: CK 002598
CA FISH AND GAME FEE FOR CFG05881
paid towards: CFG05881 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 19, 2012 14:06
MGARDNER posting date Apr 19, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 3.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Damaris Abraham
Planning Commission: February 19, 2014

CHANGE OF ZONE NO. 7808
Applicant: Paulson Manufacturing Corp
Engineer/Representative: MDMG/Larry Markham

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to change the site's existing zoning from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 10 Acre Minimum (R-A-10).

The project site is located on the easterly side of Rainbow Canyon Road.

BACKGROUND:

This standalone Change of Zone is proposing to make the site consistent with the General Plan. A portion of the site currently contains an existing manufacturing facility that has existed on the subject site for 40 or more years. This existing use is consistent with the proposed zone of Manufacturing-Service Commercial (M-SC). Any future entitlement projects will be subject to the latest adopted regulations.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to the north, south, and east
Community Development: Public Facilities (CD: PF) (≤ 0.60 Floor Area Ratio) to the west
3. Existing Zoning (Ex. #3): Rural Residential (R-R)
4. Proposed Zoning (Ex. #3): Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 10 Acre Minimum (R-A-10)
5. Surrounding Zoning (Ex. #3): Rural Residential (R-R) to the north, south, east, and west
6. Existing Land Use (Ex. #1): Manufacturing facility and vacant
7. Surrounding Land Use (Ex. #1): Industrial uses, storage yards and vacant land
8. Project Data: Total Acreage: 29.32
9. Environmental Concerns: Nothing Further is required (see below for more detail)

D.M.

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD:

ADOPT FINDINGS that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to CEQA Guidelines Section 21083.3 (a) and none of the conditions described in CEQA Guidelines Section 15162 exist; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7808, amending the zoning classification for the subject property from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 10 Acre Minimum (R-A-10), 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.

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

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum) on the Southwest Area Plan.
2. The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The Rural Mountainous land use designation allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. Limited recreational uses, compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit) and associated uses, and governmental uses are also allowed within this designation.
3. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed to protect from environmental constraints will be identified and required when an entitlement such as a subdivision, use permit, or residential building permit is issued for the site.
4. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to the north, south, and east and Community Development: Public Facilities (CD: PF) (\leq 0.60 Floor Area Ratio).
5. The proposed zoning for the subject site is Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 10 Acre Minimum (R-A-10).
6. The M-SC zone permits a wide variety of industrial and manufacturing uses. The R-A-10 zone typically allows one-family dwellings as well as animal keeping.
7. No development is proposed at this time; however, the subject property would allow for development consistent with the development standards set forth in the Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 10 Acre Minimum (R-A-10) zone.

8. A portion of the site currently contains an existing manufacturing facility that has existed on the subject site for 40 or more years. This existing use is consistent with the proposed zone of Manufacturing-Service Commercial (M-SC).
9. Similar residential, industrial, and manufacturing uses have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP).
11. Pursuant to CEQA Guidelines Section 21083.3 (a), the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
12. None of the conditions described in CEQA Guidelines Section 15162 exist:
 - a. There have been no substantial changes to the site since 2003.
 - b. There is no new information that was not known at the time the General Plan EIR was created that would result in any increase in impacts identified in the EIR.
 - c. The General Plan changed the designation to Community Development: Light Industrial and Rural: Rural Mountainous in 2003, the proposed change of zone is proposing a zone that is consistent with the General Plan.
13. Pursuant to CEQA Guidelines Section 15183 (b):
 - a. There are no peculiar changes to the project or the parcels on which the project would be located.
 - b. The project was analyzed as having no significant effects in the General Plan EIR and the change of zone is consistent with the General Plan designations.
 - c. The project does not have potentially significant off-site impacts and cumulative impacts which were not discussed on the prior General Plan EIR.
 - d. The project was previously identified as having no significant effects. The proposed change of zone is consistent with the previously adopted general plan designations, therefore, the potential impacts are determined to have no additional impact than discussed in the prior General Plan EIR.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with the Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 10 Acre Minimum (R-A-10) 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 clearly 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 fault zone;
 - b. A flood zone;
 - c. A subsidence area;
 - d. An Airport Influence area; or,
 - e. An area with liquefaction potential.
3. The project site is located within:
 - a. A high fire area;
 - b. The boundaries of the Temecula Valley School District;
 - c. The Stephens Kangaroo Rat Fee Area; and,
 - d. An area with Low Paleontological sensitivity.
4. The subject site is currently designated as Assessor's Parcel Numbers 918-160-003, 918-170-002, 918-170-003, 918-170-004, 918-170-005, 918-170-006, 918-170-006, 918-170-008, and 918-170-009.

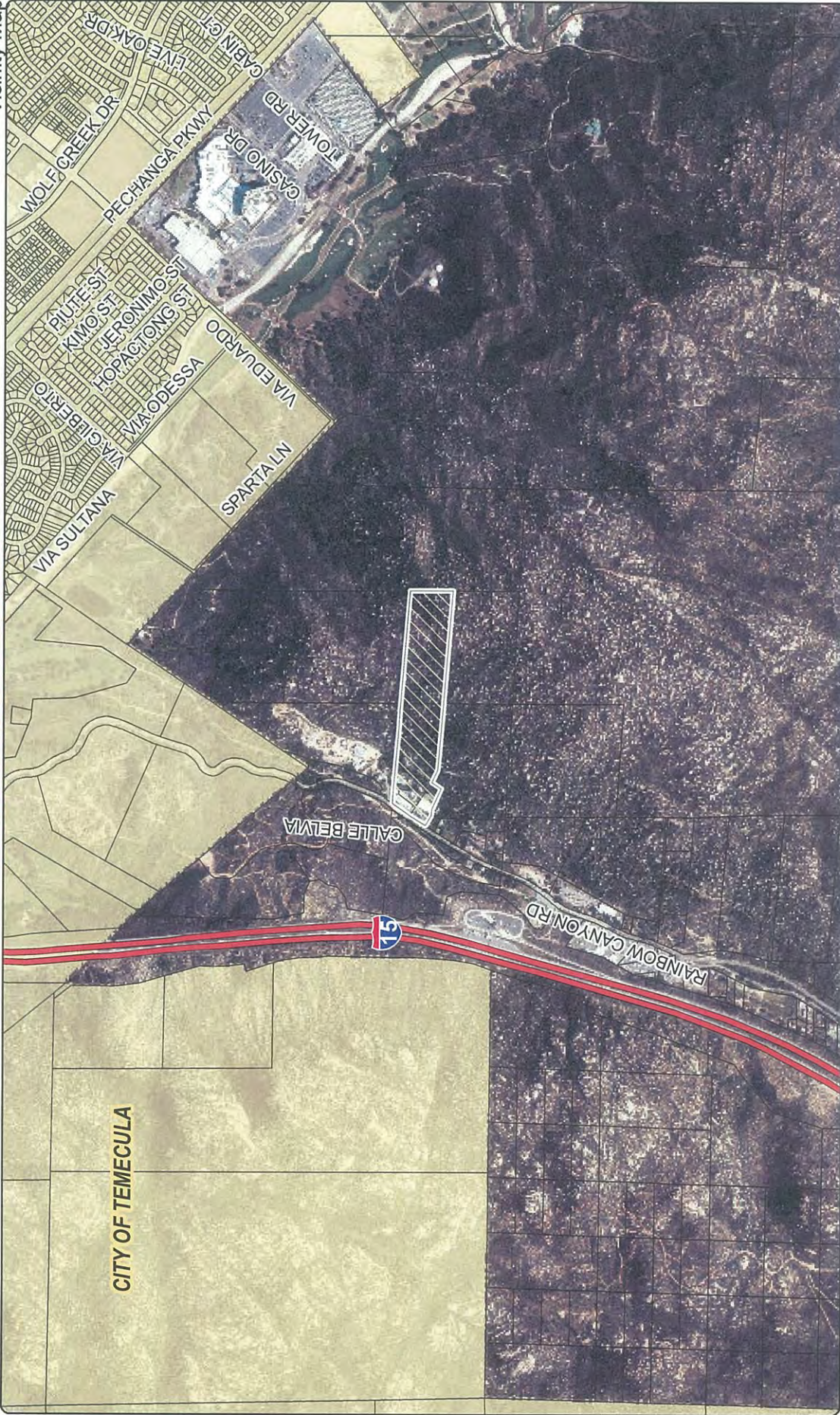
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07808

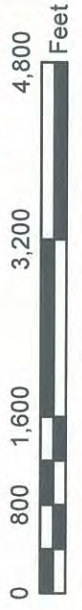
VICINITY/POLICY AREAS

Supervisor Stone
District 3

Date Drawn: 12/03/13
Vicinity Map



Assessors Bk. Pg. 918-17
Thomas Bros. Pg. 979 B7
Edition 2009



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 30

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ftmsa.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07808

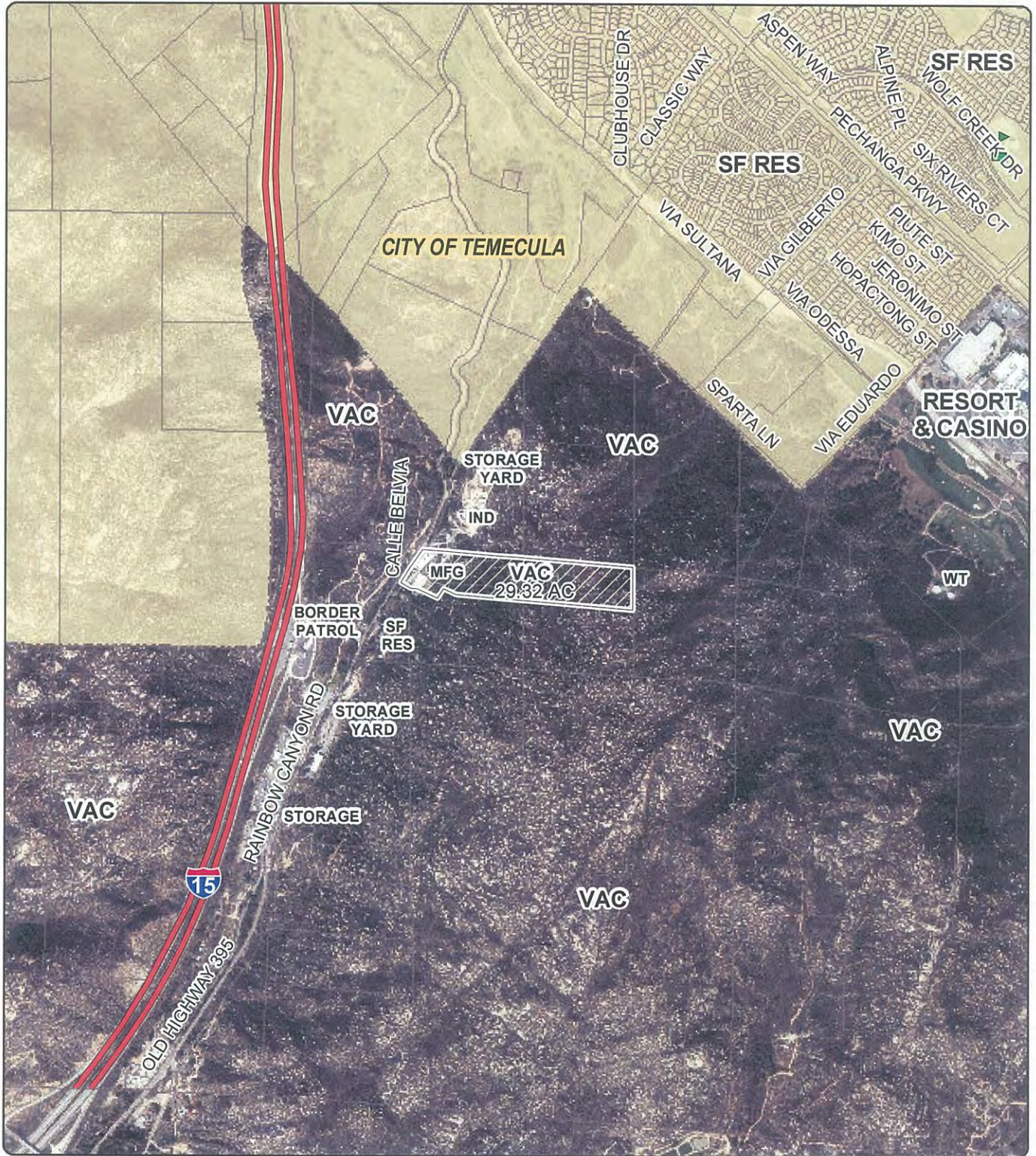
LAND USE

Date Drawn: 12/03/13

Exhibit 1

Supervisor Stone

District 3



Zoning Area: Rancho California
 Township/Range: T8SR2W
 Section: 30

Assessors Bk. Pg. 918-17
 Thomas Bros. Pg. 979 B7
 Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

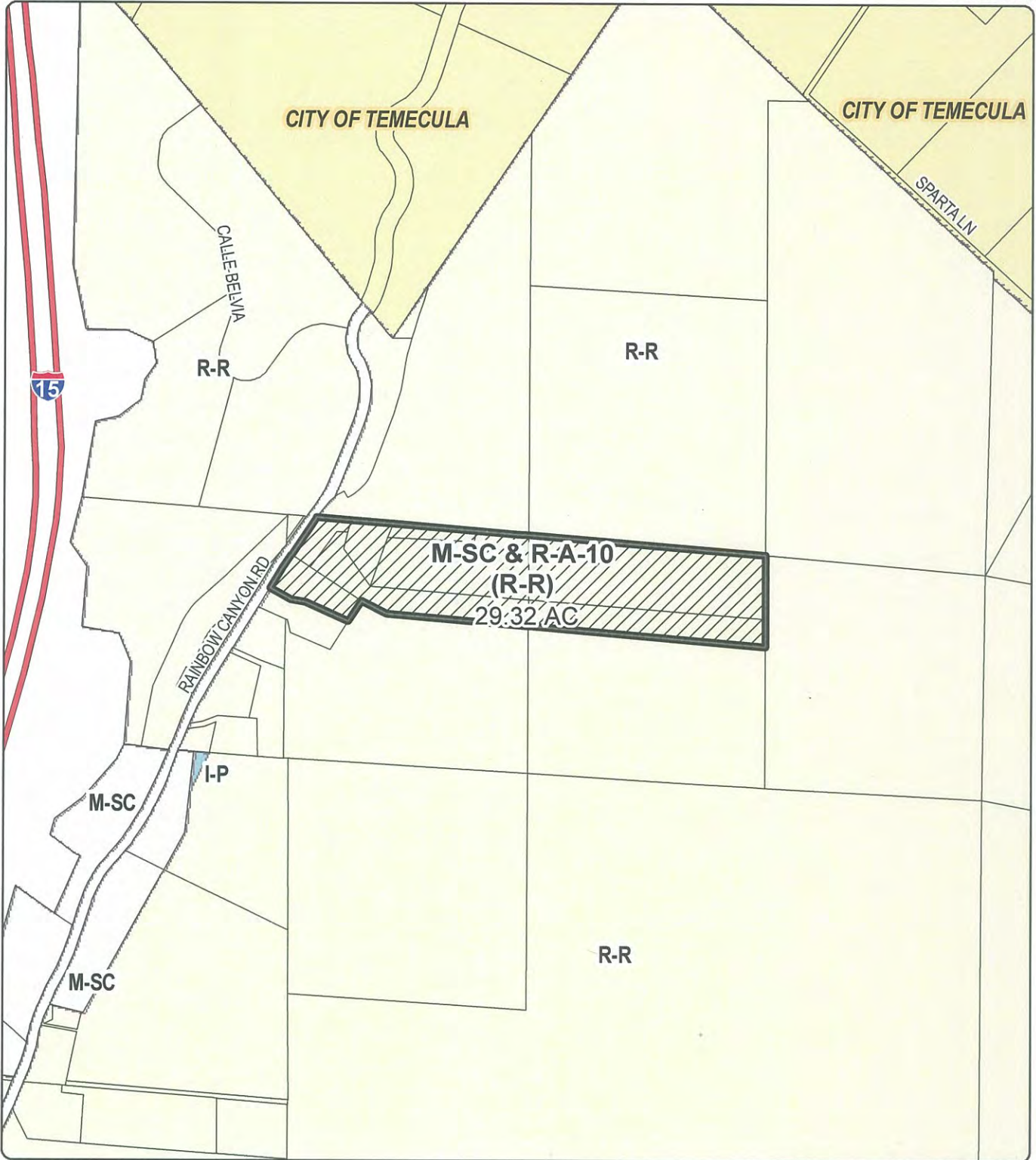
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07808

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 12/03/13
Exhibit 3



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 30

Assessors Bk. Pg. 918-17
Thomas Bros. Pg. 979 B7
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07808

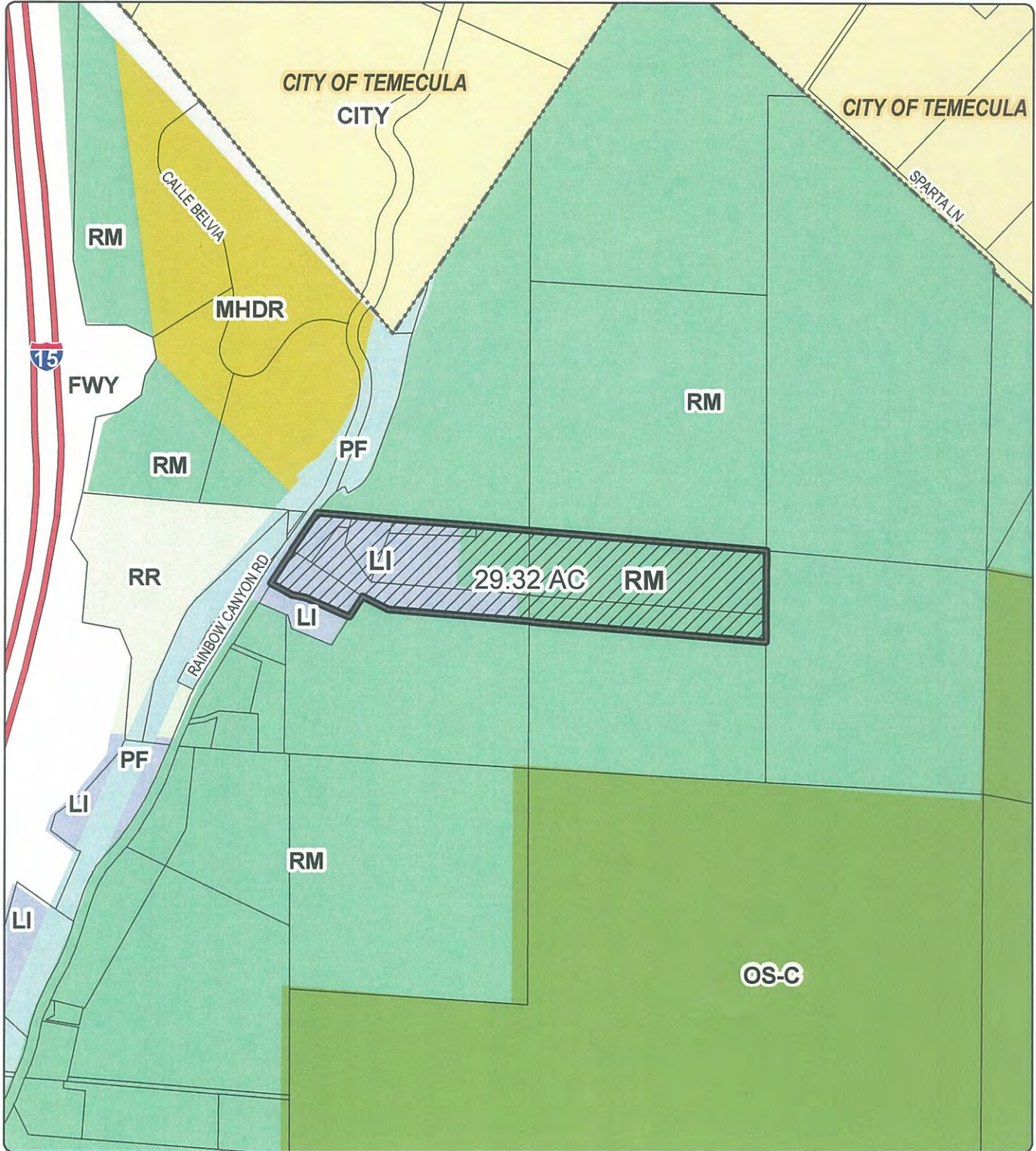
EXISTING GENERAL PLAN

Supervisor Stone

District: 3

Date Drawn: 12/03/13

Exhibit 5



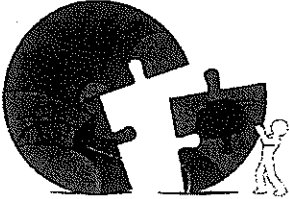
Zoning Area: Rancho California
 Township/Range: T8SR2W
 Section: 30

Assessors Bk. Pg. 918-17
 Thomas Bros. Pg. 979 B7
 Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>.





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07808 DATE SUBMITTED: 10-16-13

APPLICATION INFORMATION

Applicant's Name: Roy Paulson Paulson Manufacturing Corp. E-Mail: roypaulson@paulsonmfg.com

Mailing Address: 46752 Rainbow Canyon Road
Street
Temecula, CA 92592
City State ZIP

Daytime Phone No: (951) 676-2451 Fax No: (951) 676-3481

Engineer/Representative's Name: MDMG / Larry Markham E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Street
Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 207 Fax No: (951) 296-3476

Property Owner's Name: Roy Paulson / Paulson Manufacturing E-Mail: roypaulson@paulsonmfg.com

Mailing Address: 46752 Rainbow Canyon Road
Street
Temecula, CA 92592
City State ZIP

Daytime Phone No: (951) 676-2451 Fax No: (951) 676-3481

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 CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.


The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.

Kim Moring, agent for

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.

Kim Moring, agent for

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 918-170-002, 003, 004, 005, 006, 008, 009, 918-160-003

Section: 30 Township: 8 S Range: 2 W

Approximate Gross Acreage: 1.38

General location (nearby or cross streets): North of San Diego County Line, South of _____, East of Rainbow Canyon Rd., West of Pechanga Parkway.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: TB2010 P279 B6 & B7

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

Consistency zoning, to being in line with County zoning. Current zoning is R-R, proposed zoning M-SC & R-A-10. Current Land use designation is LI, RR; proposed is LI and RR.

Related cases filed in conjunction with this request:

PAULSON

"Quality Products To Protect People"™
46752 Rainbow Canyon Road Temecula, California 92592
951-676-2451 Fax 951-676-3481

8/09/2013


Re: Planned Conditional Use Permit for 46740 Rainbow Canyon Road
Temecula Ca, 92592

To Whom it May Concern:

Paulson Mfg Corp, Roy Paulson, Tom and Joyce Paulson, gives Markham Management Group, Inc. permission to Process, file, sign and pick-up all pertaining documents on our behalf for this project.

If there are any questions or concerns, please feel free to contact us. Thank you.

Sincerely,

 Roy Paulson, Paulson Mfg.

Thomas V. Paulson, Thomas V. Paulson

Joyce G. Paulson, Joyce G. Paulson

PROPERTY OWNERS CERTIFICATION FORM
CZ07808

I, Stella Spadafora, certify that on
(Print Name)
12/02/2013 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 2400 Feet.

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: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

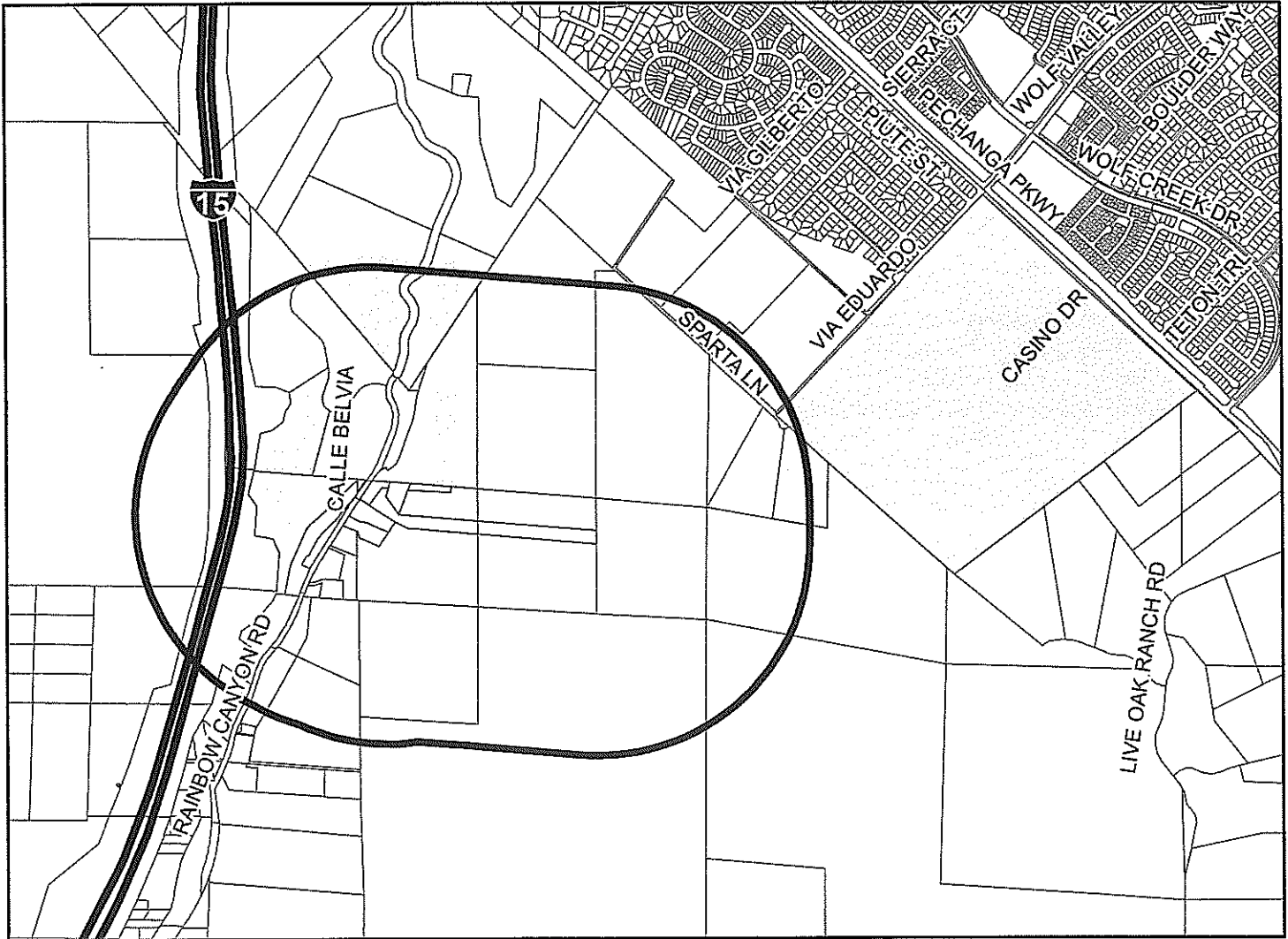
ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

*1/21/14
exmpes
6/2/14*

CZ07808
(2400 Feet Radius)



Selected Parcels

918-160-018 918-200-025 918-160-011 918-200-023 918-160-012 918-140-012 918-160-004 918-190-006 918-170-001 918-170-002
 918-160-003 918-160-005 918-140-017 922-230-025 918-160-021 918-160-022 918-080-009 922-230-024 918-160-016 918-200-022
 918-180-014 918-220-015 918-210-001



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: 918080009, APN: 918080009
DONNA WHEELER, ETAL
28636 OLD TOWN FRONT 203
TEMECULA CA 92590

ASMT: 918160012, APN: 918160012
JOHN WORTHY
P O BOX 1404
TEMECULA CA 92593

ASMT: 918140012, APN: 918140012
PENNIE SCHOBBER, ETAL
C/O SCHOBBER FAMILY TRUST
P O BOX 919
PAUMA VALLEY CA 92061

ASMT: 918160016, APN: 918160016
THOMAS BRODY
46950 RAINBOW CANYON RD
TEMECULA, CA. 92592

ASMT: 918140017, APN: 918140017
BAJA RACING, ETAL
C/O FEDERAL HOME LOANS
P O BOX 421217
SAN DIEGO CA 92142

ASMT: 918160018, APN: 918160018
BETTY JONES, ETAL
C/O PAUL JONES
46920 RAINBOW CANYON RD
TEMECULA, CA. 92592

ASMT: 918160003, APN: 918160003
PAULSON MANUFACTURING CORP
46754 RAINBOW CANYON RD
TEMECULA, CA. 92592

ASMT: 918160021, APN: 918160021
SAN DIEGO COUNTY WATER AUTHORITY
4677 OVERLAND AVE
SAN DIEGO CA 92123

ASMT: 918160004, APN: 918160004
MEG BERRY
46870 RAINBOW CANYON RD
TEMECULA, CA. 92592

ASMT: 918160022, APN: 918160022
SOUTHWEST CONST CO INC
C/O DAVE SIMON
2909 RAINBOW VALLEY BL
FALLBROOK CA 92028

ASMT: 918160005, APN: 918160005
PATRICIA LONG, ETAL
37250 LOS ALAMOS RD
MURRIETA CA 92563

ASMT: 918170001, APN: 918170001
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 918160011, APN: 918160011
JACK GETTMAN
46970 RAINBOW CANYON RD
TEMECULA, CA. 92592

ASMT: 918170002, APN: 918170002
PAULSON MANUFACTURING CO
46752 RAINBOW CANYON RD
TEMECULA, CA. 92592



ASMT: 918180014, APN: 918180014
USA 918
45000 PECHANGA PKY
TEMECULA, CA. 92592

ASMT: 922230024, APN: 922230024
TEMECULA BAND OF LUISENO INDIANS
P O BOX 1477
TEMECULA CA 92593

ASMT: 918190006, APN: 918190006
MELVIN MOORE
P O BOX 293
DANA POINT CA 92629

ASMT: 922230025, APN: 922230025
SUDEEP DHILLON, ETAL
1007 N LOS ALISOS
FALLBROOK CA 92028

ASMT: 918200022, APN: 918200022
MARJORIE GORDON, ETAL
1742 SUNSET DR
VISTA CA 92081

ASMT: 918200023, APN: 918200023
CHERYL HUSTED, ETAL
47100 RAINBOW CANYON RD
TEMECULA CA 92592

ASMT: 918200025, APN: 918200025
GREENS RAINBOW
910 S EL CAMINO REAL
SAN CLEMENTE CA 92672

ASMT: 918210001, APN: 918210001
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O ECONOMIC DEV AGENCY
3403 10TH ST STE 500
RIVERSIDE CA 92502

ASMT: 918220015, APN: 918220015
USA PECHANGA BAND LUISENO MISSION IND
2800 COTTAGE WAY
SACRAMENTO CA 95825



Applicant/Owner:
Paulson Manufacturing Corp.
Attn: Roy Paulson
46752 Rainbow Canyon Road
Temecula, CA 92592

Eng-Rep:
MDMG/Larry Markham
41635 Enterprise Circle North, Suite B
Temecula, CA 92590

Applicant/Owner:
Paulson Manufacturing Corp.
Attn: Roy Paulson
46752 Rainbow Canyon Road
Temecula, CA 92592

Eng-Rep:
MDMG/Larry Markham
41635 Enterprise Circle North, Suite B
Temecula, CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim 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. 7808

Project Title/Case Numbers

Damaris Abraham

County Contact Person

951-955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Paulson Manufacturing Corp

Project Applicant

46752 Rainbow Canyon Road, Temecula, CA 92592

Address

The project site is located on the easterly side of Rainbow Canyon Road.

Project Location

The Change of Zone proposes to change the site's existing zoning from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) and Residential Agricultural – 10 Acre Minimum (R-A-10).

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 Proof of prior payment + \$50.00.
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.

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: _____

DM/dm
Revised 1/10/2014
Y:\Planning Case Files-Riverside official\CZ07808\DH-PC-BOS Hearings\DH-PC\NOD Form.CZ07808.docx

Please charge deposit fee case#: ZEA42628 ZCFG.06005

FOR COUNTY CLERK'S USE ONLY

EA 38614

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Lead Agency: COUNTY PLANNING Date: 10/07/2003

County Agency of Filing: Riverside Document No: 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING Phone Number:

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
 - Negative Declaration
 - Application Fee Water Diversion (State Water Resources Control Board Only)
 - Project Subject to Certified Regulatory Programs
 - County Administration Fee \$64.00
 - Project that is exempt from fees (DeMinimis Exemption)
 - Project that is exempt from fees (Notice of Exemption)
- Total Received \$914.00



Signature and title of person receiving payment: _____

Notes:



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

OCT 07 2003

TO:
 Office of Planning and Research (OPR)
 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 County Clerk
 County of Riverside

FROM:
 Riverside County Planning Department
 4080 Lemon Street, 9th Floor
 P. O. Box 1409
 Riverside, CA 92502-1409
 82-675 Highway 111, 2nd Floor
 Indio, CA 92201

GARY L. ORSO
 Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
 P. O. Box 1090
 Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EIR No. 441 Comprehensive General Plan Amendment No. 618 (GPA00618) and Environmental Assessment No. 38614 (EA38614)
Project Title: Case Numbers
SCH No. 2002051143 Gerald V. Jolliffe (909) 955-3161
State Clearinghouse Number Contact Person Area Code/No./Ext.
Riverside County Planning Department, P. O. Box 1409, Riverside CA 92502-1409

Project Applicant/Property Owner and Address
All of unincorporated Riverside County, California
Project Location
Adoption of a new General Plan for the County of Riverside --- The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation required elements are combined into a Multipurpose Open Space Element.
Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on October 7, 2003, and has made the following determinations regarding that project:

1. The project will, will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)
 An addendum to an Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$64 fee)
 A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,314 fee)
 The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64 fee)
3. Mitigation Measures were, were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations , was, was not adopted for the project.
6. A de minimis finding was, was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Maria J. Villarreal Clerk of the Board Office October 7, 2003
 Signature Maria J. Villarreal, Deputy Title Date

COUNTY CLERK
 Neg. Declaration/Nic Determination
 Filed per P.R.C. 21152

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY Please charge deposit fee case #:
--	--

POSTED
 OCT 07 2003
 Removed: NOV 07 2003
 By: *C. J. Jolliffe* Dept.
 County of Riverside, State of California

ORIGINAL

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: COUNTY OF RIVERSIDE - TLMA \$914.00
paid by: JV 0000576128
paid towards: CFG02705 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
appl type: CFG2

By _____ Oct 01, 2003 12:57
ADANELYA posting date Oct 01, 2003

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1309889

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: PAULSON ROY \$50.00
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658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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Agenda Item No.: 3-4
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: February 19, 2014

CHANGE OF ZONE NO. 7794
TENTATIVE TRACT MAP NO. 36437
Environmental Assessment No. 42561
Applicant: CV Communities, LLC
Engineer/Representative: Ryan Thomas

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36437 is a Schedule A subdivision of 40.16 acres into 102 residential lots with a minimum lot size 7,200 sq. ft. and an overall density of 2.5 dwelling units per acre, 5 open space lots totaling 9.98 acres, 1 water quality lot, and one park lot.

Change of Zone No. 7794 proposes to change the zoning on the site from Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1).

The project is located in the Southwest Area Plan, more specifically it is located westerly of Charlois Road northerly of Yates Road.

ISSUES OF POTENTIAL CONCERN:

Pocket Park

The project is surrounded by the Winchester 1800 Specific Plan, and a High School (within the Specific Plan) to the east. The Specific Plan features a number of park sites, but they are all located some distance from the proposed map. As a result the project is including a pocket park.

Space between homes on west side of the map

There is a 12' space between lots 90, 84 and the neighbor to the west. The map shows a street between them, Alegre Vista Road, but the street will likely never be constructed due to the topography of the area, and the existing lot configuration. The 12 foot span has been a concern to Planning. If the residential lots were extended to the property line, the neighbor would be looking at an 11 foot wall as there would be a retaining wall with a screen wall on top. There could be only a screen wall on the property line, but the slopes would then be in the new residential lots sloping away from the home. Thus, they would likely not be maintained. Leaving the 12 foot area between the edge of the tract and the residential lots lets an HOA maintain the area with appropriate landscaping, similar to the landscaping proposed on the hill to the north. The area is intended to be maintained by the HOA for the tract.

Ord. No. 460 Section 3.2.J

For the benefit of the Commission, which has many new members, this project requires the use of Ordinance No. 460 Section 3.2.J. This section of the Ordinance explains that when offsite improvements of any kind are required by the project, on property they do not own¹, they are required to follow a number of steps. They need to study the CEQA impact and fully design the required offsite improvements as part of the proposed subdivision. The applicant also has to try to contact the property owner and request permission for the improvements. Planning Staff includes any attempts and any responses in the staff report for your review. A finding is included in the staff report to alert the Commission of the need for off-site improvements regardless of the cooperation of the offsite owner.

¹ Outside the right of way

Cooperation is not a requirement of Section 3.2.J, nor is cooperation a requirement for the Commission/Board's approval of a project. Actual legal agreements of cooperation/permission are actually created much later in the process. Section 3.2.J is intended to simply alert the approving body of the level of *intended* cooperation. Even if the offsite owner protests, the project could still be approved by the Planning Commission or the Board. Section 3.2.J does allow staff to recommend denial just because they could not get the offsite owner to agree to the improvements, but staff can also simply alert the Planning Commission and the Board of Supervisors and to recommend approval regardless, assuming there is a good reason such as a public benefit from the project. Section 3.2.J does not require agreement. The most important aspect of Section 3.2.J to keep in mind, is that should the map get approval, and then not be able to eventually gain the cooperation of the offsite property owner, then the Board of Supervisors will be required to enact eminent domain to construct the improvements and let the map record. However, the PC/BOS can approve a map, with the 3.2.J finding, and not enact eminent domain if it chooses. So 3.2.J does not force the Board, or commit the Board to enact eminent domain. Section 3.2.J is simply a warning system to help all decision makers understand what their approval may mean. It's also a warning to the applicant to advise that the project may get tentatively approved, and not be able to record if they do not get the offsite property owner to cooperate. Essentially, Section 3.2.J requires the applicant to work with the neighbor to try and get everyone to agree, or redesign the map so the offsite improvement is no longer needed. Should the applicant fail to reach an accord, and project proceed without agreement, the applicant is taking a huge risk, because the Board may, or may not grant eminent domain and the map never be able to record.

This is not an unusual request. About half of the maps processed by this department require some kind of offsite improvement. In most cases the need for offsite cooperation does not create any complications. For this specific project, they have some offsite storm drain improvements near the north of the map, some offsite street improvements near the south west side and some other offsite storm drain improvements along the north side. All offsite requirements are shown on the map and labeled as offsite improvements. Improvements within the right of way do not require Section 3.2.J. The applicant has gained cooperation agreement from some property owners, but not all. Again, this is not unusual, it's actually quite typical. The intent of going into this level of detail in the staff report was simply to explain to the new Planning Commission members how this detail of subdivisions works in the County.

Previous Map

The project site is currently 16 recorded residential ½ acre lots, created by Tract Map No. 7676 which recorded in March of 1981. No homes were built on any of the lots, and no improvements were done.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR)
2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential (MDR) to the north, Medium Density Residential (MDR) and Open Space- Recreation (OS-R) to the east, Rural Community: Very Low Density Residential (RC-VLDR) and Open Space- Conservation (OS-C) to the west, and Rural Community: Very Low Density Residential (RC-VLDR) to the south.
3. Existing Zoning (Ex. #2): Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½)
4. Surrounding Zoning (Ex. #2): Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south, Specific Plan (SP Zone) to the north and east, Residential Agricultural- 2 ½ Acre

- | | |
|-----------------------------------|--|
| | Minimum (R-A-2 ½) and Specific Plan (SP Zone) to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | School to the east, single family residential to the north and west, vacant to the south. |
| 7. Project Data: | Total Acreage: 40.16
Total Proposed Lots: 102
Proposed Min. Lot Size: 7,200 sq. ft.
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42561**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7794, subject to the adoption of the Ordinance, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVE TENTATIVE TRACT MAP NO. 36437, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Medium Density Residential (MDR) on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum of 7,200 sq ft, is permitted use in the MDR designation.
3. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance (copies of which are attached) from the owner of the properties underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner or their successor-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
4. The project site is surrounded by properties which are designated Medium Density Residential (MDR) to the north, Medium Density Residential (MDR) and Open Space- Recreation (OS-R) to the east, Rural Community: Very Low Density Residential (RC-VLDR) and Open Space-Conservation (OS-C) to the west, and Rural Community: Very Low Density Residential (RC-VLDR) to the south.

5. The zoning for the subject site is Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½).
6. The proposed use, residential, is a permitted use in the Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½).
7. The proposed use, residential, is consistent with the development standards set forth in the Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) zone.
8. The project site is surrounded by properties which are zoned Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south, Specific Plan (SP Zone) to the north and east, Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) and Specific Plan (SP Zone) to the west.
9. Similar uses have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. This project is within the City Sphere of Influence of Temecula. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
12. Environmental Assessment No. 36437 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological resources
 - c. Cultural Resources
 - d. Geology/ Soils
 - e. Hazards & Hazardous Materials
 - f. Noise
 - g. Transportation/ Traffic
 - h. Cumulative

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.

6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A County Service Area;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - c. Airport Influence Area.
3. The project site is located within:
 - a. A 100-year flood plain;
 - b. An area of low liquefaction;
 - c. The city of Temecula sphere of influence; and,
 - d. The boundaries of the Valley Wide Recreation and Parks.
4. The subject site is currently designated as Assessor's Parcel Numbers APN(s): 476270001, 476270002, 476270003, 476270004, 476270005, 476270006, 476270007, 476270008, 476270009, 476270010, 476270011, 476270012, 476270013, 476270014, 476270015, 476270016.

MS

Y:\Planning Master Forms\Staff Report.doc

Date Prepared: 10/23/13

Date Revised:

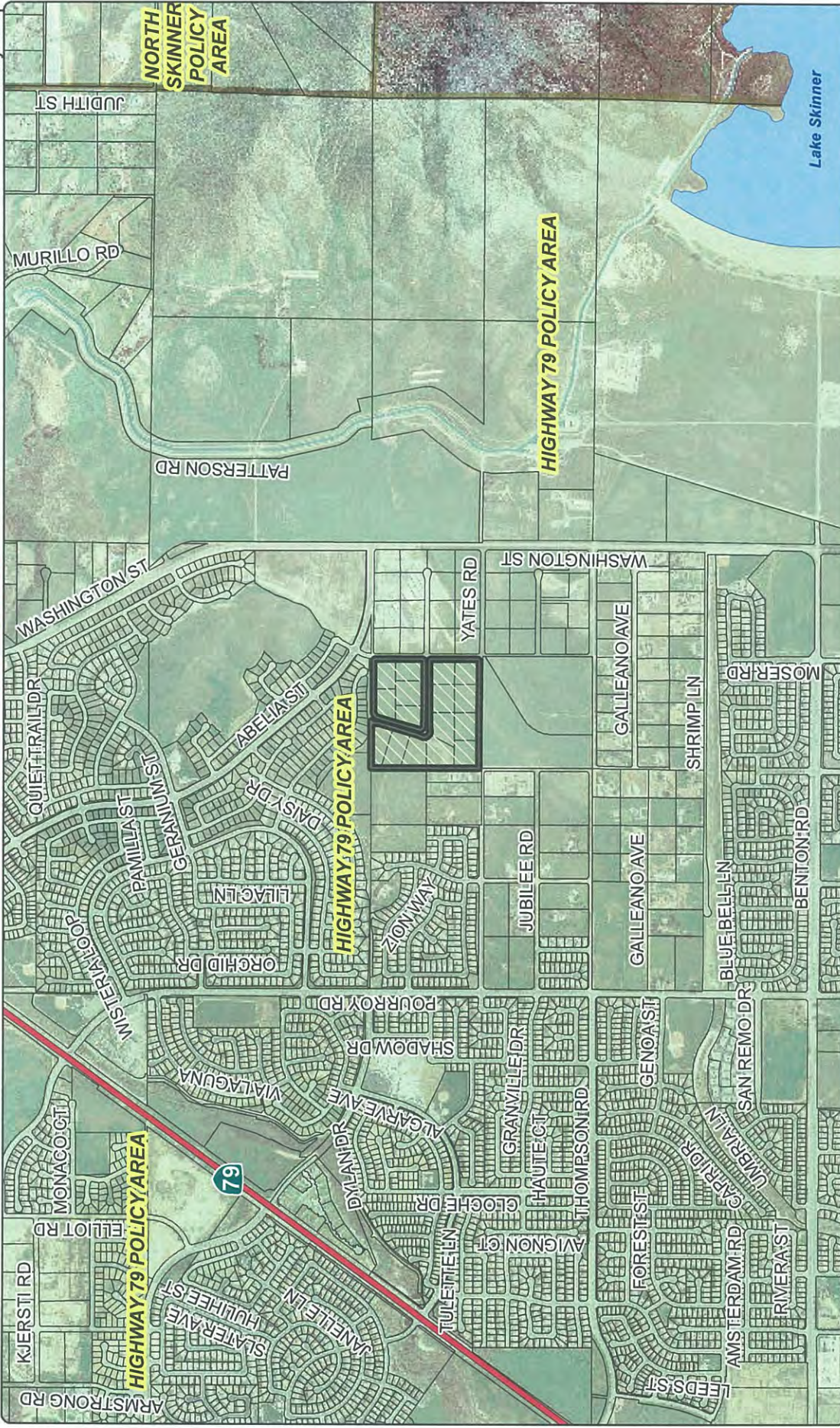
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ7794 / TR36437

VICINITY/POLICY AREAS

Supervisor Stone
District 3

Date Drawn: 10/23/13
Vicinity Map



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 33

Assessors Bk. Pg. 476-27
Thomas Bros. Pg. 899 F6
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.firmg.co.riverside.ca.us/index.html>

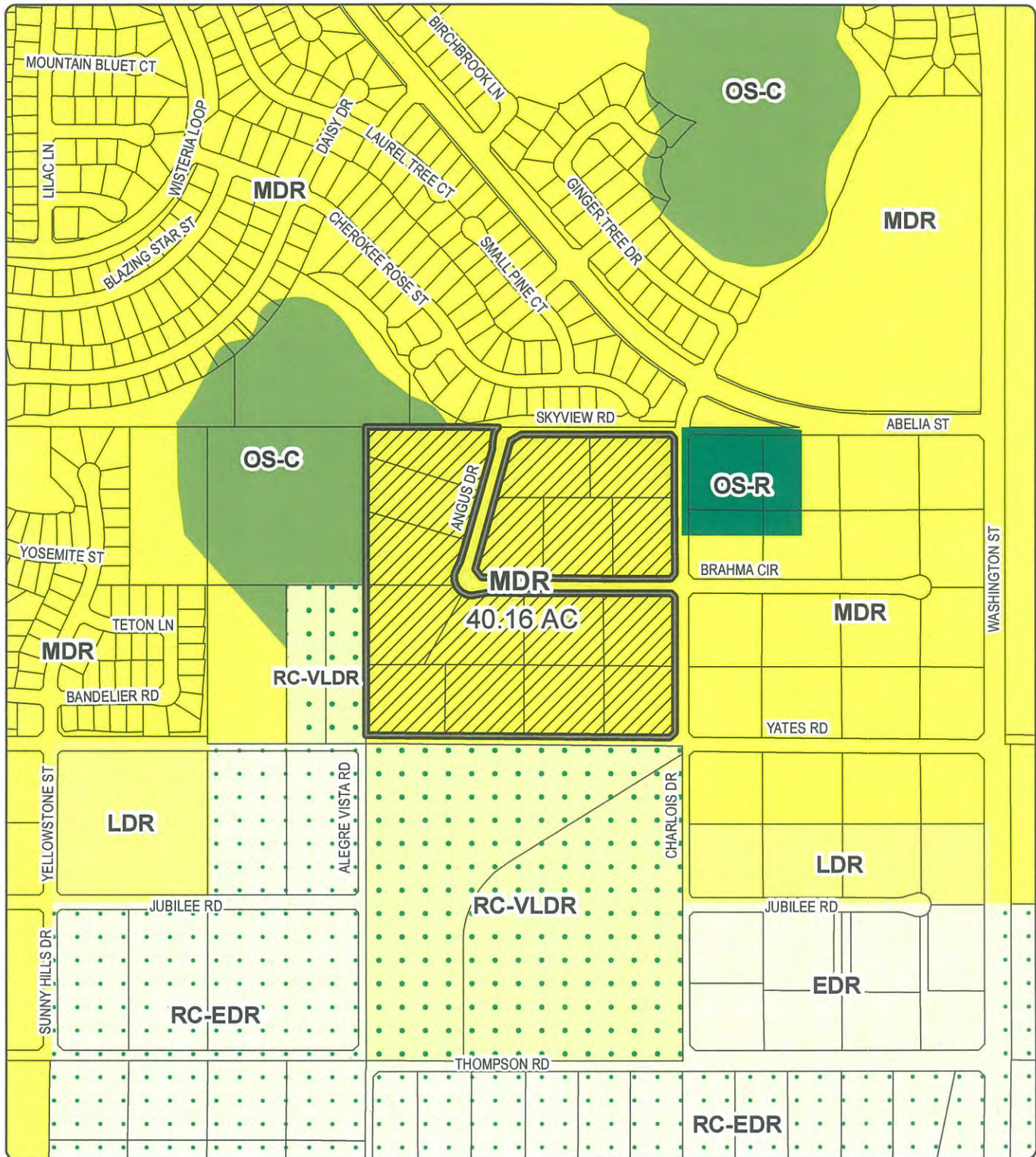
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ7794 / TR36437

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 10/23/13
Exhibit 5



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 33

Assessors Bk. Pg. 476-27
Thomas Bros. Pg. 899 F6
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

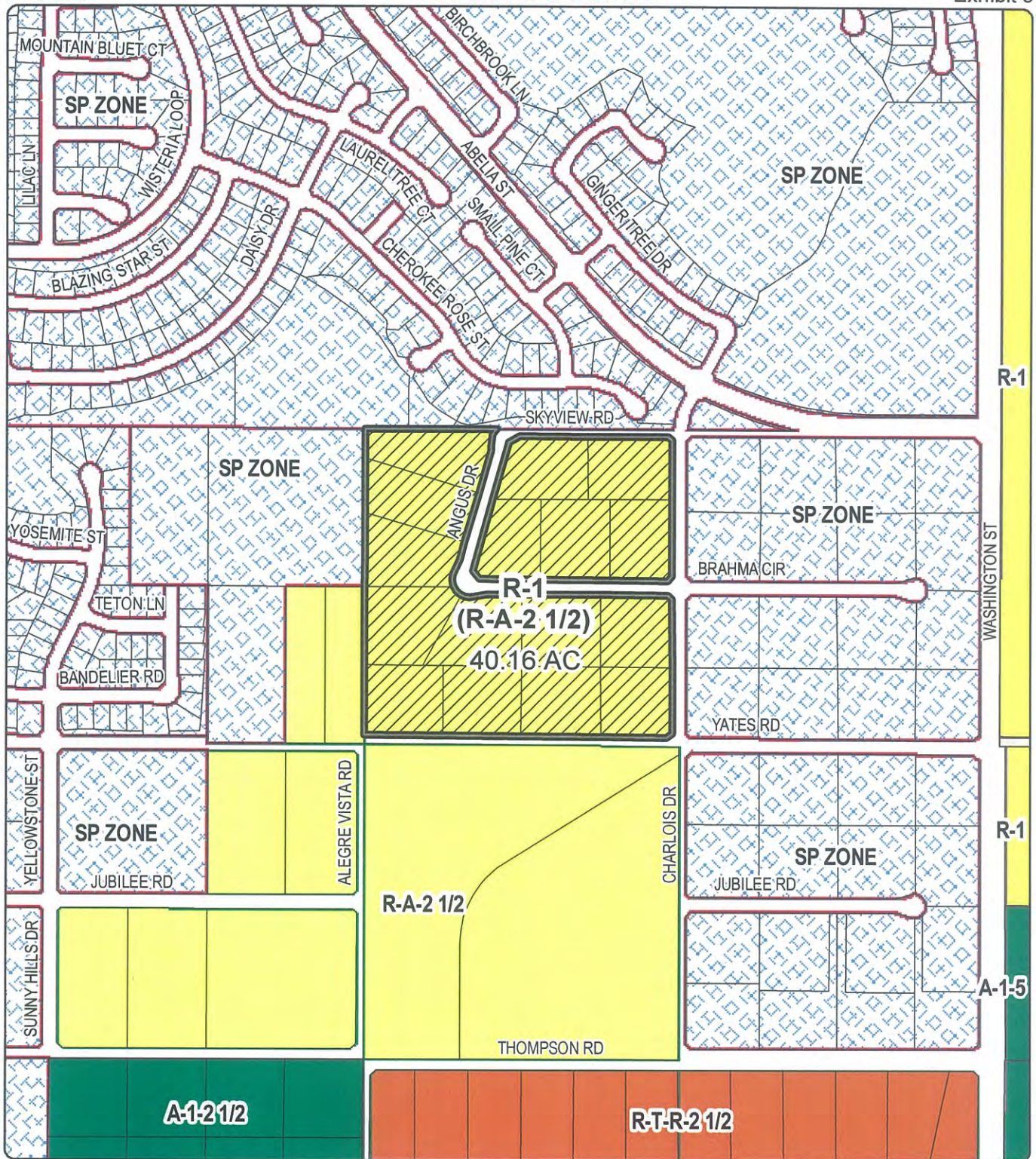
CZ7794 / TR36437

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 10/23/13

Exhibit 3



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 33

Assessors Bk. Pg. 476-27
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Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

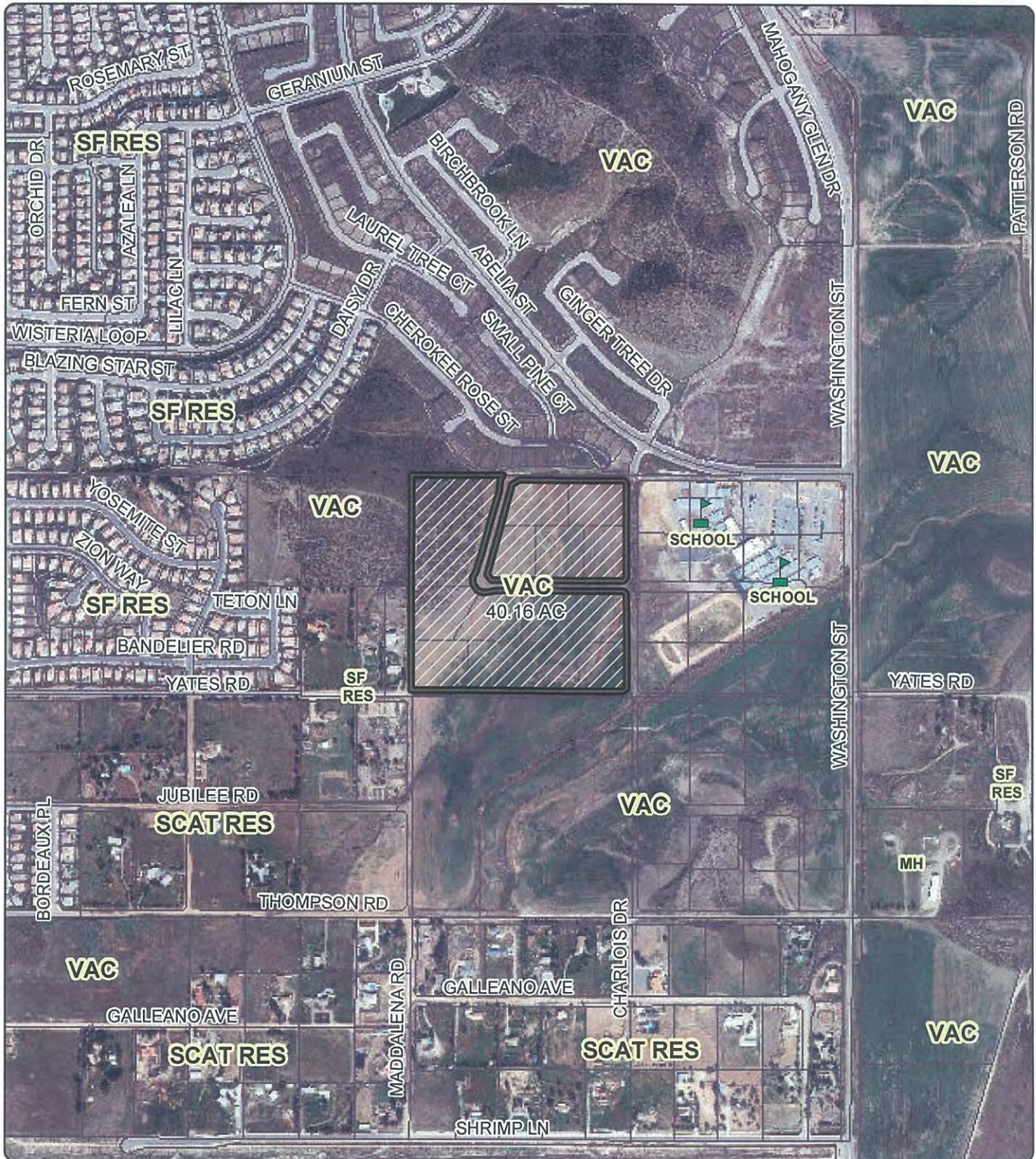
CZ7794 / TR36437

LAND USE

Supervisor Stone
District 3

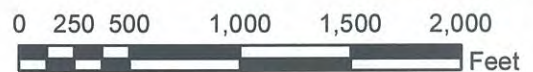
Date Drawn: 10/23/13

Exhibit 1



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 33

Assessors Bk. Pg. 476-27
Thomas Bros. Pg. 899 F6
Edition 2009



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INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CHANGE OF ZONE No. 07794 AND TENTATIVE TRACT MAP No. 36437

ENVIRONMENTAL ASSESSMENT No. 42561

LEAD AGENCY:

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

PROJECT APPLICANT:

CV COMMUNITIES, LLC
1900 QUAIL STREET
NEWPORT BEACH, CA 92660

CEQA CONSULTANT:



T&B PLANNING, INC.
17542 EAST 17TH STREET, SUITE 100
TUSTIN, CA 92780

PUBLIC REVIEW DRAFT

JANUARY 13, 2014

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F2	Project Specific Water Quality Management Plan
G	Greenhouse Gas Emissions Analysis
H	Phase I Environmental Site Assessment
I	Noise Study
J	Traffic Report
K	ALUC Consistency Determination Letter
L1	Phase I Archaeological Assessment
L2	Paleontological Resource Assessment

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

This introduction provides the reader with general information regarding: 1) the history of the proposed Project site; 2) standards of adequacy for a Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA); 3) a summary of Initial Study (IS) findings supporting the Lead Agency's (County of Riverside) decision to prepare a MND for the proposed Project; 4) a description of the format and content of this Initial Study/Mitigated Negative Declaration (IS/MND); and 5) the governmental processing requirements to consider the proposed Project for approval.

1.2 PROJECT LOCATION

The proposed Project site consists of 40.16 acres of undeveloped land located north of the future extension of Yates Road, south of Abelia Street, and west of the future extension of Charlois Road in unincorporated Riverside County, California. Figure 1-1, *Regional Map*, and Figure 1-2, *Vicinity Map*, depict the location of the proposed Project site. Additionally, the Project includes off-site infrastructure improvements affecting approximately 3.03 acre.

1.3 HISTORY OF THE PROPOSED PROJECT SITE

The Project site consists of approximately 40.16 acres of undeveloped land that has largely been used for non-irrigated dry land agricultural production possibly since the 1800s (GeoKinetics, 2013, p. 4). According to the Riverside County Geographic Information System (GIS), the subject property was previously subdivided into 16 lots (APNs 476-270-001 through 476-270-016) (Riverside County, 2013). There are no improvements on-site under existing conditions other than farming access roads, although an existing storm drain v-ditch and utility vault basin occur immediately off-site at the northern property boundary (GeoKinetics, 2013, pp. 4-5).

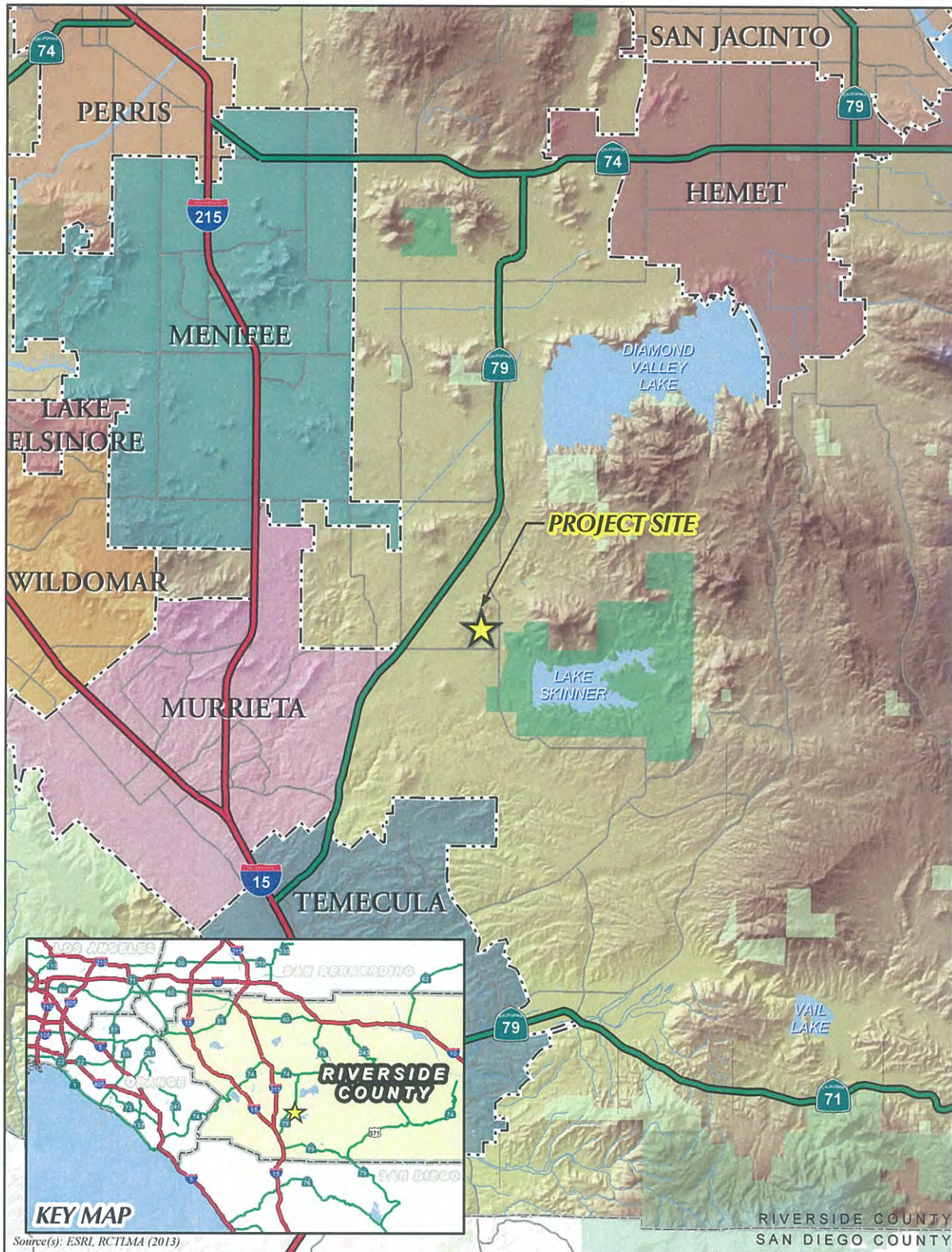
1.4 PROJECT SUMMARY

The proposed Project consists of an application for a Change of Zone (CZ 07794) and Tentative Tract Map (TTM 36437). CZ 07794 proposes to change the zoning designation for the 40.16-acre site from "Residential Agriculture, 2½-acre minimum lot size (R-A-2½)" to "One Family Dwellings (R-1)," which would allow for development of the site with single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes. TTM 36437 proposes to subdivide the 40.16-acre site to provide for 102 single-family residential lots on approximately 19.74 acres; a park site on 0.91 acre; a water quality/detention basin on 1.43 acre; five (5) open space lots on 9.98 acres; and roadway dedications (including portions of Yates Road and Charlois Road) on 8.10 acres. Please refer to Section 3.0, *Project Description*, for a comprehensive description of the proposed Project.

1.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.5.1 CEQA Objectives

The principal objectives of CEQA are to: 1) inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities; 2) identify the ways that environmental damage can be avoided or significantly reduced; 3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and 4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.



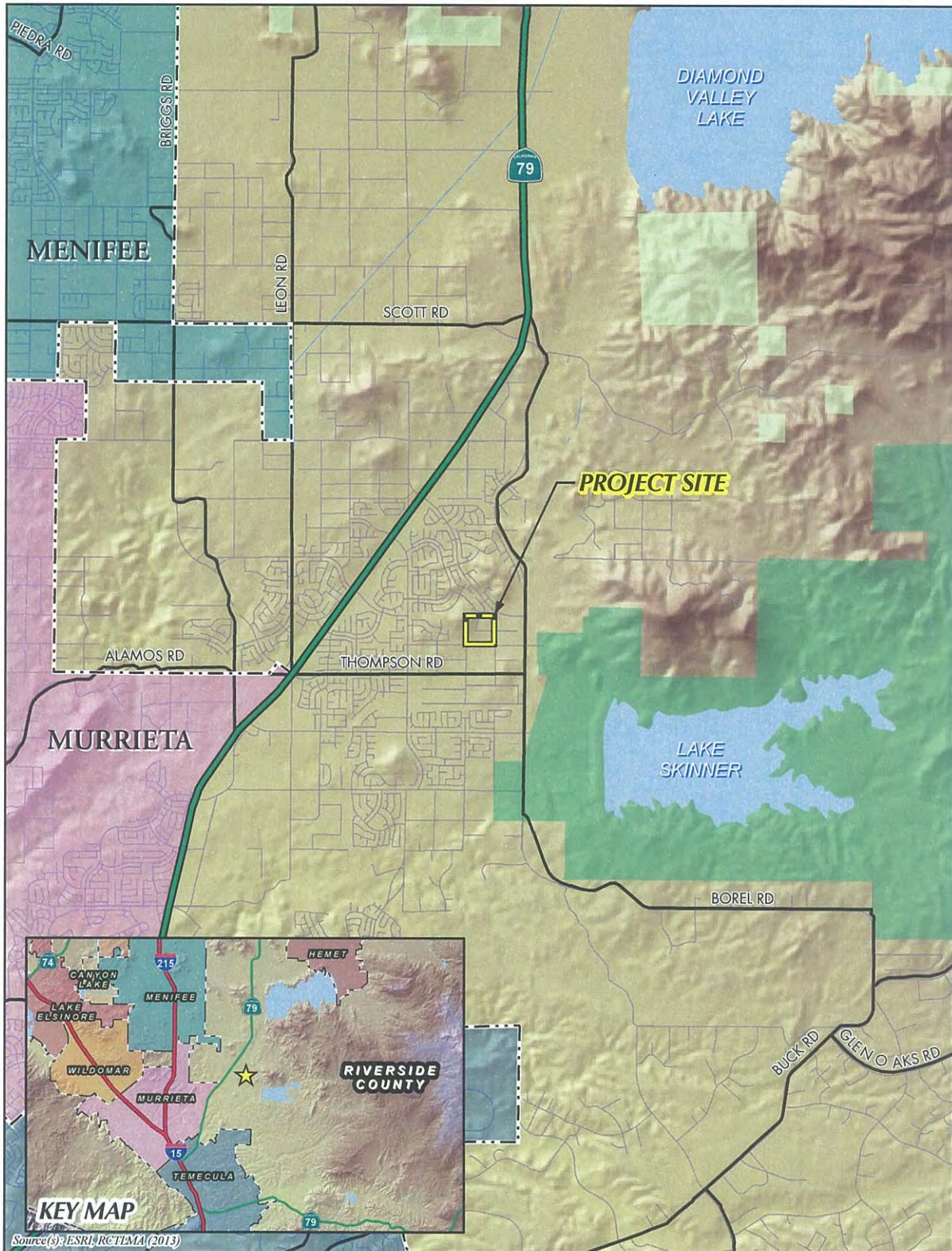


Figure I-2
VICINITY MAP

1.5.2 CEQA Requirements for Mitigated Negative Declarations (MNDs)

A Mitigated Negative Declaration (MND) is a written statement by the Lead Agency briefly describing the reasons why a proposed project, which is not exempt from the requirements of CEQA, will not have a significant effect on the environment and therefore does not require preparation of an Environmental Impact Report (EIR) (CEQA Guidelines § 15371). The CEQA Guidelines require the preparation of a MND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project as revised may have a significant effect on the environment. If the potentially significant effects associated with a project cannot be mitigated to a level below significance, then an EIR must be prepared. (CEQA Guidelines § 15070[b])

1.5.3 Initial Study Findings

Appendix A to this IS/MND contains a copy of the Initial Study that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Initial Study/Environmental Assessment No. 42561). The Initial Study determined that implementation of the proposed Project would not result in any significant environmental effects under the impact areas of aesthetics, agriculture/forest resources, cultural resources (archaeological and historical), greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, or utilities/service systems. The Initial Study determined that the proposed Project would result in potentially significant effects to the following issue areas, but the applicant has agreed to incorporate mitigation measures that would avoid or mitigate the effects to a point where clearly no significant effects would occur: air quality, biological resources, cultural resources (paleontological resources), geology/soils, hazardous materials, noise, and transportation/traffic. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (County of Riverside), that the Project as revised may have a significant effect on the environment. Therefore, and based on the findings of the Initial Study, the County of Riverside determined that a MND shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15070(b).

1.5.4 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines § 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines § 15125[a]) In the case of the proposed Project, the Initial Study determined that an MND is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation (NOP). The Project Applicant submitted applications to Riverside County for the proposed Project in November 2012, at which time the County commenced environmental analysis. Accordingly, the environmental setting for the proposed Project is defined as the physical environmental conditions on the proposed Project site and in the vicinity of the proposed Project as they existed in November 2012.

1.5.5 Format and Content of this Mitigated Negative Declaration

This MND, in conjunction with the Environmental Assessment/Initial Study Checklist ("Initial Study") prepared to evaluate the proposed Project's potential to result in significant environmental effects, the Mitigation Monitoring and Reporting Program (MMRP), and the technical studies prepared in support of

the Initial Study and MND, identify the potential environmental effects attributable to the proposed Project and specify mitigation measures where necessary to minimize or avoid the Project's significant environmental effects.

This MND includes a summary of the history of the proposed Project site, provides a summary of the relevant CEQA requirements for preparation and processing a MND, an overview of the existing environmental setting that forms the baseline for the environmental analysis, and a detailed description of the proposed Project. The Initial Study prepared in support of this MND is provided as Appendix A.

The MMRP, which summarizes the various mitigation measures that were identified to minimize or avoid the Project's significant environmental effects, is provided as Appendix B. The MMRP also indicates the required timing for the implementation of each mitigation measure, identifies the parties responsible for implementing and/or monitoring each mitigation measure, and identifies the level of significance following the incorporation of each mitigation measure.

Provided as Appendices C through L are the various technical studies and other supporting information that were relied upon in support of the findings contained in the Initial Study, and include the following:

- Appendix C Air Quality and Greenhouse Gas Evaluation Report, prepared by Urban Crossroads, Inc. and dated June 28, 2013.
- Appendix D1 Biological Technical Report, prepared by Glenn Lukos Associates, Inc. and dated November 24, 2013.
- Appendix D2 Jurisdictional Delineation prepared by Glenn Lukos Associates, Inc. and dated October 1, 2013.
- Appendix D3 Southwestern Willow Flycatcher and Least Bell's Vireo Report, prepared by Glenn Lukos Associates, Inc., and dated August 28, 2012.
- Appendix D4 Updated and Final Biological Resources Report (Memorandum), prepared by Glenn Lukos Associates, and dated October 27, 2013.
- Appendix E Preliminary Geotechnical Investigation, prepared by Alta California Geotechnical, Inc., and dated January 11, 2012.
- Appendix F1 Preliminary Hydrology Report, prepared by MDS Consulting, and dated November 25, 2013.
- Appendix F2 Project Specific Water Quality Management Plan, prepared by MDS Consulting, and dated August 16, 2012.
- Appendix G Greenhouse Gas Emissions Analysis, prepared by Urban Crossroads, Inc., and dated June 28, 2013.
- Appendix H Phase I Environmental Site Assessment, prepared by GeoKinetics, and dated May 22, 2013.
- Appendix I Preliminary Noise Study, prepared by Urban Crossroads, Inc., and dated September 27, 2013.

- Appendix J Traffic Impact Analysis, prepared by Urban Crossroads, Inc., and dated October 30, 2012.
- Appendix K Airport Land Use Commission Consistency Review Determination, prepared by the Riverside County Airport Land Use Commission, and dated July 15, 2013.
- Appendix L1 Phase I Archaeological Assessment, prepared by Brian F. Smith & Associates, and dated August 1, 2013.
- Appendix L2 Paleontological Resource Assessment, prepared by Brian F. Smith & Associates, and dated September 5, 2013.

Each of the appendices listed above are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, California.

1.5.6 Mitigated Negative Declaration Processing

The Riverside County Planning Department directed and supervised the preparation of this MND, which reflects the sole independent judgment of Riverside County. Following completion of this MND, A Notice of Intent (NOI) to adopt the MND will be distributed as part of the Planning Commission hearing notice to the following entities: 1) organizations and individuals who have previously requested such notice in writing; 2) owners and occupants of contiguous property shown on the latest equalized assessment roll; 3) responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); 4) the State Clearinghouse; and 5) the Riverside County Clerk. The NOI will identify the location(s) where the MND, Initial Study, MMRP, and associated technical reports are available for public review. In addition, notice of the Planning Commission hearing and 30-day review period for the MND also will occur via publication in a newspaper of general circulation in the Project area. The Planning Commission hearing notice and associated NOI also establishes a 30-day public review period during which comments on the adequacy of the MND document may be provided to the Riverside County Planning Department.

Following the 30-day public review period, the County of Riverside will review any comment letters received and will determine whether any substantive comments were provided that may warrant revisions to the MND document. If substantial revisions are necessary (as defined by CEQA Guidelines §15073.5[b]), then the MND and Initial Study would be recirculated for an additional 30-day public review period.

Following conclusion of the public review process, a public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this MND, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will provide a recommendation to the Board of Supervisors as to whether to approve, conditionally approval, or deny approval of the proposed Project. Subsequently, a hearing before the Riverside County Board of Supervisors will be held, during which the Board of Supervisors will evaluate the Project and the adequacy of this MND and take final action to approve, conditionally approval, or deny approval of the proposed Project.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

As shown previously on Figure 1-1, *Regional Map*, and Figure 1-2, *Vicinity Map*, the proposed Project site is located within the Southwest Area Plan (SWAP) portion of unincorporated Riverside County, approximately 1.5 miles east of the City of Murrieta and 3.3 miles north of the City of Temecula. Specifically, the proposed Project site comprises approximately 40.16 acres of land located northerly of the future extension of Yates Road, westerly of the future extension of Charlois Road, and southerly of Abelia Street. The western, northern, and eastern boundaries of the Project site abut the Winchester 1800 Specific Plan (SP 286), which is partially developed as a master-planned residential community. The subject property encompasses Assessor's Parcel Numbers 476-270-001 through 476-270-016, and is located in the northwest corner of the southeast corner of Section 33, Township 6 South, Range 2 West, San Bernardino Baseline and Meridian.

In addition to the Project site, off-site impact areas are evaluated as part of this IS/MND. Specifically, the Project would involve off-site improvements to Yates Road, which would occur along the southwestern boundary of the site. Drainage and roadway improvements also would occur in association with Charlois Road near the southeastern site boundary and northerly of the site's northeastern corner. Additionally, an 18" storm drain would be constructed as part of the Project southerly of Yates Road by approximately 3,000 feet within the Allegre Vista Road alignment, between Yates Road and the existing Benton Creek Channel. Please refer to Section 3.0 for a more detailed description of off-site improvements proposed as part of the Project.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

2.2.1 Site Access

As depicted previously on Figure 1-1 and Figure 1-2, direct access to the Project site currently is provided from the west via Yates Road and from the north from Ginger Tree Drive/Charlois Road via Abelia Street. Regionally, the Project site can be accessed via Highway 79/Winchester Road, located approximately 0.9 mile northwest of the site. Highway 79 provides a connection to Interstate 15 (I-15) in the south and Highway 74 in the north. I-15 is located approximately 6.8 miles southwest of the Project site and is a north-south oriented facility providing access between San Diego County in the south and San Bernardino County in the north. Highway 74 is an east-west oriented facility located approximately 9.2 miles north of the site and provides access between Interstate 215 (I-215) in the west and the eastern portions of Riverside County. I-215 is a north-south oriented facility located approximately 4.6 miles west of the site, and provides a connection between I-15 in the south and San Bernardino County in the north.

2.2.2 Existing Site Conditions

Figure 2-1, *Aerial Photograph*, depicts the existing conditions of the proposed Project site. As shown, the central and southeastern portions of the proposed Project site are used for non-irrigated dryland crop production (wheat). A small creek runs north to south along the eastern edge of the site, eventually crossing the site in the southeastern corner. The creek area along the eastern edge of the site is approximately seven (7) feet lower in elevation than the remaining portions of the site, and contains low-lying native plants and trees. In the northwestern portion of the site, a hill extends approximately 125 feet in elevation above the portions of the site that are used for agricultural production. The hillside in the northwestern portion of the site consists of rocky terrain, and is



Figure 2-1
AERIAL PHOTOGRAPH

partially covered by low-lying native plants and shrubs. A dirt farming access road exists at the base of the hillside, between the hillside and the lower farmed areas in the southeastern portions of the site. Under existing conditions, there are no improvements on the property (other than the above-described farming access road). A storm drain v-ditch and utility vault basin are constructed immediately off-site along the site's northern boundary as part of the planned residential development to the north. (GeoKinetics, 2013, pp. 4-5)

Figure 2-1 also depicts the existing conditions for the Project's off-site impact areas. As shown, off-site impact areas located southwesterly of the Project site consist of lands that have been subject to disturbance in association with agricultural production and vehicular traffic. Off-site impact areas located along the site's southeastern boundary also have been disturbed by agricultural production. Off-site improvements along the site's northern boundary (i.e., future Charlois Road) include a mixture of ruderal and southern willow scrub/riparian habitat, as well as areas that were previously disturbed in association with the construction of a portion of Charlois Road. Off-site improvement areas associated with the proposed 18-inch storm drain consist wholly of disturbed habitat. (Google Earth, 2013; GLA, 2013a, Exhibit 5)

2.2.3 Surrounding Land Uses and Development

Figure 2-2, *Surrounding Land Uses and Development*, depicts the proposed Project site and the existing land uses on and immediately surrounding the proposed Project site. As shown, existing surrounding land uses include undeveloped land to the north that has been graded in anticipation of future development of residential uses in association with the Winchester 1800 Specific Plan (SP 286). Several existing roadways, including Cherokee Rose Street, Small Pine Court, and Abelia Street, have been fully improved to the north. To the east of the Project site is the Temecula Valley Charter School, which provides educational services for grades K-8. To the south and southeast of the Project site is undeveloped land that has been used for dry land agricultural production, with several rural residences located to the southwest of the site. To the west are open space, an agricultural support building, and several large-lot single family homes, beyond which is an existing medium density residential community. The nearest residential unit occurs near the southwestern boundary of the site.

2.3 PLANNING CONTEXT

2.3.1 Existing General Plan Land Use Designations

The proposed Project site, which consists of approximately 40.16 acres of undeveloped land, is designated by the Riverside County General Plan and Southwest Area Plan (SWAP) for "Medium Density Residential (2-5 du/ac) (MDR)." According to Figure 4 of the SWAP, the Project site is located within the Highway 79 Policy Area.

As shown on Figure 2-3, *Existing On-Site and Surrounding General Plan Designations*, General Plan land use designations surrounding the proposed Project site include the following: MDR and "Open Space – Conservation (OS-C)" to the north; MDR and "Open Space – Recreation (OS-R)" to the east; "Rural Community – Very Low Density Residential (RC-VLDR)" and "Estate Density Residential (EDR)" to the south; and RC-VLDR and OS-C to the west.

2.3.2 Existing Zoning Designations

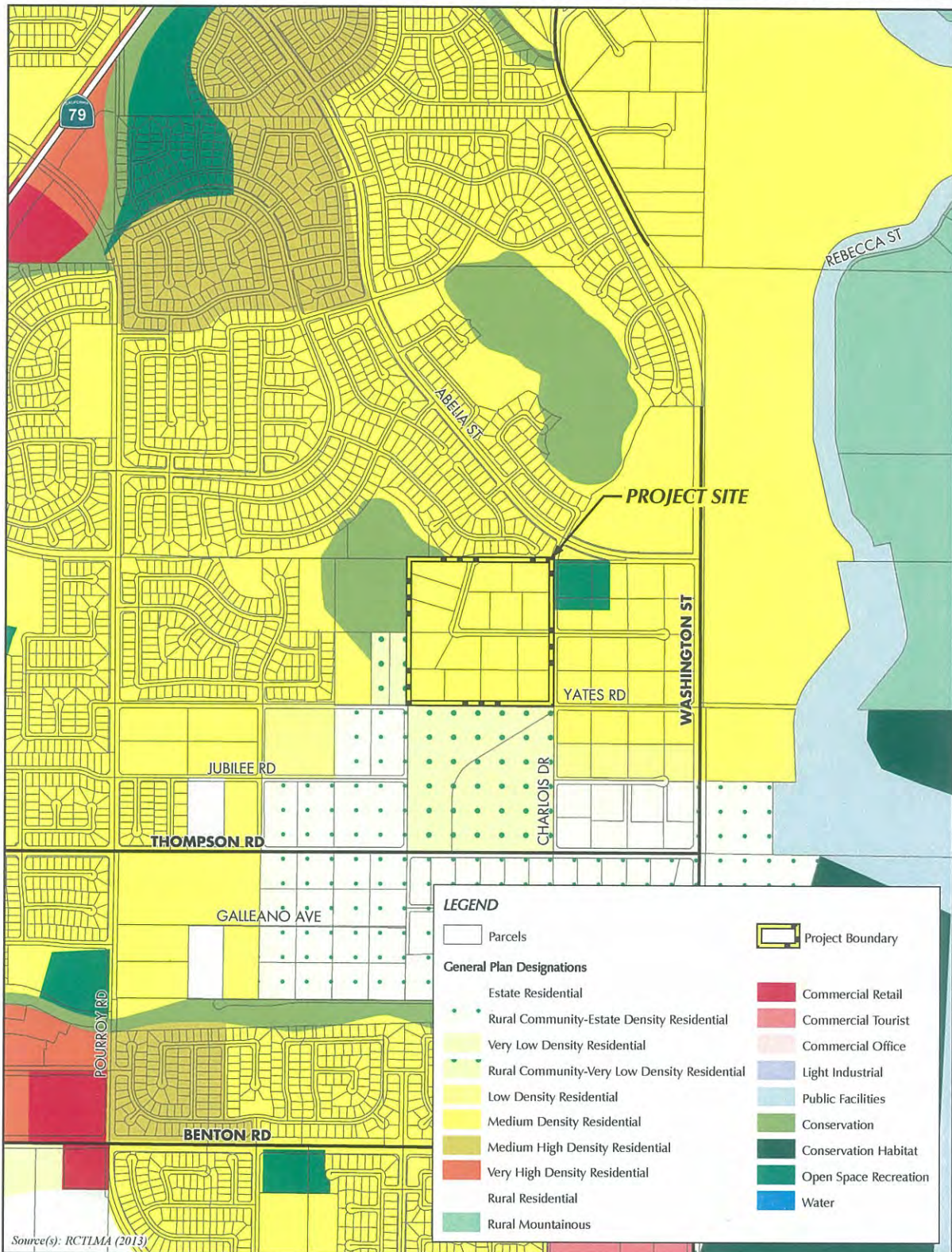
As shown on Figure 2-4, *Existing On-Site and Surrounding Zoning Designations*, the proposed Project site is zoned for "Residential Agriculture, 2½-acre minimum lot size (R-A-2½)," which allows for residential



Figure 2-2

SURROUNDING LAND USES AND DEVELOPMENT





Source(s): RCTLMA (2013)



Figure 2-3
EXISTING ON-SITE AND SURROUNDING
GENERAL PLAN DESIGNATIONS

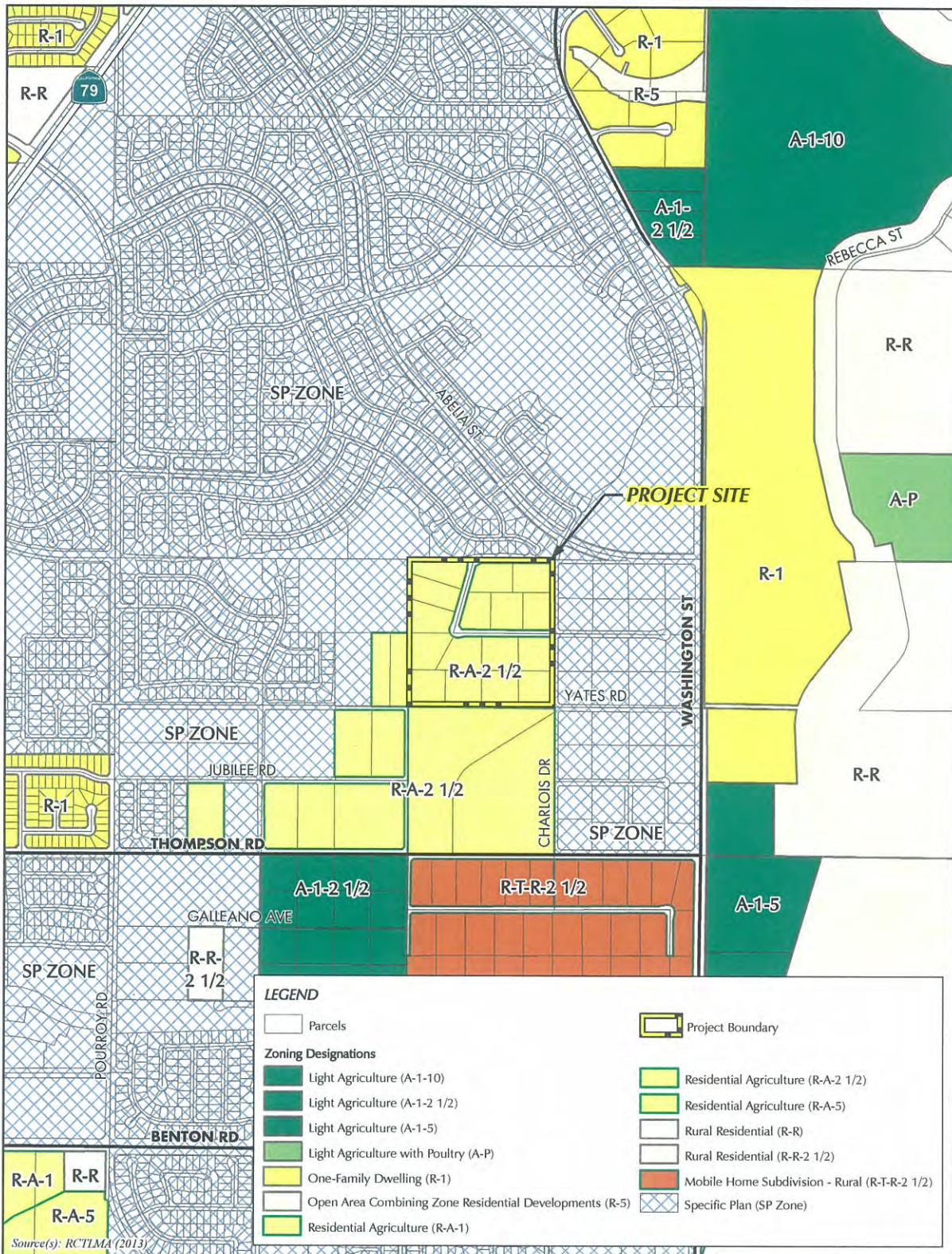


Figure 2-4
EXISTING ON-SITE AND SURROUNDING
ZONING DESIGNATIONS



development on minimum 2.5-acre lots and limited, non-intensive agricultural uses. Zoning designations surrounding the proposed Project site include the following: “Specific Plan Zone (SP Zone)” to the north; SP Zone to the east and southeast; R-A-2½ to the south; and R-A-2½ and SP Zone to the west. The off-site impact areas occur within lands zoned for R-A-2½ and SP Zone.

2.3.3 Highway 79 Policy Area

The proposed Project site occurs within the Highway 79 Policy Area of the SWAP. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Specifically, the following policies apply to projects located within the Highway 79 Policy Area:

- SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

- SWAP 9.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into 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% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

2.3.4 Riverside County Airport Land Use Compatibility Plan

The Riverside Airport Land Use Compatibility Plan (ALUCP) is intended to promote compatibility between airports located throughout Riverside County and the land uses that surround them. The ALUCP serves as a tool for use by the Riverside County Airport Land Use Commission (ALUC) in fulfilling their duty to review proposed development plans for airports and surrounding land uses. Additionally, compatibility plans set compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to land owners in their design of new development. (ALUC, 2004, p. 1-1)

In October 2007, the ALUC adopted the ALUCP for the French Valley Airport, which is located approximately 2.3 miles southwest of the Project site. The French Valley Airport ALUCP incorporates a Compatibility Map (Map FV-1) that designates lands surrounding the airport facility as part of compatibility zones. The majority of the proposed Project site (i.e., the southwestern portions) are located within Compatibility Zone E of the French Valley ALUCP, while the extreme northeast corner of the Project site is located outside the French Valley ALUCP Compatibility Zones. According to Chapter 2 of the ALUCP, Zone E is intended to apply to “other airport environs,” and specifies no limits on residential density and provides no requirements for “open land.” The only prohibited use within Zone E are “hazards to flight,” which include physical (e.g., objects greater than 100 feet tall), visual and electronic forms of interference with the safety of aircraft operations, and land use development that may cause the attraction of birds to increase. Projects within Zone E also are subject to airspace review

for objects exceeding 100 feet in height, and must provide for an aviation easement where required. (ALUC, 2004)

The French Valley ALUCP also identifies Noise Compatibility Contours (Map FV-3). According to Map FV-3, the proposed Project site is located well outside of areas that are subject to airport-related noise levels exceeding 55 dBA CNEL. (ALUC, 2004)

On July 11, 2013, the proposed Project was reviewed for consistency with the French Valley ALUCP, and was found to be consistent with the ALUCP subject to certain conditions. A copy of the ALUC consistency determination letter is provided in IS/MND Appendix K.

It should be noted that the ALUC is currently considering adoption of an updated ALUCP for the French Valley Airport (2011 ALUCP). However, this updated ALUCP has not been adopted, and the policies and designations applicable to the Project site are not proposed to change in relation to the 2007 version of the ALUCP for the French Valley Airport.

2.4 EXISTING ENVIRONMENTAL CHARACTERISTICS

2.4.1 Geology

Regionally, the proposed Project site is located in the Peninsular Ranges geomorphic province, which characterizes the southwest portion of southern California. The Peninsular Ranges province is composed of plutonic and metamorphic rock, lesser amounts of Tertiary Volcanic and sedimentary rock, and Quaternary drainage in-fills and sedimentary veneers. The proposed Project site is located in the Riverside sub-block, which is bounded by the Elsinore fault zone on the west and the San Jacinto fault zone on the east. (Alta, 2012, pp. 6-7)

The Project site is underlain almost entirely by “Very old alluvial valley deposits” and a type of metasedimentary bedrock called “Phylite.” “Very old alluvial valley deposits” consist of silts, silty sands, clays, and clayey sands that are variable in color, damp to very moist, and soft to stiff. “Phylite” occurs within the hillside in the northwestern portion of the site, and consists primarily of dark gray, damp, hard, fine-grained sandy metasilstones and metaclaystones. “Phylite” materials consist of highly weathered materials in the upper one to four feet. (Alta, 2012, p. 7)

Regional faults occurring near the Project site include the Elsinore Fault Zone (Glen Ivy segment), located approximately 6.95 miles southwest of the Project site; the San Jacinto Fault Zone (Anza segment), occurring approximately 13.95 miles northeast of the Project site; and the San Andreas Fault Zone (southern segment) is located approximately 29.09 miles northeast of the Project site. The proposed Project site is not located within an “Alquist-Priolo” Special Studies Zone. (Alta, 2012, p. 8)

Based on an analysis conducted by the Project’s geologist (Alta California Geotechnical; refer to Appendix E), the potential for liquefaction at the site is considered minimal. Similarly, the site is not considered to be subject to hazards associated with seiches, which could result from the Lake Skinner Reservoir (located 1.14 miles southeast of the Project site) or the Diamond Valley Reservoir (located 3.96 miles northeast of the Project site). The Project site is not within the State of California Tsunami Inundation Zone due to the considerable distance from the coastline (i.e., approximately 30 miles). The site also is not considered at risk due to seismically-induced landslides, due to the general lack of slopes within or nearby the property. Although the Project site does include a hillform in the northwestern portion of the site, the Project’s geologist determined that this slope is or would be grossly stable and would have a minimal potential for seismically-induced landslides. (Alta, 2012, pp. 11-12 and 28)

Areas on-site underlain by artificial fill, the upper portions of the very old alluvial valley deposits, and highly weathered metasedimentary bedrock on-site are considered compressible and would require remediation to support future development. Soil materials on-site are estimated to vary in terms of expansion potential from “low” to “high.” (Alta, 2012, p. 14)

2.4.2 Topography

Elevations on-site range from approximately 1,547 feet above mean sea level (amsl) to a low of 1,396 feet amsl. The highest elevation on-site occurs on the hillside in the northwestern portion of the site, while the lowest elevation occurs along the south-central Project boundary. The majority of the site (i.e., within the central portions of the site) is relatively level, and ranges in elevation from approximately 1,400 feet amsl to 1,440 feet amsl. Overall topographic relief on-site is approximately 151 feet.

2.4.3 Agricultural Resources

According to agricultural lands mapping available from Riverside County GIS, the majority of the Project, site excluding the upper slopes of the existing hill form are identified as containing “Farmland of Local Importance.” The existing hill form is identified as “Other Lands.” There are no lands within the Project vicinity that are subject to Williamson Act Contracts or agricultural preserves. (Riverside County, 2013)

2.4.4 Mineral Resources

According to Figure OS-5 of the Riverside County General Plan, the proposed Project site is designated within Mineral Resources Zone 3 (MRZ-3) (pursuant to the Surface Mining and Reclamation Act of 1975, or SMARA), which is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as “Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.” Furthermore, the Project site is not identified as an important mineral resource recovery site by the County General Plan. (Riverside County, 2003a)

2.4.5 Hydrology

Under existing conditions, runoff from the adjacent property to the north (which is under construction with residential uses) is discharged onto the proposed Project site via an existing 36” reinforced concrete pipe (RCP). In addition, an existing natural drainage occurs along the site’s easterly boundary and traverses the southeastern corner of the site. Drainage from the Project site generally sheet flows in a southerly direction and discharges to the existing natural channel and along the site’s southern boundary. (MDS, 2013)

2.4.6 Groundwater

Groundwater occurs on-site in the southeastern portion of the site at depths ranging from five (5) to ten (10) feet below the existing ground surface. Historic (1968) groundwater level data available from the California Department of Water Resources indicates that nearby, off-site wells showed water levels approximately 45 to 50 feet below the existing ground surface. In addition, surface water flows occur along the eastern edge of the Project site and within the southeastern corner of the site. (Alta, 2012, p. 9)

2.4.7 Soils

The *Soil Survey for the Western Riverside Area* (United States Department of Agriculture, 1971) indicates that the Project site is underlain by the following soil types (USDA, 1971):

- Lodo rocky loam, 8 to 25 percent slopes, eroded. This soil type primarily occurs in the northwestern portions of the site, along the hillside and at the base of the hillside. Soils of this type have a “very poor” rating for agricultural production, and a “moderate” susceptibility for soil erosion.
- Porterville clay, 0 to 8 percent slopes. This soil type occurs primarily in the southeastern portions of the site, and is considered to have a “fair” rating for agricultural production, and has a “slight” susceptibility for erosion potential.
- Arbuckle loam, 2 to 8 percent slopes. This soil type occurs in the north-central portions of the Project site, and is considered to have an “excellent” rating for agricultural production and has a “slight” rating for erosion potential.
- Porterville clay, moderately deep, slightly saline-alkali, 0 to 5 percent slopes. This soil type occurs in the northeastern corner of the Project site, and is considered to have a “poor” rating for agricultural production. These soils are considered to have a “slight” susceptibility to erosion.
- Friant fine sandy loam, 5 to 25 percent slopes, eroded. This soil type occurs along the lower elevations of the hill form in the northwestern portion of the site, and is considered to have a “poor” rating for agricultural production. These soils are considered to have a “moderate” susceptibility to soil erosion.
- Buchenau silt loam, 2 to 8 percent slopes, eroded. This soil type occurs in the southwestern portion of the Project site, and is considered to have a “fair” rating for agricultural production.
- Escondido fine sandy loam, 2 to 8 percent slopes, eroded. This soil type occurs in a small area in the southwestern portion of the Project site. This soil type is considered to have a “poor” rating for agricultural production, and is considered to have a “slight” susceptibility to erosion.

2.4.8 Vegetation

A total of six (6) vegetation/land use types were identified on-site and within the off-site improvement areas by the Project’s biologist (Glenn Lukos Associates), as summarized in Table 2-1, *Existing Vegetation Communities*. Figure 2-5, *Existing Vegetation Map*, depicts the location of the various vegetation communities observed on- and off-site. A description of each of the vegetation/and use types is provided below.

- Agriculture. Approximately 31.44 acres of the study area consists of agriculture field crop lands that are disked/mowed on an annual basis, of which approximately 0.94 acre occurs off site. Weedy species common to agricultural lands that are associated with Project site include common barley (*Hordeum vulgare*), wild oat (*Avena fatua*), tocalote (*Centaurea melitensis*), red brome (*Bromus madritensis* ssp. *rubens*), ripgut grass (*Bromus diandrus*), Russian thistle (*Salsola australis*), doveweed (*Croton setigerus*), common fiddleneck (*Amsinckia intermedia*), and red-stemmed filaree (*Erodium cicutarium*). (GLA, 2013a, p. 24)
- Disturbed. Approximately 3.00-acre of the study area consists of disturbed lands, of which approximately 0.2.30 acres occur off site. The disturbed lands are mainly unvegetated dirt roads. Vegetation observed in these areas include tocalote, telegraph weed (*Heterotheca grandiflora*), and red-stemmed filaree. (GLA, 2013a, p. 24)
- Herbaceous Wetland. Approximately 0.36-acre of the study area consists of herbaceous wetlands, of which 0.02 acre occurs off-site. The herbaceous wetland component is comprised of several species including California bulrush (*Schoenoplectus californicus*), willowherb (*Epilobium ciliatum*), prickly lettuce (*Lactuca serriola*), California figwort (*Scrophularia californica*), and common fiddleneck. (GLA, 2013a, p. 25)

Table 2-1 Existing Vegetation Communities

Vegetation	On Site Acreage	Off Site Acreage	Total Acreage
Agriculture	30.5	0.94	31.44
Disturbed	0.70	0.19	0.89
Herbaceous Wetland	0.34	0.02	0.36
Riversidean Sage Scrub	6.82	0	6.82
Ruderal	1.56	0.20	1.76
Southern Willow Scrub/Riparian	0.25	0.86	1.11
Total	40.17	2.21	42.38

(GLA, 2013a, Table 4-1)

- Riversidean Sage Scrub. Approximately 6.82 acres of the study area contains Riversidean sage scrub dominated by California buckwheat (*Eriogonum fasciculatum*), all of which occurs on-site. Other common plant species include California sagebrush (*Artemisia californica*), wishbone bush (*Mirabilis laevis* var *crassifolia*), prickly pear (*Opuntia littoralis*), California cholla (*Cylindropuntia californica*), and black mustard (*Brassica nigra*). (GLA, 2013a, p. 25)
- Ruderal. Approximately 1.76 acres of the study area supports a predominance of ruderal vegetation, of which approximately 0.20-acre occurs off site. Common vegetation includes black mustard, telegraph weed (*Heterotheca grandiflora*), summer mustard (*Hirschfeldia incana*), tocalote, western sunflower (*Helianthus annuus*), red brome, ripgut brome, Jimsonweed (*Datura wrightii*), doveweed, and coyote gourd (*Cucurbita palmata*). (GLA, 2013a, p. 25)
- Southern Willow Scrub/Riparian. Approximately 1.11 acres of the study area consists of southern willow scrub/riparian, of which 0.86 acre occurs off-site. This habitat is dominated by willow species including arroyo willow (*Salix lasiolepis*), Gooding's willow (*Salix goodingii*) and mule fat (*Baccharis salicifolia*). Additional vegetation within this habitat includes salt cedar (*Tamarix ramosissima*), coyote brush (*Baccharis pilularis*), Fremont's cottonwood (*Populus fremontii*), southern cattail (*Typha domingensis*), California bulrush, rabbitsfoot grass (*Polypogon monspeliensis*), and tree tobacco (*Nicotiana glauca*). (GLA, 2013a, p. 25)

2.4.9 Special-Status Plant Species

Focused plant surveys were conducted on-site by the Project's biologist (Glenn Lukos Associates) in March and May 2012. Plant species evaluated include the plant species identified by the Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) Narrow Endemic Plant Species Survey Area (NEPSSA), which include the following species: Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, Wright's trichocoronis. The survey also included species identified by the California Natural Diversity Database (CNDDDB) as occurring (either currently or historically) on or in the vicinity of the Project site, and all other special-status plants that are known to occur within the vicinity of the Project site, or for which potentially suitable habitat occurs within the Project site. No special-status plant species were observed on-site during the focused plant surveys. Table 4-2 in the Project's biological resources technical report (Technical Appendix DI) provides a list of special-status plants evaluated for the Project site. (GLA, 2013a, pp. 25-30)



Source: Glenn Laker Associates, Inc. (October 2013)



T&B PLANNING, INC.

Figure 2-5

EXISTING VEGETATION MAP

2.4.10 Wildlife

Wildlife surveys were conducted by Glenn Lukos Associates (refer to Appendix D1) for species identified by the CNDDDB as occurring (either currently or historically) on or in the vicinity of the property; MSHCP species survey areas affecting the Project site; and any other special-status animals that are known to occur within the vicinity of the Project site, or for which potentially suitable habitat occurs within the Project site. The results of these surveys identified a total of seven special-status animals, including one listed species (coastal California gnatcatcher, *Poliophtila californica californica*), and six non-listed species, including the California horned lark (*Eremophila alpestris*), Cooper's hawk (*Accipiter cooperii*), Lawrence's goldfinch (*Carduelis lawrencei*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), white-tailed kite (*Elanus leucurus*), and yellow warbler (*Setophaga petechia*) (GLA, 2013a, p. 30).

In addition to those species observed onsite, the Project site contains suitable habitat with the potential to support other special-status animals, including Bell's sage sparrow (*Amphispiza belli belli*), burrowing owl (*Athene cunicularia*), coast horned lizard (*Phrynosoma coronatum*), coastal whiptail (*Aspidoscelis tigris*), Dulzura pocket mouse (*Chaetodipus californicus femoralis*), ferruginous hawk (*Buteo regalis*), Least Bell's vireo (*Vireo bellii pusillus*), loggerhead shrike (*Lanius ludovicianus*), red-diamond rattlesnake (*Crotalus ruber ruber*), orangethroat whiptail (*Aspidoscelis hyperythra*), quino checkerspot butterfly (*Euphydryas editha quino*), rosy boa (*Charina trivirgata*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-breasted chat (*Icteria virens*). (GLA, 2013a, p. 30)

The burrowing owl, least Bell's vireo, and southwestern willow flycatcher were determined to be absent from the site based on the negative results of focused surveys. The yellow-breasted chat is also assumed to be absent since it is associated with riparian habitats, and the chat was not observed while conducting vireo and flycatcher focused surveys. Table 4-3 of the Project's biological resources technical report (Technical Appendix D1) provides a list of special-status animals evaluated for the Project site. (GLA, 2013a, pp. 30-31)

2.4.11 MSHCP Riparian/Riverine Areas and Vernal Pools

The study area contains approximately 1.47 acres of riparian/riverine areas associated with a single drainage feature (the Charlois Channel). The upper portion of the Charlois Channel consists of an artificially created drainage channel that originates immediately south of the intersection of Abelia Street/Charlois Drive, just northeast of the Project site. The channel was originally constructed to convey urban runoff and irrigation flows from the adjacent Temecula Valley Charter School property and its surroundings. As a result, the channel's primary source of hydrology originates from the school's outfall pipe, which is located offsite to the north of the channel. The Charlois Channel also has the potential to receive stormwater flows from upstream urbanized uses, which collect into an off-site detention basin, located north of the channel. (GLA, 2013a, pp. 44-45)

The upper reach of the Charlois Channel occurs mostly offsite, extending south along the eastern edge of the Project site for approximately 761 linear feet, at which point, the channel turns southwest and meanders onsite along the southern edge of the Project site for approximately 1,100 linear feet before exiting the property. Approximately 0.88 acre of riparian/riverine areas are associated with the off-site portion of the Charlois Channel and occur off-site along the eastern and southern boundaries of the Project site. The upper reach of the Charlois Channel is vegetated with an overstory of southern willow scrub dominated by black willow (*Salix gooddingii*) and arroyo willow (*Salix lasiolepis*), and an understory or emergent wetland dominated by California bulrush (*Schoenoplectus californicus*) and southern cattail (*Typha domingensis*). (GLA, 2013a, p. 45)

The lower reach of the Charlois Channel is vegetated with a mosaic of herbaceous wetland species, including rabbitsfoot grass (*Polypogon monspeliensis*), scarlet pimpernel (*Anagallis arvensis*), willow herb (*Epilobium ciliatum*), perennial ryegrass (*Festuca perenne*), southern cattail, and curly dock (*Rumex crispus*). Upland species associated with the drainage include cultivated barley (*Hordeum vulgare*), wild oats (*Avena sp.*), black mustard (*Brassica nigra*), field bindweed (*Convolvulus arvensis*), and hairy vetch (*Vicia villosa*). (GLA, 2013a, p. 45)

As noted above, the on-site and off-site riparian habitat does not support the least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo. (GLA, 2013a, p. 45)

The Project site does not contain vernal pools, or other ephemeral ponds with the potential to support listed fairy shrimp. (GLA, 2013a, p. 45)

2.4.12 Jurisdictional Waters

Approximately 0.89 acre of Army Corps of Engineers (Corps) and Regional Water Quality Control Board (Regional Board) jurisdiction is associated with the Charlois Channel, all of which consist of jurisdictional wetlands. Figure 2-6, *Corps Jurisdictional Delineation Map*, depicts the location of Corps jurisdictional areas on- and off-site. (GLA, 2013a, p. 45)

Approximately 1.47 acres of California Department of Fish and Wildlife (CDFW) jurisdiction is associated with the Charlois Channel, all of which consists of vegetated riparian habitat. Figure 2-7, *CDFG Jurisdictional Delineation Map*, depicts the location of CDFW jurisdictional areas on- and off-site. (GLA, 2013a, p. 45)

Appendix D to the Project's biological resources technical report (IS/MND Appendix D1) provides additional detail regarding the jurisdictional surveys conducted by Glenn Lukos Associates.



Legend
 Study Area
 RWQCB/Corps Wetland
 Width in Feet (W indicates wetland)

Figure 2-6

CORPS JURISDICTIONAL DELINEATION MAP



Figure 2-7
CDFW JURISDICTIONAL DELINEATION MAP
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3.0 PROJECT DESCRIPTION

The Project evaluated by this IS/MND is located within unincorporated Riverside County, California. The proposed Project consists of applications for a Change of Zone (CZ 07794) and a Tentative Tract Map (TTM 36437). Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA Section 15150 and are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside CA. A detailed description of the proposed Project is provided in the following sections.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 Change of Zone No. 07794

Under existing conditions, the 40.16-acre Project site is designated for "Residential Agriculture, 2½-acre minimum lot size (R-A-2½)," which allows for residential development on minimum 2.5-acre lots and limited, non-intensive agricultural uses. Change of Zone No. 07794 proposes to re-designate the site for "One Family Dwellings (R-1)," which would allow for development of the site with single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes. The R-1 zoning designation would implement and be fully consistent with the site's General Plan and Southwest Area Plan (SWAP) land use designation of "Medium Density Residential (MDR)," which allows for single-family residential development at densities ranging from 2.0 to 5.0 dwelling units per acre (du/ac) and lot sizes ranging from 5,500 to 20,000 s.f. in size. Figure 3-1, *Change of Zone No. 07794*, depicts the site's existing and proposed zoning designations.

3.1.2 Tentative Tract Map No. 36437

A. *Land Use Summary*

Tentative Tract Map No. 36437 (TTM 36437) is shown on Figure 3-2, *Tentative Tract Map No. 36437*. A summary of the lots proposed to be created through subdivision as part of TTM 36437 is presented below in Table 3-1, *Summary of Tentative Tract Map No. 36437*. As shown in Table 3-1, TTM 36437 would subdivide the 40.16-acre site into 102 single family residential lots on 19.74 acres; a park site on 0.91 acre; a water quality/detention basin on 1.43 acres; on-site public roads (Streets "A"- "G," Charlois Road, and Yates Road) on 8.10 acres; and 9.98 acres of open space on five (5) lots. A detailed description of the various land uses that would result from the approval of TTM 36437 is provided below.

- **Single Family Residential.** TTM 36437 proposes to subdivide the property to provide a total of 102 single-family residential lots that would range in size from 7,275 s.f. to 15,297 s.f. Table 3-2, *TTM 36437 Residential Lot Area Summary*, provides a summary of the residential lots proposed as part of TTM 36437.
- **Park Site.** Approximately 0.91 acre of the TTM 36437 property in the southeastern portion of the site is reserved for a future park site, which would consist of a passive facility containing a turfed area, park benches, and a concrete walkway (refer to Figure 3-3, *Park Site Preliminary Concept Plan*). The park site will have direct access via a ramp extending from Charlois Road, which also would provide handicapped access to the site.

Water Quality/Detention Basin. A 1.43-acre water quality/detention basin is planned in the south-central portions of TTM 36437. The water quality/detention basin is intended to provide primary treatment of the Project's first flush and low flow runoff. Runoff from the

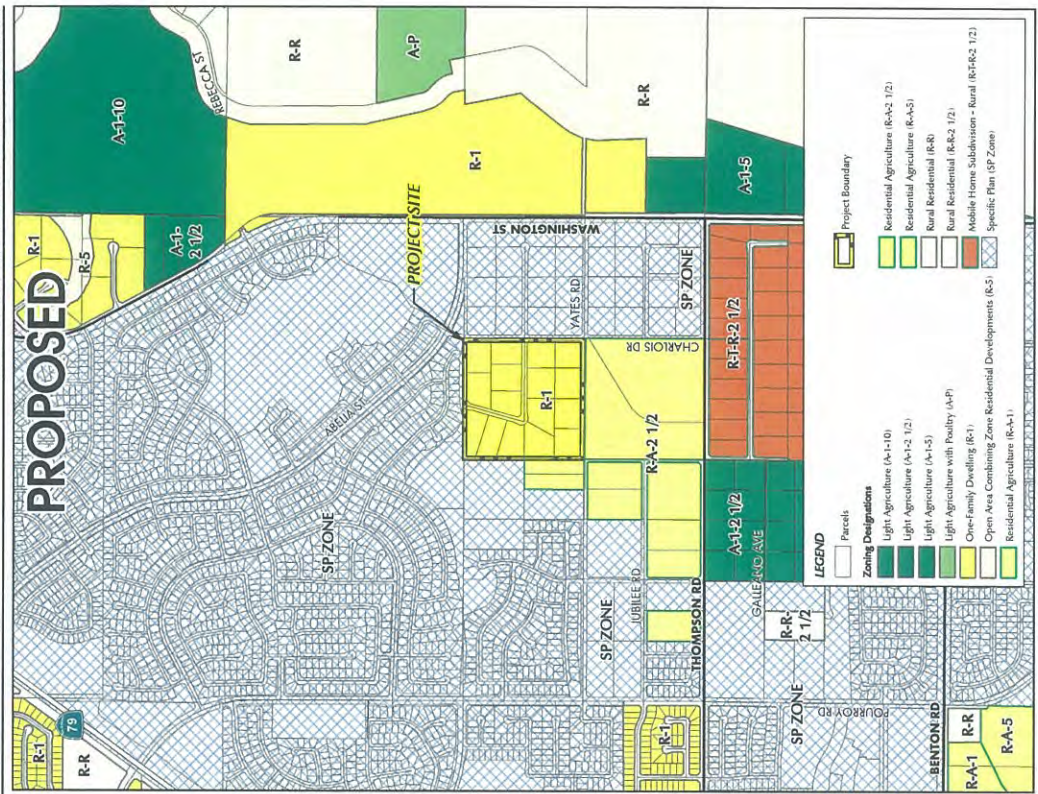
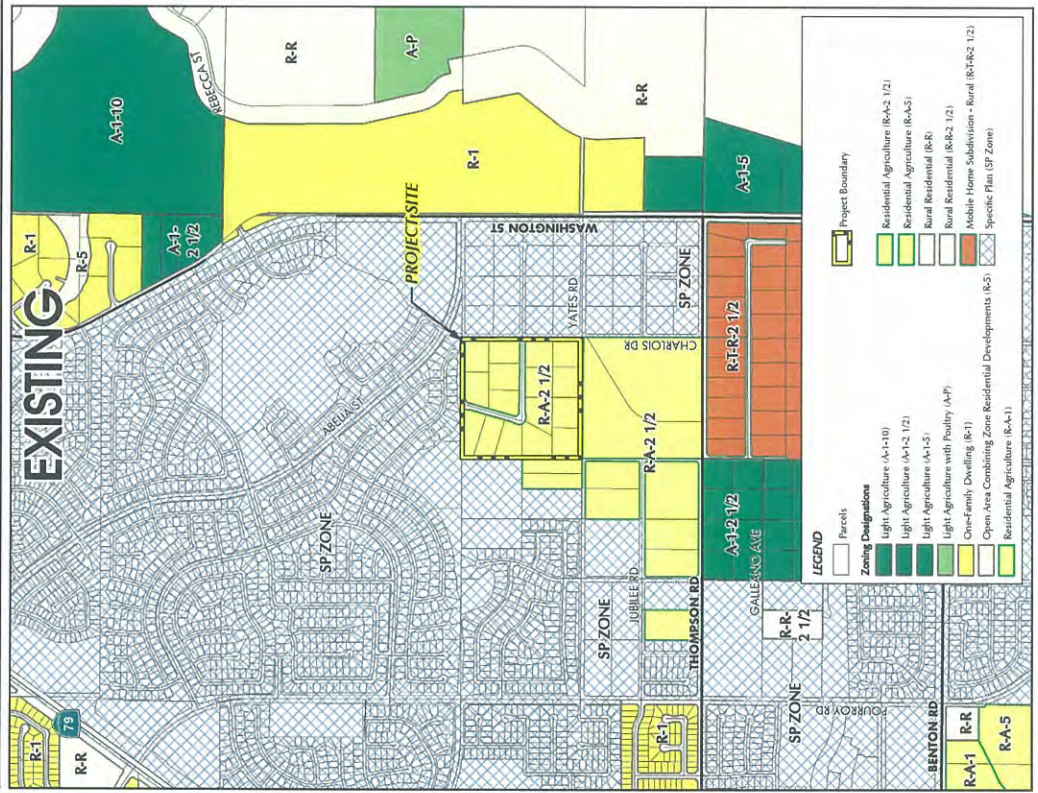


Table 3-1 Summary of Tentative Tract Map No. 36437

Lots	Land Use	Acreage	% of Project Site
1-102	Single-Family Residential	19.74	49.2%
103	Water Quality/Detention Basin	1.43	3.6%
104	Park Site	0.91	2.3%
--	Street "A" – "G"	6.22	15.4%
--	Charlois Road	1.63	4.1%
--	Yates Road	0.25	0.6%
"A" – "E"	Open Space	9.98	24.7%
Project Totals:		40.16	100.0%

Source: TTM 36437, MDS Consulting, December 9, 2013

Table 3-2 TTM 36437 Residential Lot Area Summary

LOT NUMBER	LOT GROSS AREA	PAD NET AREA	LOT WTDH @ R/W	LOT NUMBER	LOT GROSS AREA	PAD NET AREA	LOT WTDH @ R/W	LOT NUMBER	LOT GROSS AREA	PAD NET AREA	LOT WTDH @ R/W
1	9,203	8,803	64'	37	8,449	8,096	83'	73	9,619	9,619	67'
2	7,800	7,800	65'	38	8,691	8,313	78'	74	9,286	9,286	51'
3	7,800	7,800	65'	39	7,499	7,059	65'	75	7,292	7,292	66'
4	7,800	7,800	65'	40	7,475	7,033	65'	76	7,345	7,345	65'
5	7,800	7,800	65'	41	7,475	7,038	65'	77	8,815	7,700	63'
6	7,800	7,800	65'	42	7,475	7,046	65'	78	8,775	7,870	60'
7	7,946	7,946	72'	43	7,475	7,051	65'	79	7,800	6,936	65'
8	10,257	9,688	88'	44	7,475	7,048	65'	80	7,800	6,871	65'
9	9,839	9,839	89'	45	7,475	7,077	65'	81	8,280	6,875	69'
10	8,035	8,035	72'	46	7,475	7,157	65'	82	10,587	9,729	122'
11	7,846	7,846	68'	47	7,475	7,475	65'	83	11,200	9,978	73'
12	7,707	7,707	67'	48	8,197	8,197	63'	84	8,721	8,721	79'
13	7,709	7,709	67'	49	9,349	8,851	57'	85	7,728	7,728	65'
14	7,710	7,710	67'	50	8,933	8,933	65'	86	7,464	7,464	65'
15	7,712	7,712	67'	51	7,705	7,025	67'	87	8,765	8,115	63'
16	7,713	7,713	67'	52	7,475	7,475	65'	88	8,787	8,787	51'
17	7,714	7,714	67'	53	7,475	7,475	65'	89	8,040	8,040	67'
18	7,716	7,716	67'	54	7,475	7,475	65'	90	8,261	8,261	67'
19	7,717	7,717	67'	55	7,475	7,475	65'	91	9,059	9,059	70'
20	7,719	7,380	67'	56	7,475	7,475	65'	92	8,664	8,994	70'
21	10,963	9,875	63'	57	7,475	7,475	65'	93	8,312	8,050	70'
22	9,731	9,274	77'	58	7,475	7,475	65'	94	7,840	8,138	70'
23	7,742	7,742	70'	59	7,475	7,475	65'	95	7,840	7,840	68'
24	7,463	7,463	65'	60	7,275	7,275	58'	96	9,449	9,449	70'
25	7,465	7,465	65'	61	8,491	8,491	62'	97	9,349	9,349	70'
26	7,466	7,466	65'	62	7,693	7,693	65'	98	10,378	10,378	70'
27	7,467	7,467	65'	63	13,963	13,963	105'	99	9,693	9,323	108'
28	7,469	7,469	65'	64	15,067	15,067	175'	100	7,800	7,735	65'
29	7,470	7,470	65'	65	9,490	9,490	65'	101	7,800	7,800	65'
30	7,471	7,471	65'	66	9,490	9,490	65'	102	8,397	8,334	57'
31	7,473	7,473	65'	67	9,490	9,490	65'				
32	7,483	7,483	65'	68	9,490	9,490	65'				
33	7,788	7,788	69'	69	9,463	9,400	65'				
34	7,383	7,383	65'	70	8,059	7,823	57'				
35	9,666	9,666	79'	71	7,397	7,397	66'				
36	15,297	14,821	101'	72	9,522	9,522	109'				

Source: TTM 36437, MDS Consulting, December 9, 2013

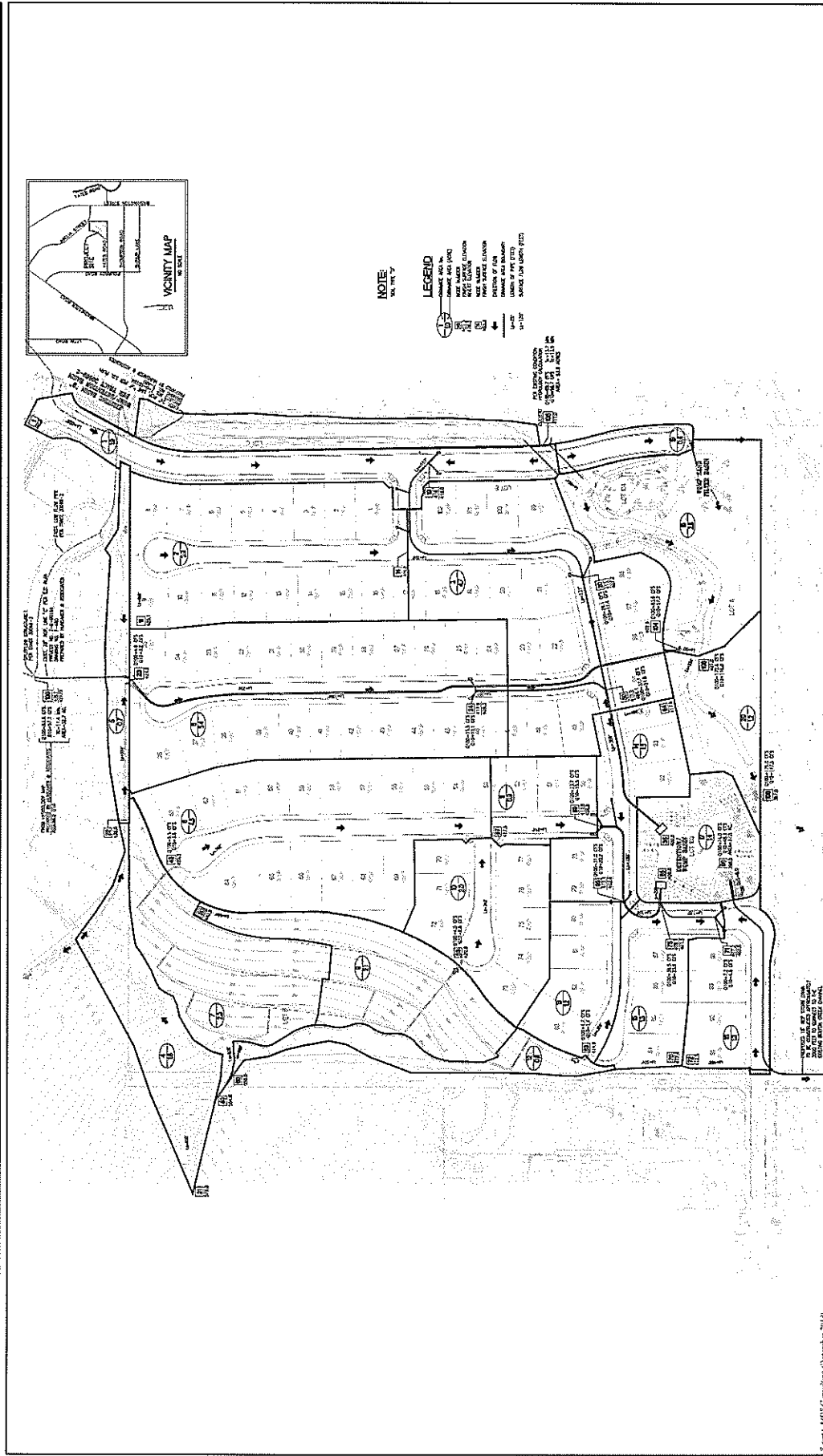


Figure 3-5
PROPOSED HYDROLOGY MAP
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December 9, 2013

Project's streets, landscape areas, walkways, and residential structures would be conveyed as sheet flow to proposed catch basins located throughout the development prior to discharging into the water quality/detention basin. (MDS, 2012, p. 16) Please refer also to Section 3.1.2.C for a detailed description of the Project's proposed drainage improvements.

- **Open Space.** TTM 36437 would accommodate 9.91 acres of natural open space on five lots (Lots 'A' through 'E'). A description of these three open space lots is provided below.
 - Lot 'A' is located in the southeastern portion of the site, and would encompass 2.92 acres. Lot 'A' is designed to accommodate the existing drainage that traverses the southeastern corner of the site under existing conditions. A sand filter basin and water quality inlet structure also are proposed to provide first flush treatment of runoff from Charlois Road, which would temporarily terminate near the southeastern corner of the site until such a time it is extended to the south by others.
 - Lot 'B' is located in the northwestern portion of the site, and would encompass 6.34 acres. Lot 'B' would be graded at a maximum slope angle of 2:1 (horizontal:vertical) to accommodate development of residential uses in the western portions of the site. A concrete interceptor ditch is planned along the top of the manufactured slope, which would convey runoff from the natural slope areas via a series of concrete v-ditches constructed along the manufactured slopes to the proposed on-site catch basins and storm drain system (i.e., within Streets 'B,' 'E,' and 'F'). Landscaping of the manufactured slope would be required pursuant to Riverside County standards and requirements.
 - Lot 'C' is located along the eastern Project boundary (easterly of proposed Charlois Road) and would encompass 0.47 acre. Several small manufactured slopes would be accommodated within Lot 'C' to facilitate the extension of Charlois Road through the site. Lot 'C' also would accommodate the existing Charlois drainage channel located off-site along the site's eastern boundary, which would be conveyed southwesterly to Lot 'A' via a proposed 30-foot wide open bottom culvert under proposed Charlois Road.
 - Lot "D" is located along the eastern Project boundary, west of proposed Charlois Road, and would encompass 0.10 acre. Lot "D" would be graded at a maximum slope angle of 2:1 (horizontal:vertical) and would accommodate common area landscaping along the western alignment of Charlois Road.
 - Lot "E" is located along the southeastern Project boundary and would encompass 0.08 acres to convey flows from the Charlois drainage channel beneath Charlois Road via a proposed 30-foot wide open-bottom culvert.
- **On-Site Public Roadways.** TTM 36437 proposes several public roadways on-site (Streets 'A' through 'G'), and also would accommodate the extension of Yates Road into the site as well as the construction of Charlois Road along and near the eastern Project boundary. Streets 'A' through 'G' would encompass approximately 6.22 acres, the Yates Road extension would occur on approximately 0.25 acre, and Charlois Road would occupy approximately 1.63 acres of the site. Section 3.1.2.B, *Proposed Circulation Improvements*, provides a more detailed description of roadway improvements planned as part of the Project.

B. Proposed Circulation Improvements

As shown on Figure 3-2, the Project proposes to construct several public roadways on- and off-site. Figure 3-4, *Roadway Cross-Sections*, depicts the improvements proposed for each of the various

roadways. Access to the Project site would be provided via two access points from Yates Road and the extension of Charlois Road. Site access via Charlois Road would be controlled via a stop sign to be installed along the eastbound portion of Street 'G,' while no traffic control would be provided along Charlois Road. Similarly, a stop sign would be installed along the southbound approach of Street 'A,' while no stop control would be provided for traffic arriving at the site via Yates Road. Regional access to the Project site is provided by Winchester Road (SR-79) located approximately 0.9 mile to the northwest (refer also to Section 2.2.1). A description of the roadway improvements planned as part of the Project is provided below.

- **Streets 'A,' 'G,' and Charlois Road.** Streets 'A,' 'G' and Charlois Road would be constructed as public roadways with a total right-of-way width of 60 feet. Streets 'A' and 'G' would be constructed fully on-site, while Charlois Road would be constructed to its full width both on- and off-site between the southern Project boundary and the existing improved section of this roadway to the north, which is approximately 150 feet southerly of the intersection of Charlois Road and Abelia Street. As part of the planned improvements to Charlois Road, approximately 130 linear feet of existing Charlois Road would be demolished, and improvements planned as part of the Project would extend approximately 150 feet north of the northeastern boundary of the site where it would join with the existing improved road segment. The cross-section of Streets 'A,' 'G,' and Charlois Road would include 40 feet of travel lanes, with a ten-foot parkway on each side. Each parkway would feature a five-foot curb-separated sidewalk with a five-foot landscaped parkway between the sidewalk and the curb.
- **Yates Road.** Half-width improvements to Yates Road are proposed as part of the Project between the existing improved section of this roadway, located approximately 660 feet west of the southwestern corner of the site, and the planned intersection with Street 'A.' As shown on Figure 3-4, Yates Road would be improved to its ultimate half-width standard as a public roadway providing a width of 32 feet of travel lanes and a ten-foot parkway along the northern section of the roadway. Within the parkway, a five-foot curb-separated sidewalk and five-foot landscaped parkway would be provided. The remaining 18 feet of right-of-way width for this roadway (i.e., along the southern alignment) would be constructed in the future by others, providing for a cross-section of 60 feet with 38 feet of travel lanes and a 12-foot parkway along the southern alignment of the roadway. Existing driveway connections along Yates Road located west of the site would be retained as part of the Project.
- **Streets 'B' through 'F'.** Streets 'B' through 'F' are proposed on-site facilities that would be constructed as public "Access Roadways" pursuant to Riverside County Standard No. 105. These roadways would be provided with a total right-of-way width of 56 feet, including 36 feet of travel lanes and ten-foot parkways provided on each side. Within the ten-foot parkways, five-foot curb-separated sidewalks would be provided, with a five-foot landscaped parkway between the sidewalks and the curb.

C. *Proposed Drainage and Water Quality Improvements*

On-site stormwater runoff is engineered to be conveyed through public street improvements and storm drains, which generally would convey all runoff towards the water quality/detention basin proposed within Lot 103 of TTM 36437. The Project is designed to accommodate the existing Charlois drainage channel that traverses the southeastern corner of the site and the existing runoff from the property to the north, and to address runoff within proposed Charlois Road. Figure 3-5, *Proposed Hydrology Map*, depicts the major drainage areas planned for the proposed Project site. A description of the drainage improvements is provided below.

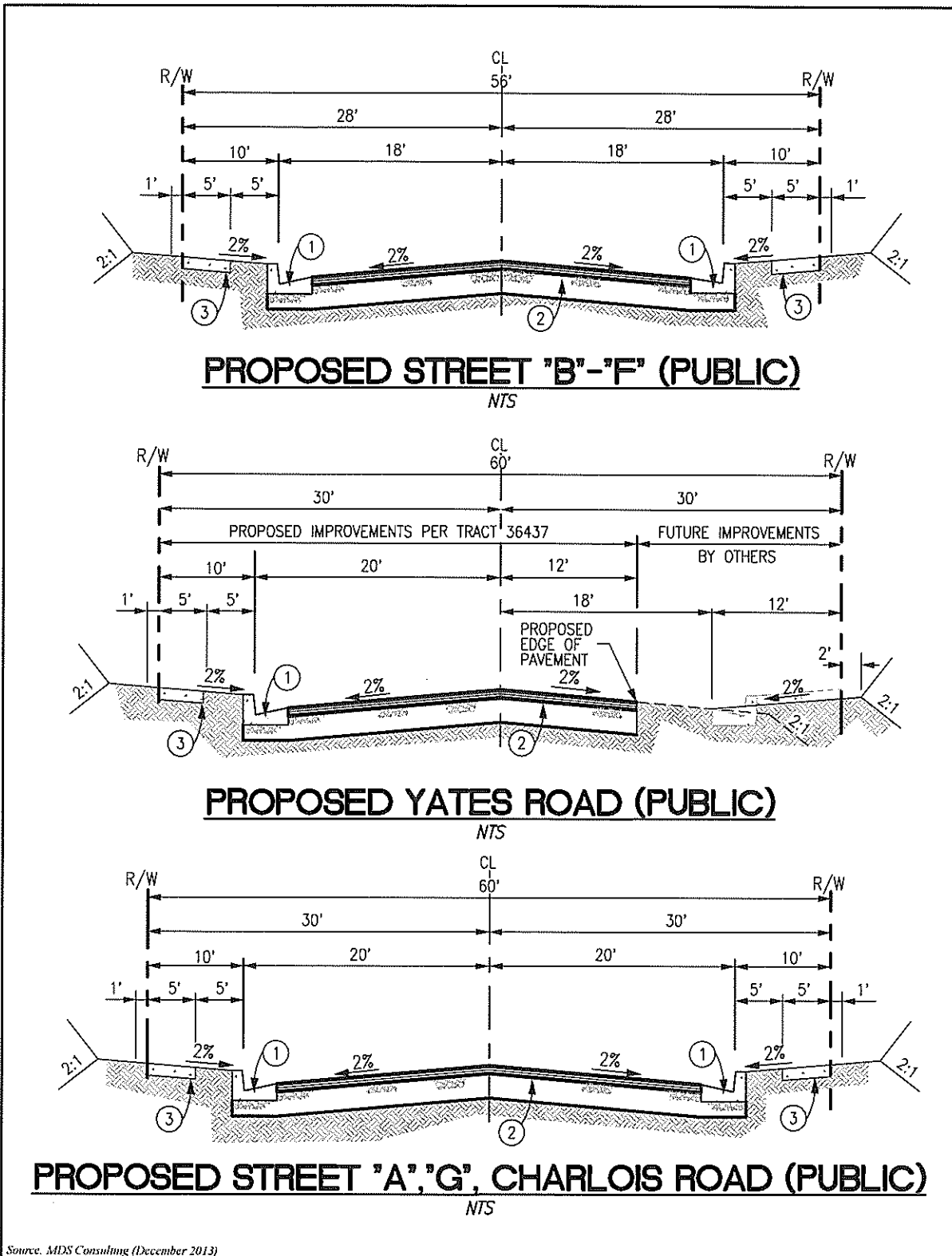


Figure 3-4

ROADWAY CROSS-SECTIONS

SCALE

On-Site Drainage and Water Quality Improvements

Within the flatter portions of the site that are proposed for residential development, all runoff would be directed towards a series of catch basins to be constructed within proposed on-site public roadways. All flows entering the on-site storm drainage system, including flows from the portion of Yates Road that would be improved as part of the Project and the northern portions of Charlois Road, would be directed towards the water quality/detention basin planned within Lot 103 via subsurface storm drain pipes ranging from 18 inches to 60 inches in diameter.

Natural runoff from the hill form within Lot 'B' would be captured by a proposed four-foot concrete interceptor ditch. These flows would be conveyed towards a series of v-ditches to be constructed along the proposed manufactured portions of the hillside slope within Lot 'B.' Runoff within the proposed v-ditches would then be directed through culverts provided at the western/northwestern termini of Streets 'B,' 'E,' and 'F,' which would then discharge into the proposed underground storm drainage system and ultimately conveyed to the water quality/detention basin within Lot 103.

The storm drainage system also is designed to accommodate flows originating off-site to the north. As part of the Project, a variable 3- to 4-foot wide concrete v-ditch would be constructed off-site along a portion of the northern Project boundary, with a small berm provided along the property line between the proposed v-ditch and the on-site residential lots. Some grading off-site would be necessary to facilitate this improvement. The off-site flows would be routed via a 36-inch storm drain to be constructed within a proposed 20-foot public storm drain easement within Lot 35 of TTM 36437 (i.e., at the northerly terminus of Street 'C') and conveyed into the on-site storm drainage system.

The water quality/detention basin within Lot 103 is planned as an extended detention basin to treat the Project's first flush and low flow runoff. This water quality/detention basin is designed to treat 120,000 cubic feet of water and would include a sand filter bed area. The water quality/detention basin is designed with a fore-bay and aft-bay consisting of an upper staging area and a lower stage area. The fore-bay bottom would allow for sedimentation of larger particles and be constructed of concrete to facilitate removal of accumulated settlement. The upper stage of the aft-bay would consist of a low flow channel to convey flow from the fore-bay to the bottom stage of the basins. Trash racks would be provided to prevent any outlet orifices from clogging. Treated runoff from the water quality/detention basin would then be conveyed via an 18-inch storm drain westerly in Yates Road and through a proposed 18-inch storm drain to be constructed in the future alignment of Allegre Vista Road. This 18-inch storm drain would be extended approximately 3,000 feet southerly of the intersection of Yates Road and Allegre Vista Road to the existing Benton Creek Channel via the future alignment of Allegre Vista Road and existing alignment of Maddalena Road.

Existing Natural Drainage

Under existing conditions, the Charlois drainage channel occurs off-site and parallel to the eastern boundary and traverses the southeastern corner of the Project site. In order to accommodate this natural drainage, a 30-foot wide open-bottomed culvert would be constructed beneath proposed Charlois Road, which would convey the existing drainage into Lot 'A.' Water would then discharge off-site to the south near the south-central boundary of the Project site, as occurs under existing conditions. Because this drainage would be maintained in its natural state and would be fully separated from the on-site storm drainage system, no water quality features are proposed.

Charlois Road Drainage

Under interim conditions, Charlois Road would terminate near the southeastern boundary of the Project site. Runoff from the northern portions of Charlois Road (i.e., from approximately 200 feet southerly of proposed Street 'G') would be captured via catch basins and routed into the on-site storm drainage system described above. Runoff from the southern portions of Charlois Road (i.e., the portion of Charlois Road located more than 200 feet southerly of Street 'G') would be conveyed to the southern terminus of the roadway, and thence to a proposed water quality inlet where it would be conveyed into a proposed sand filter basin to be constructed within the eastern corner of Lot 'A.' Treated runoff would then discharge into Lot 'A' and would sheet flow towards the southern site boundary where it would discharge off-site, similar to the existing drainage condition.

D. Proposed Water Service Improvements

Eastern Municipal Water District (EMWD) would provide water service to the Project via two existing points of connection located within Yates Road and Charlois Road. The existing water line within Yates Road measures 24 inches in diameter and terminates approximately 90 feet west of the site's southwestern corner. The existing water line within Charlois Road measures 8-inches in diameter and terminates approximately 30 feet north of the site's northeastern corner.

As part of the Project, and as depicted on TTM 36437 (Figure 3-2), an 8-inch water line would be constructed within Charlois Road between the existing 8-inch connection point and the southern terminus of the roadway. An 8-inch water line also would be constructed within Yates Road. A series of 8-inch water lines would then be constructed within each of the on-site public roadways to provide domestic water service to individual lots. In addition, a 40-foot water easement is proposed within Lots 36 and 63 to accommodate a proposed 8-inch water line that would connect to water lines proposed within Streets 'B' and 'C.' Figure 3-6, *TTM 36437 Water and Sewer Plan*, depicts the water infrastructure improvements planned as part of the Project. Reclaimed water service is not available in the Project area and is not proposed as part of the Project.

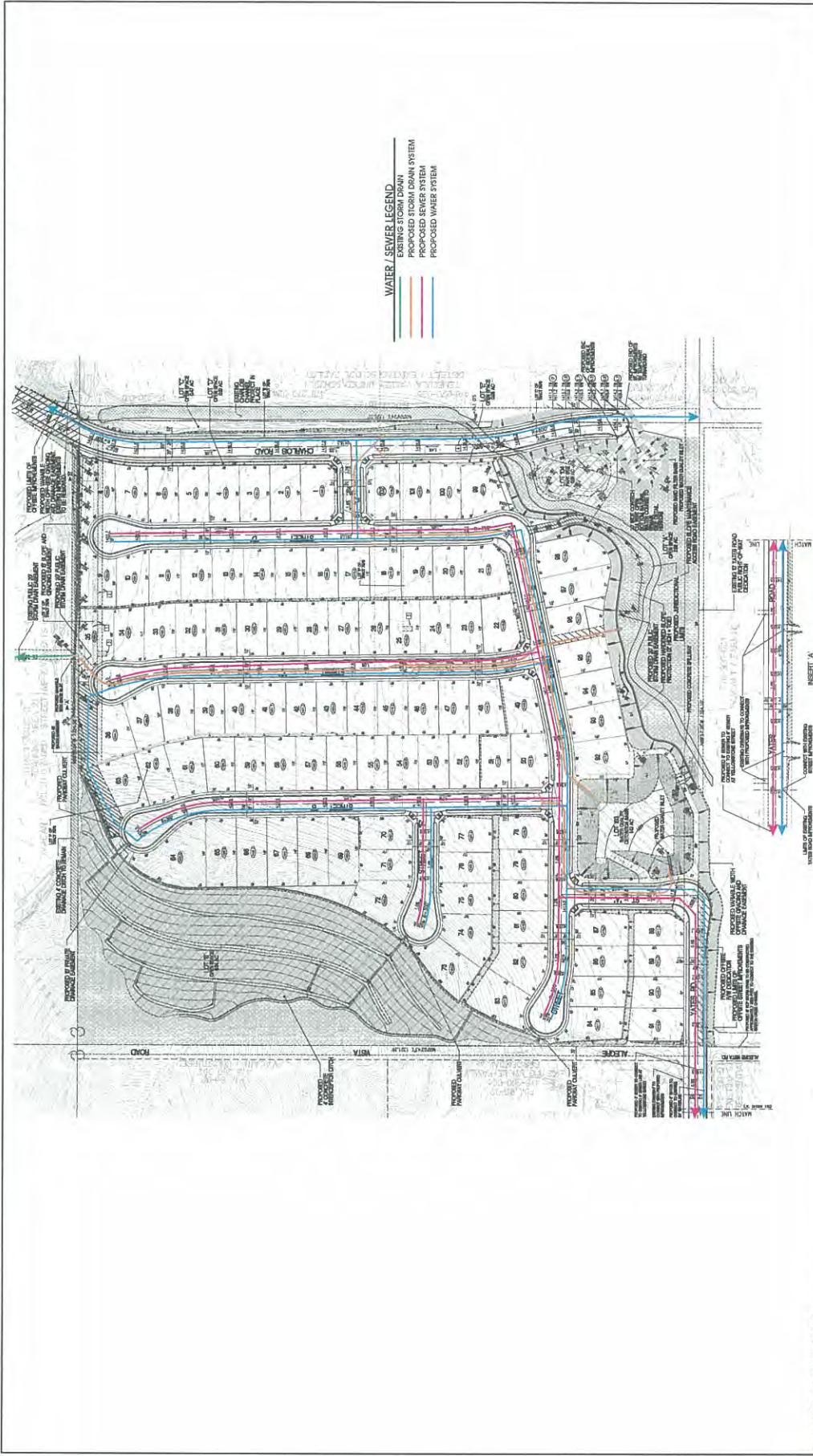
E. Proposed Sewer Service Improvements

Sanitary sewer service for the proposed Project would be provided by EMWD. On-site wastewater would be conveyed via a series of 8-inch sanitary sewer lines to be constructed within the on-site roadways (i.e., Streets 'A' through 'F'). These flows would then be conveyed via a proposed 8-inch sewer line to be constructed within Yates Road and westerly to an existing 8-inch sewer line located at the intersection of Yates Road and Yellowstone Street, approximately 1,300 feet west of the site's southwestern corner. Figure 3-6 depicts the sanitary sewer improvements planned as part of the Project.

All sanitary sewer flows from the site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (WRF) for treatment, located at 42565 Avenida Alvarado in Temecula, approximately 8.1 miles southwest of the Project site. The Temecula Valley Regional WRF provides secondary treatment of wastewater flows, and currently accepts approximately 12.0 million gallons per day (mgd) with a total capacity of 18.0 mgd. (EMWD, n.d.)

F. Earthwork and Grading

The Project proposes to grade a majority of the 40.16-acre site to facilitate development of the property with residential, recreational, and water quality/detention basin uses. A total of 220,000 cubic yards (c.y.) of cut and 220,000 c.y. of fill are anticipated in association with site grading activities, with no



Source: JLD&S Consulting (December 2013)



T&B PLANNING, INC.

Figure 3-6

TTM 36437 WATER AND SEWER PLAN

import or export of soil materials. The existing hillside in the northwestern portion of the site would be contour graded to provide maximum 2:1 slopes, which would lower the southeastern face of this hillside by up to 54 feet, with the deepest areas of cut occurring at the base of the hill. Fill material generated from the northwestern portions of the site would be used to raise the elevation of the southern, southeastern, and eastern portions of the site by up to a maximum of 18 feet. Along the southern edge of the residential portion of the development (i.e., along the northern boundary of proposed Lot 'A'), a slope measuring a maximum of 16 feet in height would be constructed between the open space in Lot 'A' and the proposed residential lots, with the first two feet of the base of this slope planned to include a hardened slope protection. Manufactured slopes also would be constructed along the southern boundary of the water quality/detention basin in Lot 103 and along the southern alignment of Yates Road, and along the slope planned between residential lot 92 and the water quality/detention basin. Several smaller manufactured slopes (i.e., up to approximately six feet in height) also are planned between several of the proposed residential lots. All slopes on-site would be constructed at a maximum slope angle of 2:1.

G. Preliminary Landscape Plan

TTM 36437 is accompanied by a Preliminary Landscape Plan, as shown on Figure 3-7, *Conceptual Landscape Plan*. As part of the Project, landscaping would be provided along all on-site roadways, at the park site within Lot 104, on manufactured slopes and within the proposed water quality/detention basin. Along internal roadways, 24-inch box street trees would be planted, generally providing for at least one street tree in front of each residential lot. Along corner lots, areas to be maintained by the homeowners' association would be landscaped with a combination of trees, vines, shrubs, and groundcover. Along Charlois Road, landscaping would include a mixture of 24-inch box trees, vines and shrubs. The park site within Lot 104 would be landscaped with a combination of low shrubs and groundcover, with turf provided in the usable portions of the park site. Most internal slopes (i.e., slopes between residential lots) would be landscaped with groundcover, while the larger slopes (e.g., within Lot 'A') would be planted with a combination of trees, shrubs, and groundcovers. The slope within Lot 'B' would be heavily landscaped with a variety of tree species, in addition to shrubs and groundcovers. The water quality/detention basin would be vegetated with hydroseed mix in the bottom, with trees, shrubs, and groundcover provided along the slopes.

H. Preliminary Wall and Fence Plan

The Project's preliminary wall and fence plan is depicted on Figure 3-8, *Preliminary Wall and Fence Plan*, and Figure 3-9, *Preliminary Wall and Fence Details*. As shown, 5'-6" tall tan vinyl fencing is proposed between individual residential lots, with a narrow 6' tall masonry wall with columns provided in the front yard portion of each lot, along corner lots (i.e., where side yards abut adjacent roadways), along the site's frontage with Charlois Road, and along the side yards abutting Street 'G'. Along lots that abut the open space area in Lots 'A' and 'B', 5'-6" tall tubular steel fencing with columns is proposed. This tubular steel fencing with columns also would be provided along the southern perimeter of the water quality/detention basin in Lot 103.

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

3.2.1 Construction Characteristics

A. Proposed Physical Disturbance

Figure 3-10, *TTM 36437 Proposed Physical Limits of Disturbance*, depicts the areas on- and off-site that are planned for physical improvement as part of the Project. As shown, approximately 35.45 acres of the Project site would be graded or disturbed, while the remaining 4.71 acres would not be disturbed. An

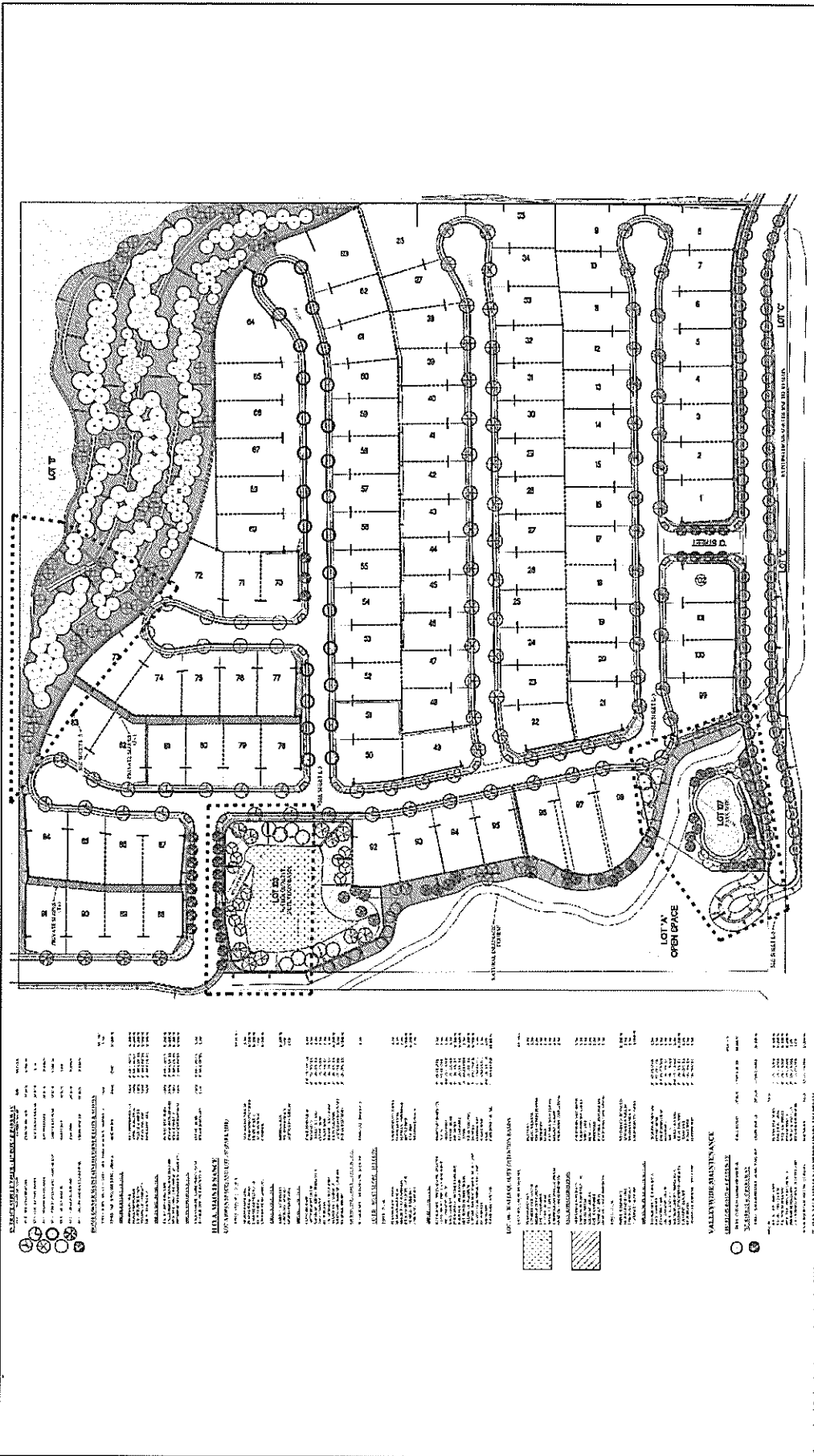


Figure 3-7
CONCEPTUAL LANDSCAPE PLAN
 December 9, 2013

Source: Frank Pridemore Associates, Inc. (Dec/Nov 2013)



T&B PLANNING, INC.



Source: Frank Rubenher Associates, Inc. (October 2013)



Figure 3-8

PRELIMINARY WALL AND FENCE PLAN

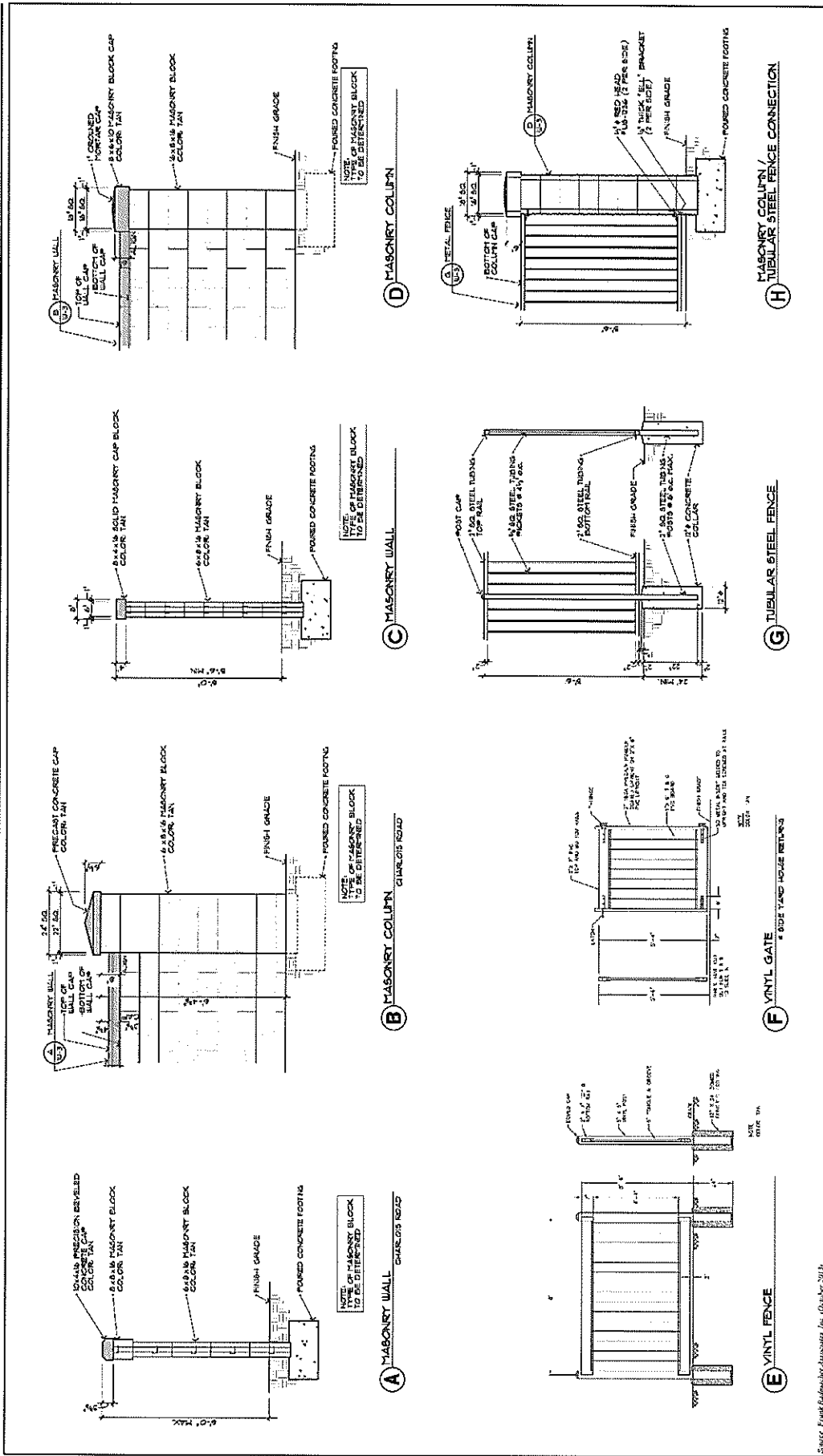
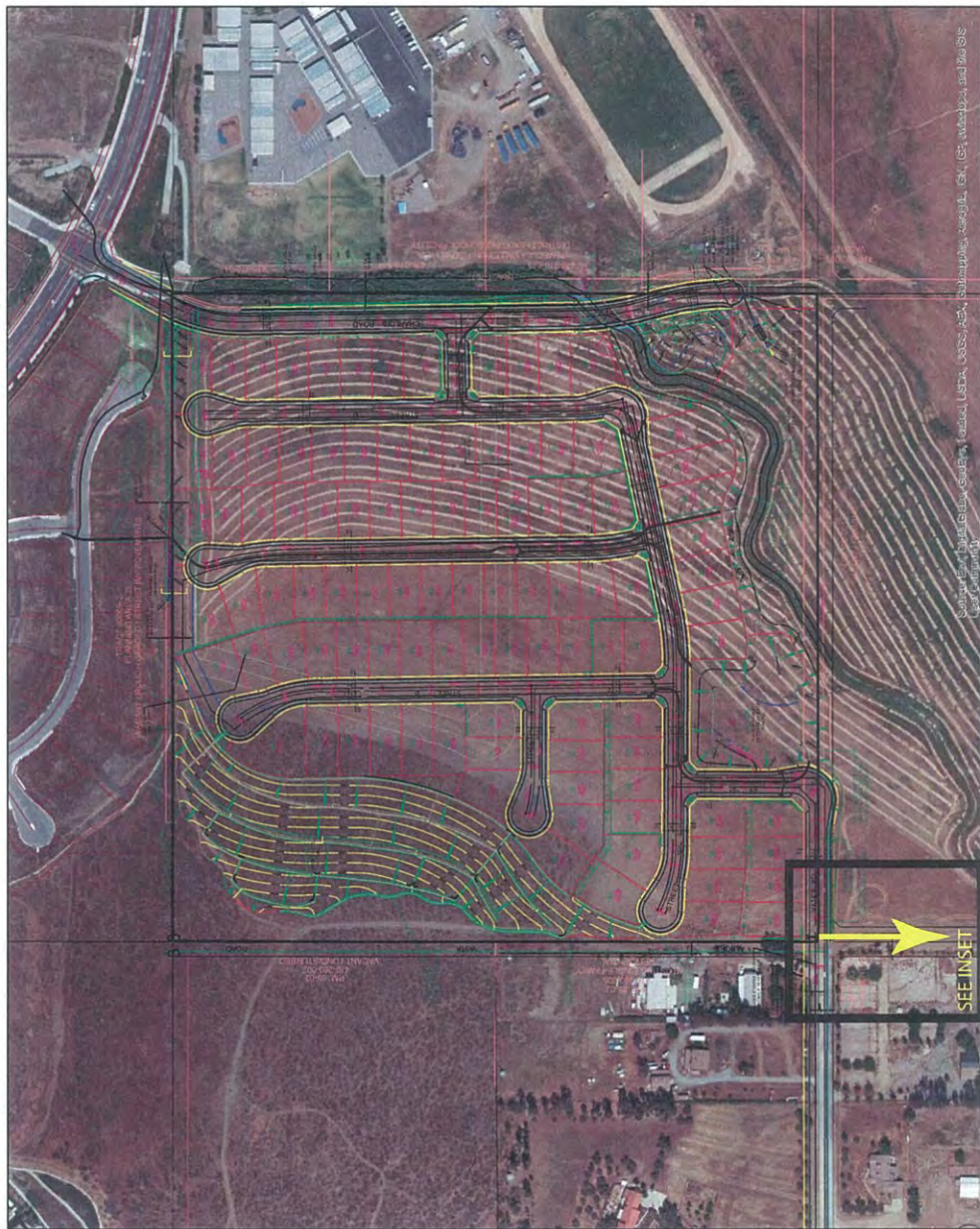


Figure 3-9

PRELIMINARY WALL AND FENCE DETAILS





Legend

Project Boundary

Source: Glenn Luker Associates, Inc. (October 2013)



T&B PLANNING, INC.

Figure 3-10

TTM 36437 PROPOSED PHYSICAL LIMITS OF DISTURBANCE

additional 3.03 acres would be graded or disturbed off-site. These off-site improvements include: a) improvements to Yates Road between the Project site and the existing improved section of this roadway (located approximately 660 feet west of the site's southwestern corner); b) improvements to Charlois Road near the southeastern boundary of the site; c) the off-site extension of Charlois Road from the site's northeastern boundary to the existing improved section of this roadway (approximately 150 feet north of the site's northeastern boundary); d) the construction of the proposed off-site v-ditch off-site along a portion of the site's northern boundary; and e) the construction of the proposed 18-inch storm drain within the future alignment of Allegre Vista Road to the Benton Creek Channel, located approximately 3,000 feet south of Yates Road. (GLA, 2013a, Table 5-1)

B. Anticipated Construction Schedule

Implementation of the proposed Project would include the following phases of construction:

- Site Preparation;
- Grading and Infrastructure Installation;
- Building Construction;
- Paving; and
- Architectural Coatings (Painting).

Site Preparation is expected to occur over an approximate duration of two months; grading and infrastructure construction activities would occur for a period of approximately three to four months; building construction would require approximately 10 to 11 months to complete; and architectural coatings would occur for a period of approximately three to four months. Construction activities would occur over a total duration of approximately 20 months. (Urban Crossroads, 2013a, p. 21)

C. Major Construction Equipment

Table 3-3, *Anticipated Construction Equipment*, indicates the major construction equipment that the Project Applicant anticipates construction contractor(s) would use during each phase of construction.

D. Construction Employees

The Project Applicant anticipates that over the course of the proposed Project's construction, approximately 56 construction workers would be employed by the construction activity; however, certain phases of construction would require substantially fewer workers. It is estimated that between four and 20 construction workers would be working on the Project site on any given day during the various phases of construction activity. (CV Communities, 2013)

3.2.2 Proposed Operational Characteristics

The proposed Project would be operated as a residential community. As such, typical operational characteristics include residents and visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots and in the on-site park, and general maintenance of common areas. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community is expected.

A. Future Population

Implementation of the proposed Project would result in the construction of 102 single-family homes. According to the Valley-Wide Recreation & Park District Master Plan, single-family uses with detached

Table 3-3 Anticipated Construction Equipment

Activity	Scraper	Grader	Rubber Tired Dozer	Excavator	Tractor / Loader / Backhoe	Pavers	Paving Equipment	Rollers	Forklift	Cranes	Air Compressor	Generator Set	Welder
Site Preparation			3		4								
Grading	2	1	1	2	2								
Building Construction					3				3	1		1	1
Paving						2	2	2					
Architecture Coating											1		

(Urban Crossroads, 2013a, Table 3-2)

garages generate approximately 3.68 persons per dwelling unit, while single-family uses with attached garages generate approximately 3.2 persons per dwelling unit (VWRPD, 2010, Table 14). The proposed Project consists only of a change of zone and tentative map; as such, it is not known at this time whether future homes on-site would be provided with attached or detached garages. Accordingly, the proposed Project would result in an estimated future population of between 326 and 375 residents.

B. Future Traffic

Traffic would be generated by the 102 homes planned for the site. As shown in Table 3-4, *Project Trip Generation Summary*, implementation of the proposed Project would result in the generation of approximately 1,024 vehicular trips, with 80 trips occurring during the morning peak hour and 108 trips occurring during the evening peak hour. (Note that this calculation is based on 107 homes, but the Project proposes only 102 homes.)

Table 3-4 Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	107	DU	20	60	80	68	40	108	1,024

(Urban Crossroads, 2012, Table 4-2)

C. Maintenance Responsibilities

Under long-term operational conditions, all proposed slopes, common open space areas, open space within Lots 'A' through 'E,' the water quality/detention basin within Lot 103, the park site within Lot 104, and landscaping along Charlois Road would be maintained by a homeowners' association (HOA). All roadways on- and off-site would be maintained by Riverside County. Off-site drainage improvements (i.e., the proposed 60-inch storm drain) would be maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD). Homeowners would be responsible for maintaining their own lots.

3.2.3 Related Environmental Review and Consultation Requirements

Subsequent to approval of the CZ No. 07794 and TTM 36437, additional discretionary actions may be necessary to implement the proposed Project. These include, but are not limited to, grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer

infrastructure improvements, stormwater permit(s) (NPDES), and state and federal resource agency permits. Table 3-5, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This IS/MND covers all federal, state and local government approvals which may be needed to construct or implement the Project, whether explicitly noted in Table 3-5 or not.

Table 3-5 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
Riverside County	
Proposed Project – Riverside County Discretionary Approvals	
Riverside County Planning Commission	<ul style="list-style-type: none"> • Provide recommendations to the Riverside County Board of Supervisors whether to approve Change of Zone No. 07794 and Tentative Tract Map No. 63437. • Provide recommendations to the Riverside County Board of Supervisors regarding adoption of this IS/MND.
Riverside County Board of Supervisors	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny Change of Zone No. 07794 and Tentative Tract Map No. 63437. • Reject or adopt this IS/MND along with appropriate CEQA Findings.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	<ul style="list-style-type: none"> • Approve implementing Final Maps, Plot Plans, and/or Site Plans as may be appropriate. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Issue Encroachment Permits. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of a stormwater permit and a Section 401 Permit pursuant to the Clean Water Act.
California Department of Fish and Wildlife	<ul style="list-style-type: none"> • Issuance of a Section 1602 Streambed Alteration Agreement.
U.S. Army Corps of Engineers	<ul style="list-style-type: none"> • Issuance of a Section 404 Permit pursuant to the Clean Water Act.
Riverside County Flood Control and Water Conservation District	<ul style="list-style-type: none"> • Approval of planned drainage improvements.
Eastern Municipal Water District	<ul style="list-style-type: none"> • Issuance of permits/approvals for required water and sewer improvements.

APPENDIX A:

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT NO. 42561

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42561

Project Case Type (s) and Number(s): Change of Zone (CZ07794) and Tentative Tract Map (TTM36437)

Lead Agency Contact Person: Matt Straite

Telephone Number: (951) 955-8631

Lead Agency Name: County of Riverside Planning Department

Lead Agency Address: P.O. Box 1409, Riverside, CA 92505-1409

Applicant Contact Person: Ryan Thomas

Telephone Number: (949) 258-7534

Applicant's Name: CV Communities, LLC

Applicant's Address: 1900 Quail Street, Newport Beach, CA 92660

Engineer's Name: MDS Consulting

Engineer's Address: 17320 Redhill Avenue, Suite 350, Irvine, CA 92614

I. PROJECT INFORMATION

- A. Project Description:** The proposed Project consists of applications for a Change of Zone (CZ07794) and Tentative Tract Map (TTM 36437). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below. Please refer to the introduction to this Initial Study/Mitigated Negative Declaration (IS/MND) for a detailed description of the proposed Project and its associated construction and operational characteristics.

Change of Zone No. 07794: Change of Zone No. 07794 (CZ07794) proposes to re-designate the 40.16-acre site from "Residential Agriculture, 2½-acre minimum lot size (R-A-2½)" to One Family Dwellings (R-1)," which would allow for development of the site with single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes. The R-1 zoning designation would implement and be fully consistent with the site's General Plan and Southwest Area Plan (SWAP) land use designation of "Medium Density Residential (MDR)," which allows for single-family residential development at densities ranging from 2.0 to 5.0 dwelling units per acre (du/ac) and lot sizes ranging from 5,500 to 20,000 s.f. in size.

Tentative Tract Map No. 36437: Tentative Tract Map No. 36437 (TTM 36437) proposes to subdivide the 40.16-acre site into 102 single family residential lots on 19.74 acres; a park site on 0.91 acre; a water quality/detention basin on 1.43 acres; on-site public roads (Streets "A"- "G," Charlois Road, and Yates Road) on 8.10 acres; and 9.98 acres of open space on five (5) lots. Off-site improvements also are proposed as part of the Project, and include off-site portions of Yates Road; off-site portions of Charlois Road; the construction of sewer and water line extensions within Yates Road; the construction of an 18-inch storm drain within Yates Road and southerly within Allegre Vista Road by a distance of approximately 3,000 feet; and improvements off-site along the northern Project boundary to accommodate existing drainage from the property to the north. A detailed description of the various land uses that would result from the approval of TTM 36437 is provided in Section 3.0, *Project Description*, of this IS/MND.

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

C. Total Project Area: 40.16 acres

Residential Acres: 19.74	Lots: 102	Units: 102	Projected No. of Residents: 326-375
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Park Site (0.91 acre); Water Quality/Detention (1.43 acres); Open Space (9.98 acres); and Public Roadways (8.10 acres)	Lots: 7	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 0

D. Assessor's Parcel No(s): 476-270-001 through 476-270-016, inclusive

E. Street References: North of Yates Road, east of future Allegre Vista Road, west of proposed Charlois Road, and south of Abelia Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Northwest corner of the southeast corner of Section 33, Township 6 South, Range 2 West, San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed Project site is currently undeveloped. The central and southeastern portions of the property are used for non-irrigated dryland crop production (wheat). A small drainage (the Charlois drainage channel) runs north to south along the eastern edge of the site, eventually crossing the site in the southeastern corner. The drainage area along the eastern edge of the site is approximately seven (7) feet lower in elevation than the remaining portions of the site, and contains low-lying native plants and trees. A hill exists in the northwestern portion of the site, which extends approximately 125 feet in elevation above the portions of the site that are used for agricultural production. The hillside consists of rocky terrain, and is partially covered by low-lying native plants and shrubs. A dirt farming access road is located at the base of the hillside, between the hillside and the lower farmed areas in the southeastern portions of the site. Under existing conditions, there are no improvements on the property (other than the above-described farming access road), although a storm drain v-ditch and utility vault basin are constructed immediately off-site along the site's northern boundary as part of the planned residential development to the north.

Existing surrounding land uses include undeveloped land to the north that has been graded in anticipation of future development of residential uses in association with the Winchester 1800 Specific Plan (SP 286). Several existing roadways, including Cherokee Rose Street, Small Pine Court, and Abelia Street, are fully improved to the north. To the east of the Project site is the Temecula Valley Charter School, which provides educational services for grades K-8. To the south and southeast of the Project site is undeveloped land that has been used for dry land agricultural production, with several rural residences located to the southwest of the site. To the west are open space, an agricultural support building, and several large-lot single family homes, beyond which is an existing medium density residential community. The nearest off-site residential home occurs near the southwestern boundary of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The proposed Project site and off-site impact areas are located within the Southwest Area Plan (SWAP) of the County of Riverside's General Plan. The Project site is currently designated for "Medium Density Residential (2-5 du/ac) (MDR)" land uses by the General Plan and SWAP, which allows for single family residential uses at densities ranging from 2.0 to 5.0 dwelling units per acre (du/ac). The Project site also is located within the Highway 79 Policy Area.

2. **Circulation:** The proposed Project was reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The proposed Project meets all applicable Multipurpose Open Space Element Policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The property is not located within areas subject to flood hazards. According to the General Plan Safety Element, the Project site is not located within a High Fire Hazard Area, dam inundation area, areas with a high susceptibility to liquefaction hazards, or slopes exceeding 25%. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies. In addition, a Noise Study dated September 27, 2013 prepared by Urban Crossroads, Inc. shows that the proposed Project would meet Riverside County noise standards, assuming the implementation of mitigation measures that have been incorporated into the Project's design.
6. **Housing:** The Project proposes to develop the site with 102 residential homes consistent with the site's existing General Plan land use designation. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during grading and construction activities. An Air Quality Impact Analysis prepared by Urban Crossroads and dated June 28, 2013 determined that the proposed Project: would not conflict with the South Coast Air Quality District's (SCAQMD) Air Quality Management Plan (AQMP); would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment; would not expose sensitive receptors to substantial pollutant concentrations; and would not create objectionable odors that affect a substantial number of people. The proposed Project meets all applicable Air Quality Element policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential, 2-5 du/ac (MDR)

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: General Plan designations surrounding the proposed Project site include the following: MDR (Community Development) and "Open Space – Conservation (OS-C)" to the north; MDR and "Open Space – Recreation (OS-R)" to the east; "Rural Community – Very Low Density Residential (RC-VLDR)" and "Rural Community - Estate Density Residential (EDR)" to the south; and RC-VLDR and OS-C to the west.

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not within a Specific Plan.

2. Specific Plan Planning Area, and Policies, if any: None.

I. Existing Zoning: Residential Agriculture, 2½-acre minimum lot size (R-A-2½)

J. Proposed Zoning, if any: One Family Dwellings (R-1)

K. Adjacent and Surrounding Zoning: "Specific Plan Zone (SP Zone)" to the north; SP Zone to the east and southeast; R-A-2½ to the south; and R-A-2½ and SP Zone to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

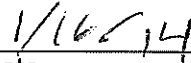
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature



Date

Matt Straite

Printed Name

For Juan Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SWAP Figure 9, "Southwest Area Plan Scenic Highways;" On-site Inspection.

Findings of Fact:

a) According to Figure 9 of the SWAP, the nearest highway facility that is designated for or eligible as a scenic highway corridor is Interstate 215 (I-215), which is identified as a "County Eligible" facility. The proposed Project site is located 4.6 miles east of the I-215 freeway. Views of the site from I-215 are not possible due to distance, existing development, and intervening topography. Accordingly, the proposed Project has no potential to have a substantial effect upon any scenic highway corridor. No impact would occur.

b) The proposed Project site is a 40.16 acre undeveloped parcel of land, previously used for non-irrigated dry-land agricultural production. Under existing conditions, the site contains minimal native vegetation and shrubbery. A small creek runs north to south along the eastern edge of the site, eventually crossing the site in the southeastern corner. The creek area along the eastern edge of the site is approximately seven (7) feet lower in elevation than the remaining portions of the site, and contains low-lying native plants and trees. A hill also exists in the northwestern portion of the site, which extends approximately 125 feet in elevation above the portions of the site that are used for agricultural production. The hillside consists of rocky terrain, and is partially covered by low-lying native plants and shrubs. A dirt farming access road exists at the base of the hillside, between the hillside and the lower farmed areas in the southeastern portions of the site.

Immediately to the south of the site, there exists additional vacant, undeveloped land. To the east of the site is Temecula Valley Charter School. The eastern boundary is lined (off-site) by trees in the northern section, and vacant land in the southern section. Immediately to the north of the site is land that has been partially-developed with grading and construction of roadways in anticipation of future residential uses in association with SP 286. To the west of the site there are occupied residential properties in the south, and undeveloped land in the north.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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To help illustrate the existing aesthetic conditions of the Project site, a photographic inventory was conducted on August 20, 2013 by T&B Planning. Figure EA-1, *Site Photos Key Map*, along with the four (4) site photographs shown on Figure EA-2 Figure EA-3, depict the existing conditions of the Project site as viewed from the four distinct vantage points, and include views from the Project's northeastern, southwestern, and southeastern corners as well as the western boundary. Provided below is a brief description of the various elements depicted in the photographs.

- Site Photo 1, Figure EA-2:* Site photo 1 depicts the Project site from the northeast corner facing southwest. As seen in this view, the foreground consists of vacant land, with a minimal amount of disturbed vegetation. In the middle ground, the disced nature of the site is clearly visible. In the left portion of the photo, the tree line associated with the existing drainage occurring immediately off-site is visible. In the distance in the central portion of the photo, the vacant land to the south is clearly visible along the horizon as well as the occupied residential properties located off the southwest Project boundary. On the right side of the photo the hillform located in the site's northwestern corner is visible. In the far right hand side of the photo, the off-site grading and roadway construction are visible on the property located north of the Project site.
- Site Photo 2, Figure EA-2:* Site photo 2 depicts a view of the proposed Project site from the southwest corner facing northeast. In the foreground of this photo, the existing disturbed and undeveloped nature of the site is clearly visible, and is generally devoid of vegetation. The existing dirt roadway occurring along the western site boundary also is visible in the left hand portion of the photo. On the far left side of the photo, the residential properties immediately off-site are visible. In the distance on the left side of the photo is the existing hillform in the northwestern corner of the site and its attendant low-lying vegetation. In the central portion of the photo in the distance, existing vegetation associated with the off-site drainage along the eastern Project boundary is visible. Located in the distance of the right-center portion of the photo is Temecula Valley Charter School, partially obscured by trees. In the right-background of the photo is a prominent hillside, located approximately 1.5 miles to the northeast of the Project site.
- Site Photo 3, Figure EA-3:* Site photo 3 depicts the proposed Project site from a midway point on the western boundary, from the bottom of the existing on-site hillform. In the central portions of the photo, the Project site is clearly visible and is fully disturbed with sparse amounts of vegetation. On the left and right sides of the photo, the existing farming access road that traverses the western portions of the site is clearly visible. Along the far left of the photo, the lower elevations of the on-site hillform are visible. The prominent hillform located approximately 1.5 miles northeast of the Project site is visible along the horizon in the central portion of the photo. In the distance on the right side of the photo, the vacant, undeveloped land off-site is visible.
- Site Photo 4, Figure EA-3:* Site Photo 4 depicts the proposed Project site from the southeastern corner, looking northwest. As shown, the foreground of this photo clearly depicts the site's existing disturbed nature, with very low lying disturbed vegetation visible in the foreground that gives way to land that appears largely devoid of vegetation in the distance. Along the horizon in the central portion of the photo is the existing on-site hillform located in the northwestern corner of the site. Along the right hand side of the photo in the distance, the existing vegetation associated with the off-site drainage is visible, with the Temecula Valley Charter School visible to the right of the vegetation. Along the left side of the photo in the distance are various trees associated with the existing development located west of the Project site.



Figure EA-1

SITE PHOTOS KEY MAP





SITE PHOTO 1: FROM NORTHEAST CORNER OF SITE LOOKING SOUTH TO WEST



SITE PHOTO 2: FROM SOUTHWEST CORNER OF SITE LOOKING NORTH TO EAST

Figure EA-2

SITE PHOTOS 1 AND 2

December 9, 2013



SITE PHOTO 3: FROM WESTERN MID-POINT OF PROJECT SITE LOOKING NORTH TO SOUTH



SITE PHOTO 4: FROM SOUTHEAST CORNER OF PROJECT SITE LOOKING WEST TO NORTH

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project proposes to develop the Project site as a planned community consisting of approximately 102 homes with on-site roadways, residential street lighting, a park site, a water quality/detention basin, five (5) open space lots, and roadway dedications (including portions of Yates Road and Charlois Road). The existing hillside in the northwestern portion of the site would be contour graded to provide maximum 2:1 slopes, which would lower the southeastern face of this hillside by up to 54 feet, with the deepest areas of cut occurring at the base of the hillside. The entire development would be landscaped according to the Preliminary Landscape Plan, as shown on Figure 3-7, with open space lots, park lots, and hillside to be maintained by the Project's homeowners' association.

The proposed Project site consists of mostly flat, dry dirt/rocky land, with some low lying vegetation scattered throughout. The site does not contain any trees or rock outcroppings; therefore there is no potential for the Project to result in damage to such scenic resources. The only potentially unique or landform feature on the site is the hillform in the northwestern corner of the site, visible on the right side of Site Photo 1 (Figure EA-2). The hillform extends approximately 125 feet in elevation above the agricultural portion of the site, and contains low-lying native vegetation and shrubbery. The hill is typical to the landscape of the region, and the ground consists of dirt and rock, with dirt access roads/paths converging near the top. Under the proposed Project, this hill would be contour graded (to provide maximum 2:1 slopes) and landscaped with a variety of tree species, in addition to shrubs and groundcovers. Although the Project would result in a substantial change to this existing hillform, grading of the hillform has been designed to provide for contoured slopes that are intended to match the existing topography of the hillform. Moreover, the Project would not lower the upper elevations of this existing hillform, which occur off-site on the property located to the west. Furthermore, the eastern portion of the hillform, which would be impacted by Project grading, is not prominently visible from existing public viewing locations to the east due to existing development (i.e., the Temecula Valley Charter School) as well as the existing trees located along the off-site portions of the Charlois drainage channel. Views of this hillform from the southwest, west, and north would not be substantially affected by Project implementation. Based on these considerations, impacts to the existing hillform on-site would be less than significant.

Under existing conditions, the proposed Project site does not have any scenic vistas that are open to public view due to the lack of improved roadways abutting the site. As shown in Site Photos 2 and 3 (Figure EA-2 and Figure EA-3, respectively), distant views of an existing topographic landform located approximately 1.5 miles northeast of the site are available from the Project site. However, future residential development on-site would be limited to a maximum height of 40 feet, as required by Riverside County Zoning Ordinance Article IV 6.2.a. Moreover, due to the lack of improved roadways on-site, the Project site does not offer any public vantage points of this topographic landform under existing conditions. Views of this landform still would be afforded along proposed Charlois Road and from other areas in the County located northerly of the Project site. Accordingly, impacts to scenic vistas resulting from Project implementation would be less than significant.

The proposed Project calls for a planned residential community that consists of approximately 102 one- or two-story single-family homes, open space areas, and a community park, none of which would be considered aesthetically offensive. Furthermore, the landscaping within the proposed development would be maintained by the homeowners' association to ensure that landscaping does not present adverse visual conditions. With respect to the visual character of the surrounding area, the proposed Project would be similar in character with the existing land uses located to the northwest of the proposed Project site and would be compatible with the single family homes proposed to the north of the site. Accordingly, implementation of the proposed Project would not substantially degrade the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing visual character or quality of the site and its surroundings. Impacts would be less than significant.

As indicated in the above analysis, the Project would not 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; therefore, impacts would be 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database (Riverside County, 2013), Ord. No. 655 (Regulating Light Pollution); SWAP, Figure 6 (Mt. Palomar Nighttime Lighting Policy).

Findings of Fact: The Project site is located approximately 21 miles northwest of the Mt. Palomar Observatory and has the potential to create lighting levels that could adversely affect the operation of this facility. The proposed Project would be required to comply with the County Light Pollution Standard (Ord. No. 655), which is designed to prevent significant lighting impacts that could affect the nighttime use of the Mt. Palomar Observatory. Compliance with Ordinance No. 655 is mandatory and would be assured through future County review of building permit applications. Accordingly, and assuming mandatory compliance with Ordinance No. 655, impacts to the Mt. Palomar Observatory resulting from Project implementation would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Ord. No. 655 (Light Pollution Standard); Riverside County, 2007.

Findings of Fact:

a & b) All lighting proposed as part of the Project would be required to comply with the Riverside County Light Pollution Standard (Ord. No. 655). Compliance with Ord. No. 655 would be assured through future County review of building permit applications. As a proposed residential community, lighting elements that would be installed for the Project would be of low intensity and residential in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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character, and would not result in the exposure of on-or off-site residential property to unacceptable light levels. Street lights also would be required along the segment of Yates Road that would be constructed by the Project off-site to the west, along with street lights along the portions of Charlois Road that would be improved by the Project. All proposed street lighting on- and off-site would be required to comply with the provisions of the County's Public Road Standards, which implement the provisions of County Ordinance No. 461. The County's Public Road Standards require that all street lights installed within the public right-of-way must comply with the following requirement: "Luminaires shall be full cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed on- and off-site would not create a new source of substantial light or glare which would affect day or nighttime views, and further would ensure that street lights do not expose residential property to unacceptable light levels. Accordingly, and assuming mandatory compliance with Riverside County Ordinance No. 655 and the County's Public Road Standards, the proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, nor would the Project expose residential property to unacceptable light levels. Impacts would be less than significant.

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

Source: General Plan, Figure OS-2 (Agricultural Resources); GIS database; Project Application Materials.

Findings of Fact:

a) According to agricultural lands mapping available from Riverside County GIS, the majority of the Project site (excluding the upper slopes of the existing hill form) are mapped as "Farmland of Local Importance," while the existing hill form is identified as "Other Lands" (Riverside County, 2013). No portion of the proposed Project site or off-site impact areas contain land mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide importance (Farmland). Implementation of the proposed Project would not result in the conversion of any Farmland to non-agricultural use because no Farmland exists on the property. Accordingly, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b & c) According to mapping information available from Riverside County GIS, there are no lands within the Project vicinity that are subject to Williamson Act Contracts or agricultural preserves (Riverside County, 2013). Thus, the proposed Project has no potential to conflict with Williamson Act Contracts or agricultural preserves, and no impact would occur.

The proposed Project site is currently zoned as “Residential Agricultural (R-A-2½)”, which allows for residential development and limited agricultural uses. The Project site also is used for dryland agricultural production under existing conditions. The Project proposes to change the site’s existing zoning designation to “One Family Dwellings (R-1),” which would preclude future use of the site for agricultural production. Although the conversion of the site from agricultural production to residential development represents a zoning change, environmental impacts associated with the conversion are evaluated throughout this Initial Study/Mitigated Negative Declaration (IS/MND) and impacts either would not occur, would be less than significant, or would be reduced to below a level of significance with mitigation. Accordingly, although the proposed Project would conflict with the site’s existing agricultural use and zoning designation, there would be no additional impacts to the environment beyond what is already identified and mitigated for by this IS/MND. No additional mitigation would be required.

Zoning designations surrounding the proposed Project site include the following: “Specific Plan Zone (SP Zone)” to the north; SP Zone to the east; SP Zone and R-A-2½ to the south; and R-A-2½ and SP Zone to the west. Land uses surrounding the site include planned residential development to the west and north; an existing K-8 school to the east; agricultural uses (dryland crop production) to the south and southeast; and rural residential, an agricultural support building, and open space to the west and southwest. The existing agricultural uses and zoning to the south and southeast occur within 300 feet of the proposed Project site.

Due to the proximity of existing agriculturally zoned property and agricultural uses (i.e., to the south and southeast), the Project has the potential to directly or indirectly conflict with agricultural operations. However, the proposed Project would be required to comply with Riverside County Ordinance No. 625.1. Ordinance No. 625.1 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Ordinance No. 625 will require notification to future residents of the Project at the time homes are purchased that agricultural operations are on-going in the area and that such uses may not be the subject of nuisance complaints.

Mandatory compliance with Ordinance No. 625 would ensure that any potential conflicts between proposed residential uses on-site and existing agricultural operations within 300 feet of the site do not occur, thereby ensuring that impacts are less than significant. No mitigation beyond mandatory compliance with Ordinance No. 625 would be required.

d) Implementation of the proposed Project would replace the site’s existing agricultural uses with a residential community. However, according to Riverside County GIS, there are no lands surrounding the proposed Project site that are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The Project has no potential to result in any indirect impacts to Important Farmland types located outside of the site’s immediate vicinity. As such, implementation of the proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and no impact would occur. No mitigation would be required, beyond mandatory compliance with Ordinance No. 625.

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
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: General Plan, Figure OS-3 (Parks, Forests and Recreation Areas); Project Application Materials.

Findings of Fact:

a, b & c) No lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production. The Project therefore would have no potential to conflict with timberland or forest land zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
emissions?				
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: Tentative Tract Map No. 36437 Air Quality Impact Analysis. Urban Crossroads, Inc., June 28, 2013; Final 2012 Air Quality Management Plan, South Coast Air Quality Management District, December 2012; California Air Resources Board, 2009; SCAQMD Air Quality Significance Thresholds. South Coast Air Quality Management District, March 2011; SWAP Figure 3, Southwest Area Plan Land Use Plan.

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP for the SCAB, on December 7, 2012. The 2012 SCAQMD AQMP is based on motor vehicle projections provided by the California Air Resources Board (CARB) in their EMFAC 2007 model and demographics information provided by the Southern California Association of Governments (SCAG). (Urban Crossroads, 2013a, p. 31)

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). These 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.*

According to the SCAQMD, the proposed Project would be consistent with the AQMP if the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. (Urban Crossroads, 2013a, p. 32)

As discussed below under Thresholds 6.b) and 6.c), the proposed Project could potentially violate an air quality standard or contribute substantially to an existing or projected air quality violation during construction activities. However, implementation of Mitigation Measures M-AQ-1 through M-AQ-2 would reduce the Project's emissions of PM₁₀ and PM_{2.5}, and would reduce Project-related impacts to less-than-significant levels.

If Project emissions exceed the SCAQMD regional thresholds for NO_x, VOC, PM₁₀, or PM_{2.5}, it follows that the emissions could contribute to a cumulative exceedance of a pollutant for which the Air Basin is in nonattainment (i.e., ozone, nitrogen dioxide, PM₁₀, and PM_{2.5}) at a monitoring station in the Basin. An exceedance of a nonattainment pollutant at a monitoring

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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station would not be consistent with the goals of the AQMP, which are to achieve attainment of pollutants. As discussed below under Thresholds 6.b) and 6.c), the proposed project would not exceed the regional or localized significance thresholds with implementation of Mitigation Measures M-AQ-1 and M-AQ-2. Therefore, the proposed Project would not contribute towards a cumulatively considerable regional air quality violation impact. On the basis of the preceding discussion, the Project is determined to be consistent with the first criterion. (Urban Crossroads, 2013a, p. 32)

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

A project would conflict with the AQMP if it will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase. The AQMP indicates that key assumptions to use in this analysis are population number and location and a regional housing needs assessment. The parcel-based land use and growth assumptions and inputs used in the Regional Transportation Model run by the Southern California Association of Governments that generated the mobile inventory used by the SCAQMD for the AQMP are not available. However, the Project would be fully consistent with the site's existing General Plan land use designation of "Medium Density Residential (2-5 du/ac) (MDR)." Because the General Plan identifies the location of future land uses throughout Riverside County, the General Plan serves to identify the future population number and demographic distribution for the County, and is therefore relied upon by SCAQMD for making long-term buildout assumptions. Since the Project would be fully consistent with the site's existing land use designation of MDR, the proposed Project would be consistent with the second criterion. (Urban Crossroads, 2013a, p. 32)

As indicated in the above analysis, the Project would be consistent with the SCAQMD AQMP, assuming implementation of Mitigation Measures M-AQ-1 and M-AQ-2. Therefore, because the proposed 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. (Urban Crossroads, 2013a, p. 33)

b & c) The SCAQMD has developed regional and localized significance thresholds for regulated pollutants. Table EA-1, *SCAQMD Regional Thresholds*, summarizes the SCAQMD's regional and localized thresholds. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2009) indicate that any project in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. The proposed Project has the potential to exceed the SCAQMD regional and/or localized emissions thresholds during both Project construction and long-term operation. Each is discussed below. (Urban Crossroads, 2013a, p. 19)

Construction Emissions – Regional Thresholds

Construction activities associated with the proposed Project would result in emissions of CO, VOCs, NO_x, SO_x, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

- Site Preparation
- Grading and Infrastructure Installation
- Building Construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table EA-1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
NO _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
AMBIENT AIR QUALITY FOR CRITERIA POLLUTANTS (LOCALIZED THRESHOLDS)		
NO ₂ (construction)		
1-hour average (state)		0.18 ppm
PM ₁₀ (construction)		
24-hour average		10.4 µg/m ³
PM _{2.5} (construction)		
24-hour average		10.4 µg/m ³
CO (construction)		
1-hour average		20.0 ppm
8-hour average		9.0 ppm

- Paving
- Architectural Coatings (Painting)
- Construction Workers Commuting

The duration of activities was estimated based on the Project's expected opening year, specific construction activity and CalEEMod™ model defaults for the number and type of equipment that would be used. Please refer to specific detailed modeling inputs/outputs contained in Appendix "A" of the Air Quality Impact Analysis (IS/MND Appendix C). A detailed summary of construction equipment assumptions by phase is provided in Table 3-3, *Anticipated Construction Equipment*, within IS/MND Section 3.2.1. (Urban Crossroads, 2013a, pp. 20-21)

Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions". Emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The CalEEMod™ model was utilized to calculate fugitive dust emissions resulting from this phase of activity. Site Preparation is expected to occur over an approximate duration of two months; grading activities would occur for a period of approximately three to four months; building construction would require approximately 10 to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11 months to complete; and architectural coatings would occur for a period of approximately three to four months. Construction activities would occur over a total duration of approximately 20 months. Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the project site) were estimated using the CalEEMod™ model. (Urban Crossroads, 2013a, p. 21)

The Project's estimated maximum daily construction emissions are summarized in Table EA-2, *Emissions Summary of Overall Construction (Without Mitigation)*. Detailed construction model outputs are presented in Appendix "A" to the Project's Air Quality Impact Analysis (IS/MND Appendix C). Under the assumed scenarios, emissions resulting from Project construction would not exceed the regional criteria pollutant thresholds established by the SCAQMD, and construction-related impacts would be less than significant based on the regional thresholds. (Urban Crossroads, 2013a, p. 21)

Construction Emissions – Localized Significance Thresholds

As previously discussed, the SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs). (Urban Crossroads, 2013a, p. 26) The analysis makes use of methodology included in the SCAQMD Final Localized Significance Threshold Methodology (Methodology) (SCAQMD, June 2003).

Table EA-2 Emissions Summary of Overall Construction (Without Mitigation)

Year	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2013	8.08	65.47	36.80	0.07	21.01	12.60
2014	27.86	25.99	21.07	0.04	2.33	1.87
Maximum Daily Emissions	27.86	65.47	36.80	0.07	21.01	12.60
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Note: Refer to Appendix A to the Air Quality Impact Analysis (IS/MND Appendix C) for the CalEEMod™ output files and additional hand calculations for the estimated emissions.
Emissions shown are pounds per day.
(Urban Crossroads, 2013a, Table 3-3)

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of a project are above or below State standards. In the case of CO and NO₂, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM₁₀ and PM_{2.5}, both of which are non-attainment pollutants. (Urban Crossroads, 2013a, p. 26)

The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. (Urban Crossroads, 2013a, p. 26) LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects.

For this Project, the appropriate Source Receptor Area (SRA) for the LST is the Perris Valley area (SRA 24). LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO₂), particulate matter ≤ 10 microns (PM₁₀), and particulate matter ≤ 2.5 microns (PM_{2.5}). The SCAQMD produced look-up tables for projects that disturb less than or equal to 5 acres in size. Larger projects are advised to rely on dispersion modeling to determine localized pollutant concentrations. Because the proposed Project would not actively disturb more than 5 acres of land on any given day (as required pursuant to Mitigation Measure M-AQ-1), the SCAQMD's look-up tables were utilized to determine Project impacts. (Urban Crossroads, 2013a, p. 27)

SCAQMD's Methodology clearly states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis only emissions included in the CalEEMod "on-site" emissions outputs were considered (Urban Crossroads, 2013a, p. 27)

The nearest sensitive receptor land uses are the existing residential land uses abutting the Project site to the west. Notwithstanding, the Methodology explicitly states that "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters." Accordingly, LSTs for receptors at 25 meters are utilized in this analysis and provide for a conservative i.e. "health protective" standard of care. (Urban Crossroads, 2013a, p. 27)

Without mitigation, emissions during construction activity would exceed the SCAQMD's localized significance thresholds for emissions PM₁₀ and PM_{2.5}. Table EA-3, *Localized Significance Summary – Construction (Without SCAQMD Rule 403 Compliance)*, identifies the unmitigated localized impacts at the nearest receptor location in the vicinity of the Project. It should be noted that the impacts without mitigation do not take credit for reductions achieved through best management practices (BMPs) and standard regulatory requirements (e.g., SCAQMD's Rule 403), even though the Project would be required to comply with SCAQMD's Rule 403. In order to enhance monitoring and compliance, Rule 403 requirements are restated as recommended mitigation measures (refer to Mitigation Measure M-AQ-1). Accordingly, prior to mitigation the Project's construction-related emissions would exceed the SCAQMD LSTs, which represents a significant impact for which mitigation would be required. (Urban Crossroads, 2013a, p. 27)

Table EA-3 Localized Significance Summary – Construction (Without SCAQMD Rule 403 Compliance)

Activity	NO _x	CO	PM ₁₀	PM _{2.5}
2013	65.32	35.42	20.73	12.59
2014	24.00	17.51	1.86	1.86
Maximum Daily Emissions	65.32	35.42	20.73	12.59
SCAQMD Localized Threshold	236.67	1,345.67	11.00	6.67
Significant?	NO	NO	YES	YES

Note: Refer to Attachment A to the Air Quality Impact Analysis (IS/MND Appendix C) for the CalEEMod™ output files for the estimated emissions.

(Urban Crossroads, 2013a, Table 3-5)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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After the implementation of applicable mitigation measures (Mitigation Measures M-AQ-1 and M-AQ-2), emissions during construction activity would not exceed the SCAQMD's localized significance threshold for any of the applicable emissions. Table EA-4, *Localized Significance Summary – Construction (With SCAQMD Rule 403 Compliance)*, identifies the localized impacts at the nearest receptor location in the vicinity of the Project following the implementation of required mitigation. Therefore, implementation of the required mitigation would reduce the Project's near-term construction impacts due to LSTs to a level below significant. (Urban Crossroads, 2013a, p. 27)

Table EA-4 Localized Significance Summary – Construction (With SCAQMD Rule 403 Compliance)

Activity	NO _x	CO	PM ₁₀	PM _{2.5}
2013	65.32	35.42	9.71	6.53
2014	24.00	17.51	1.86	1.86
Maximum Daily Emissions	65.32	35.42	9.71	6.53
SCAQMD Localized Threshold	236.67	1,345.67	11.00	6.67
Significant?	NO	NO	NO	NO

Note: Refer to Attachment A to the Air Quality Impact Analysis (IS/MND Appendix C) for the CalEEMod™ output files for the estimated emissions.
(Urban Crossroads, 2013a, Table 3-6)

Operational Emissions – Regional Thresholds

Operational activities associated with the proposed Project would result in emissions of ROG, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Operational emissions would be expected from the following primary sources:

- Vehicles
- Combustion Emissions Associated with Natural Gas and Electricity
- Fugitive dust related to vehicular travel
- Landscape maintenance equipment
- Emissions from consumer products
- Architectural coatings

Please refer to Section 3.5 of the Project's Air Quality Impact Analysis (IS/MND Appendix C) for a description of the various inputs assumed in the study for each of the above-listed sources. (Urban Crossroads, 2013a, pp. 23-24)

The Project-related operations emissions burdens, along with a comparison of SCAQMD recommended significance thresholds, are shown on Table EA-5, *Summary of Peak Operational Emissions*. Detailed construction model outputs are presented in Appendix "A" to the Project's Air Quality Impact Analysis (IS/MND Appendix C). Results of the analysis indicate that operation of the Project would not exceed the regional criteria pollutant thresholds established by the SCAQMD, and impacts would therefore be less than significant. (Urban Crossroads, 2013a, p. 24)

Operational Emissions – Localized Significance Thresholds

The proposed Project involves the construction and operation of 102 single family residential homes and a park in a residential community setting. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or

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truck transfer facilities). The proposed Project does not include such uses; therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is needed. No impact would occur under long-term operation associated with LSTs. (Urban Crossroads, 2013a, p. 29)

Table EA-5 Summary of Peak Operational Emissions

Summer Months						
Operational Activities	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	15.91	0.63	44.57	0.09	5.71	5.71
Energy Source Emissions ^b	0.13	1.09	0.47	0.01	0.09	0.09
Mobile Emissions ^c	6.22	16.03	63.51	0.11	12.62	0.79
Maximum Daily Emissions	22.26	17.75	108.55	0.21	18.42	6.59
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO
Winter Months						
Operational Activities	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	15.91	0.63	44.57	0.09	5.71	5.71
Energy Source Emissions ^b	0.13	1.09	0.47	0.01	0.09	0.09
Mobile Emissions ^c	6.58	17.27	61.30	0.10	12.63	0.80
Maximum Daily Emissions	22.62	18.99	106.34	0.20	18.43	6.60
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Note: Refer to Appendix A of the Air Quality Impact Analysis (IS/MND Appendix C) for the CalEEMod™ output files and additional supporting information for the estimated emissions.
Emissions shown are pounds per day.
a Includes emissions of landscape maintenance equipment and architectural coatings emissions
b Includes emissions of natural gas consumption
c Includes emissions of vehicle emissions and fugitive dust related to vehicular travel
(Urban Crossroads, 2013a, Table 3-4)

Conclusion

As indicated in the above analysis, no impacts would occur based on the SCAQMD regional thresholds during construction activities or long-term operation. Additionally, long-term operation of the proposed Project would not exceed the SCAQMD LSTs. Implementation of the proposed Project does, however, have the potential to exceed the SCAQMD LSTs during construction activities. Implementation of Mitigation Measures M-AQ-1 and M-AQ-2 have been imposed on the Project and would reduce the Project's emissions of PM₁₀ and PM_{2.5} during construction to below the SCAQMD LSTs for these pollutants. Accordingly, and as shown in Table EA-4, with implementation of the required mitigation, impacts would be reduced to a level below significant.

d) The proposed Project has the potential to expose nearby sensitive receptors to substantial pollutant concentrations during Project construction and long-term operation. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Potential sensitive receptors in the Project vicinity include existing residences that may be located in close proximity to the Project site. Based on an aerial review, the nearest sensitive receptors include existing residential units located north of Yates Road and east of Denali Way immediately adjacent to the Project's western boundary. (Urban Crossroads, 2013a, p. 33).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction and Operational LST Analysis

As indicated above under the discussion and analysis of Thresholds 6.b) and 6.c), near-term construction activities associated with the proposed Project have the potential to expose nearby sensitive receptors to PM₁₀ and PM_{2.5} emissions that exceed the SCAQMD LSTs (refer also to Table EA-3). However, Mitigation Measures M-AQ-1 and M-AQ-2 have been imposed on the Project and would reduce the Project's emissions of PM₁₀ and PM_{2.5} during construction to below the SCAQMD LSTs for these pollutants. Accordingly, and assuming implementation of the required mitigation, impacts to nearby sensitive receptors that could occur during construction of the proposed Project would be reduced to a level below significance (as shown in Table EA-4). Due to the lack of stationary source emissions associated with the proposed Project, there would be no impacts due to the exposure of nearby sensitive receptors to substantial pollutant concentrations during long-term operation.

CO "Hot Spot" Analysis

A carbon monoxide (CO) "hot spots" analysis is conducted to determine whether the change in the level of service (LOS) of an intersection due to the Project would have the potential to result in exceedances of the California or National Ambient Air Quality Standards (CAAQS or NAAQS). (Urban Crossroads, 2013a, p. 29)

It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when idling at intersections. Vehicle emissions standards have become increasingly more stringent in the last twenty years. Currently, the CO standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels and implementation of control technology on industrial facilities, CO concentrations in the Project vicinity have steadily declined, as shown based on historical data presented in Table 2-3 of the Project's Air Quality Impact Analysis (IS/MND Appendix C). Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. (Urban Crossroads, 2013a, p. 29)

The analysis prepared for CO attainment in the SCAB by the SCAQMD can be used to assist in evaluating the potential for CO exceedances in the South Coast Air Basin. CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan (2003 AQMP) and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan). As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the South Coast Air Basin are due to unusual meteorological and topographical conditions, and not due to the operation of particular intersections. Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of 1992 CO Plan and subsequent plan updates and air quality management plans. (Urban Crossroads, 2013a, p. 29) Table 3-7 of the Project's Air Quality Impact Analysis (IS/MND Appendix C) provides a summary of the modeled CO concentrations at the four intersections modeled in the 2003 AQMP. (Urban Crossroads, 2013a, pp. 29-30)

A comparison of the traffic volumes (for the four highest volume intersections) is included in Table 3-8 and (for the three intersections of the Project) in Table 3-9 of the Project's Air Quality Impact Analysis (IS/MND Appendix C), and shows that the proposed Project's traffic volumes would be considerably less than those included in the AQMP modeling analysis (Table 3-8). Consequently at buildout of the Project, according to the Project's Traffic Impact Analysis (IS/MND Appendix J), none of the intersections in the vicinity of the proposed Project site would have peak hourly traffic volumes

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exceeding those at the intersections modeled in the 2003 AQMP, nor would there be any reason unique to Project area meteorology to conclude that this intersection would yield higher CO concentrations if modeled in detail. Additionally, the South Coast Air Basin has been designated as attainment for CO since 2007 (SCAQMD 2007) and even very busy intersections do not result in exceedances of the CO standard. Accordingly, the Project would not result in or contribute to any CO violations, and a less-than-significant impact would occur. (Urban Crossroads, 2013a, p. 30)

Conclusion

Based on the analysis presented above, and assuming incorporation of Mitigation Measures M-AQ-1 and M-AQ-2, 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 reduced to less-than-significant levels.

e) Under existing conditions, land uses within one mile of the Project site largely consist of residential homes, undeveloped lands, agricultural uses, rural residential uses, and public facilities (including the Temecula Valley Charter School and Metropolitan Water District facilities associated with Lake Skinner). There are no uses within one mile of the Project site that comprise a “substantial point source emitter.” In addition, according to SWAP Figure 3, there are no lands within one mile of the proposed Project site that are designated for Industrial land uses. Accordingly, implementation of the proposed Project would not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, and no impact would occur.

f) The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the proposed Project’s (long-term operational) uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County’s solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant, and no mitigation is required. (Urban Crossroads, 2013a, pp. 33-34)

Mitigation:

M-AQ-1 (Condition of Approval 60.Planning.023) The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, “Fugitive Dust.” Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

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- During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas by water truck, sprinkler system or other comparable means, shall occur in the mid-morning, afternoon, and after work has been completed for the day.
- Temporary signs shall be installed on the construction site along all unpaved roads and/or unpaved haul routes indicating a maximum speed limit of 15 miles per hour (MPH). The signs shall be installed before construction activities commence and remain in place during the duration of vehicle activities on all unpaved roads unpaved haul routes.

M-AQ-2 (Condition of Approval 60.Planning.024) Prior to grading permit final inspection, the Project is required to provide proof of compliance with California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." Prior to grading permit issuance and building permit issuance, the County shall verify that the following note is included on the grading and building plans

- Temporary signs shall be placed on the construction site at all construction vehicle entry points and at all loading, unloading, and equipment staging areas indicating that heavy duty trucks and diesel powered construction equipment are prohibited from idling for more than five (5) minutes. The signs shall be installed before construction activities commence and remain in place during the duration of construction activities at all loading, unloading, and equipment staging areas.

Project contractors shall be required to ensure compliance with the note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.

M-AQ-3 (Condition of Approval 60.Planning.025) Active grading and ground-disturbing activities shall be limited to a maximum of five (5) acres on any given day.

Monitoring:

M-AQ-1 Prior to grading permit issuance, the County shall verify that the required notes are included on the grading plan. During construction activities, the construction contractor shall be required to ensure compliance with the notes. The construction contractor also shall allow for inspection by Riverside County staff or its designee to verify compliance.

M-AQ-2 Prior to grading or building permit issuance, the County shall verify that the required note is included on grading and/or building plans. During construction activities, the construction contractor shall be responsible for compliance with the idling restriction.

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The construction contractor also shall allow for inspection by Riverside County staff or its designee to verify compliance.

M-AQ-3 Prior to grading permit issuance, the County shall verify that there is a note on the grading plan that limits active ground-disturbing activities to a maximum of five (5) acres per day. During construction activities, the construction contractor shall be responsible for compliance with the idling restriction. The construction contractor also shall allow for inspection by Riverside County staff or its designee to verify compliance.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database (Riverside County, 2013); WRCMSHCP; On-site Inspection; *Biological Technical Report*. Glenn Lukos Associates, November 24, 2013; *Updated and Final Biological Resources Report (Memorandum)*. Glenn Lukos Associates, November 24, 2013.

Findings of Fact:

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a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) the applicable habitat conservation/planning program for Western Riverside County.

The Project site occurs within the Southwest Area Plan portion of the MSHCP. The proposed Project site does not occur within the Criteria Area of the MSHCP, and therefore is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process, or the Joint Project Review (JPR) process. (GLA, 2013a, p. 4)

Although habitat conservation is not required on the Project site pursuant to the MSHCP Criteria Area, all projects must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures."

Project Compliance with MSHCP Section 6.1.2

Volume I, Section 6.1.2 of the MSHCP establishes procedures through which the protection of Riparian/Riverine Areas and Vernal Pools would occur within the Plan Area. The purpose of the procedures is to ensure that the biological functions and values of these habitat areas throughout the MSHCP Plan Area are maintained such that habitat values for species inside the MSHCP Conservation Area are maintained. (GLA, 2013a, p. 11)

The Project site (on and off site areas) supports 1.47 acres of riparian/riverine areas and only 0.11 acre of riparian/riverine resources would be permanently disturbed, including 0.08 acre of permanent impacts to southern willow scrub vegetation and 0.03 acre of permanent impact to herbaceous wetlands, while an additional 0.07 acre would be temporarily impacted by the Project. The Project has been designed to avoid the majority of the adjacent Charlois Channel, including nearly all southern willow scrub habitat located within the upper reach of the channel. Unavoidable impacts to southern willow scrub habitat along the upper reach would be limited to minor trimming of the canopy edge for the purpose of slope grading associated with the construction of Charlois Road. Additional unavoidable impacts along the middle reach of the channel would be limited to vegetation removal for the purpose of culvert installation and bridge construction. Remedial grading along the southern edges of the development would result in unavoidable temporary impacts to herbaceous wetland vegetation. (GLA, 2013c, pp. 48-49)

The MSHCP is intended to address the potential adverse hydrologic effects to downstream biological resources as a result of the modification of a riverine feature and/or the discharge of water into a riverine feature. The total volume of water flow entering the channel would be very similar to existing conditions, with minor changes being attenuated by a proposed water quality basin. The Project would comply with a Water Quality Management Plan, including BMPs that address the quality of water runoff. As such, changes in the quality of discharged water from the Project site would not have any potential to directly or cumulatively impact biological functions and values as it relates to downstream resources. (GLA, 2013c, p. 54)

Riparian/Riverine Areas

The MSHCP defines Riparian/Riverine Areas as "lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which depend upon soil moisture from a nearby fresh water source, or areas with fresh water flow during all or a portion of the year.” (GLA, 2013a, p. 54)

The proposed Project would permanently impact approximately 0.11 acre of MSHCP riparian/riverine areas, consisting of 0.08 acre of permanent impacts to southern willow scrub vegetation and 0.03 acre of permanent impacts to herbaceous wetlands. Temporary impacts would total approximately 0.07 acre. Impacts to riparian/riverine area must be mitigated such that the resulting project, with mitigation, is biologically equivalent or superior to the existing site conditions. Section 8.0 of the Biological Technical Report (MND Appendix D3) provides a Determination of Biological Equivalent or Superior Preservation (DBESP) analysis that discusses the unavoidable impacts to riparian/riverine areas and recommends mitigation to replace lost functions and values as it pertains to the MSHCP Covered Species. The DBESP analysis shall be provided to CDFW and USFWS for a 60-day review and response period. With the approval of the DBESP, which would occur prior to public hearings for the proposed Project, and with implementation of the required mitigation (refer to Mitigation Measures M-BI-1 and M-BI-2), the Project would be consistent the MSHCP riparian/riverine policies. (GLA, 2013c, pp. 48-49)

Least Bell’s Vireo, Southwestern Willow Flycatcher, and Western Yellow-Billed Cuckoo

The Project would not impact habitat occupied by the least Bell’s vireo, southwestern willow flycatcher, or western yellow-billed cuckoo. As such, the proposed Project would be consistent with MSHCP Volume I, Section 6.1.2 as it pertains to these species. (GLA, 2013a, p. 54)

Vernal Pools

The MSHCP defines vernal pools as “seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season.” (GLA, 2013a, p. 55)

The Project site and off-site impact areas do not contain, and therefore the Project would not impact, any MSHCP vernal pools. As such, the proposed Project would be consistent with MSHCP Volume I, Section 6.1.2 as it pertains to vernal pools. (GLA, 2013a, p. 55)

Fairy Shrimp

The Project site and off-site impact areas do not contain habitat suitable to support listed fairy shrimp, therefore the Project would not impact listed fairy shrimp. As such, the proposed Project would be consistent with MSHCP Volume I, Section 6.1.2 as it pertains to listed fairy shrimp. (GLA, 2013a, p. 55)

Project Compliance with MSHCP Section 6.1.3

Volume I, Section 6.1.3 of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project occurs within NEPSSA 4, which includes the following target plant species: Munz’s onion, San Diego ambrosia, many-stemmed Dudleya, spreading navarretia, California Orcutt grass, and Wright’s trichocoronis. Habitat assessments and focused plant surveys were conducted for each target species, and none were detected on site. As such, the Project would not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact any of the NEPSSA species, and the Project would be consistent with MSHCP Volume I, Section 6.1.3. (GLA, 2013a, p. 55)

Project Compliance with MSHCP Section 6.1.4

The MSHCP Urban/Wildland Interface Guidelines (UWIG) are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. As the MSHCP Conservation Area is assembled, development is expected to occur adjacent to the Conservation Area. Future development in proximity to the MSHCP Conservation Area may result in edge effects with the potential to adversely affect biological resources within the Conservation Area. To minimize such edge effects, the guidelines shall be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area. (GLA, 2013a, p. 55)

The Project site is not located adjacent to existing Conserved Public/Quasi-Public (PQP) Lands, and is not within or adjacent to the MSHCP Criteria Area. The closest MSHCP criteria cell is approximately 1,300 feet easterly of the site on the eastern side of Washington Street. However, the MSHCP states that edge treatments shall also be addressed as part of the avoidance and minimization process for areas not to be included in the MSHCP Conservation Area. Therefore, the UWIG applies to the avoided habitat onsite (i.e., the Charlois Drainage), even though it may not be part of the MSHCP Conservation Area. (GLA, 2013a, p. 50)

In order to ensure consistency with the minimization measures specified in MSHCP Section 6.1.4, mitigation measures (refer to Mitigation Measures M-BI-2 through M-BI-6) have been imposed, where necessary, to ensure that indirect impacts to biological resource located in close proximity to the Project site do not occur (e.g., impacts due to drainage, toxic substances, lighting, noise, invasive species, and barrier measures). With the implementation of these measures adjacent to the preserved/avoided streambed, the proposed Project would be consistent with the UWIG guidelines contained in MSHCP Volume I, Section 6.1.4. A summary of the Project’s potential indirect impacts is provided below. (GLA, 2013a, p. 55)

- Drainage. Proposed projects are required to incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to sensitive areas is not altered in an adverse way when compared with existing conditions. In particular, measures are required to be put in place to avoid discharge of untreated surface runoff from developed and paved areas. Stormwater systems associated with the Project have been designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area and within the preserved/avoided streambed. Regular maintenance is required pursuant to the Project’s WQMP (MND Appendix F2) to ensure effective operations of runoff control systems. The Project’s contractor also is required pursuant to County requirements to develop a Stormwater Pollution Prevention Plan (SWPPP) to runoff and water quality during construction. The Project design also incorporates Best Management Practices (BMPs) to treat and control runoff. Based on the forgoing discussion, the Project would not result in adverse indirect impacts due to drainage. Therefore, the Project would not conflict with MSHCP Section 6.1.4 requirements for Drainage. (GLA, 2013a, p. 51)
- Toxics. Land uses that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality are required to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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incorporate measures to ensure that application of such chemicals does not result in discharge to sensitive areas. The proposed Project would be required by the County to implement a SWPPP that will address runoff during construction, and would further be required to implement long-term BMPs to address water quality as a result of development runoff. Therefore, the Project would not conflict with MSHCP Section 6.1.4 requirements for Toxics. (GLA, 2013a, p. 51)

- Lighting. Residential uses proposed by the Project would involve the installation of lighting elements associated with streets and residential structures. If such lighting is not directed away from sensitive areas or appropriately shielded, indirect impacts to sensitive species located within the preserved/avoided streambed could occur. This is evaluated as a potentially significant direct impact and a potential conflict with MSHCP Section 6.1.4 for which mitigation would be required. (GLA, 2013a, p. 51) With implementation of Mitigation Measure M-BI-3, indirect impacts due to lighting would be reduced to below a level of significant and the Project would fully comply with the lighting provisions of MSHCP Section 6.1.4.
- Noise. The proposed Project consists of a proposed residential community that is not associated with the generation of substantial amounts of noise. Accordingly, the Project would not result in the generation of noise that could adversely affect sensitive species within the preserved/avoided streambed. Therefore, the Project would not conflict with MSHCP Section 6.1.4 requirements for Noise.
- Invasives. Projects that are adjacent to the MSHCP Conservation Area are required to avoid the use of invasive plant species in landscaping, including invasive, non-native plant species listed in *Volume 1*, Table 6-2 of the MSHCP. Although the Project's preliminary landscape plan does not include any plant species prohibited by Table 6-2 of the MSHCP, there is a potential that such species could be proposed in the future as part of implementing projects. This represents a potential conflict with MSHCP Section 6.1.4 for which mitigation would be required. With implementation of Mitigation Measure M-BI-4, the Project would fully comply with the invasive plant species requirements of MSHCP Section 6.1.4, and impacts would be reduced to below a level of significance.
- Barriers. The MSHCP requires proposed land uses adjacent to the MSHCP Conservation Area to incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Although the Project includes a preliminary fence and wall plan, mitigation measures are proposed to ensure compliance with MSHCP Section 6.1.4 for barriers; thus, impacts would be potentially significant prior to mitigation. These impacts would be reduced to a level below significance with implementation of Mitigation Measures M-BI-5 and M-BI-6.
- Grading/Land Development. The MSHCP states that manufactured slopes associated with development shall not extend into the MSHCP Conservation Area. The proposed Project site does not extend to the existing Conservation Area. As such, the grading/land development standards of MSHCP Section 6.1.4 do not apply to the proposed Project and a significant impact due to a conflict with MSHCP Section 6.1.4 would not occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project Compliance with MSHCP Section 6.3.2

MSHCP Section 6.3.2 requires special surveys for certain plant species for lands located within the Criteria Area Plant Species Survey Areas (CAPSSA). MSHCP Section 6.3.2 also identifies lands requiring surveys for certain animal species (burrowing owl, mammals, amphibians). The proposed Project site occurs within the burrowing owl survey area, but does not occur within the amphibian or mammal survey areas, or within the CAPSSA. Focused burrowing owl surveys were conducted for the proposed Project site, and no burrowing owls were detected. However, there is a potential that the Project site could be occupied by burrowing owl individuals prior to the commencement of grading or ground disturbing activities. If present, impacts to the burrowing owl would represent a significant impact due to a conflict with the MSHCP and mitigation would be required in the form of pre-construction surveys. This is evaluated as a potentially significant impact for which mitigation would be required. Implementation of Mitigation Measure M-BI-7 would reduce potential impacts to the burrowing owl to a level below significant.

Based on the analysis provided above, and with the incorporation of mitigation measures, the proposed Project would not conflict with MSHCP Section 6.3.2.

b & c) Implementation of the proposed Project has the potential to directly or indirectly impact endangered or threatened plant and animal species, if such species occur within areas planned for impact by the Project.

Impacts to Listed Plant Species

No special-status plants were observed on site during the focused plant surveys. Table 4-2 of the Biological Technical Report (MND Appendix D1) provides a list of special-status plants evaluated for the Project site. Plant species were considered based on a number of factors, including: 1) species identified by the CNDDDB as occurring (either currently or historically) on or in the vicinity of the Project site; 2) target species for NEPSSA 4; and 3) any other special-status plants that are known to occur within the vicinity of the Project site, or for which potentially suitable habitat occurs within the Project site. (GLA, 2013a, p. 25)

As noted above, the Project site is within the NEPSSA 4. Target species within this survey area include California Orcutt grass (*Orcuttia californica*), many-stemmed dudleya (*Dudleya multicaulis*), Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), spreading navarretia (*Navarretia fossalis*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). Of these species, portions of the on-site Riversidean sage scrub habitat have a low potential for many-stemmed dudleya to be observed; however, the other NEPSSA 4 species are not expected to occur onsite due to a lack of suitable habitat. Regardless, none of the NEPSSA 4 species (or any other special-status plants) were detected onsite during biological surveys. The following provides a brief discussion of many-stemmed dudleya. (GLA, 2013a, p. 30)

- o Many-stemmed Dudleya (*Dudleya multicaulis*) - Many-stemmed dudleya is a member of the stonecrop family (CRASSULACEAE) that is designated as a CNPS List 1B.2 species but is not a federal or state listed species. This perennial herb is known to occur in chaparral, coastal scrub and valley and foothill grasslands and is often associated with clay soils. Many-stemmed dudleya is known to occur from Los Angeles, Orange, Riverside, San Bernardino and San Diego counties from 15 to 790 meters (50 to 2,590 feet) MSL. This species is known to bloom from April through July. Many-stemmed dudleya was not observed on site during focused plant surveys, but

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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has low to moderate potential for occurrence based on general habitat. This species was not detected during focused plant surveys and was also not detected on site during previous focused surveys conducted in 2005 and 2006. (GLA, 2013a, p. 30)

Accordingly, implementation of the proposed Project would not result in any direct or indirect impacts to listed plant species, and impacts would therefore be less than significant.

Impacts to Listed Animal Species

Seven special-status animals were observed within the Project site, including one listed species (coastal California gnatcatcher, *Polioptila californica californica*), and six non-listed species, including the California horned lark (*Eremophila alpestris*), Cooper's hawk (*Accipiter cooperii*), Lawrence's goldfinch (*Carduelis lawrencei*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), white-tailed kite (*Elanus leucurus*), and yellow warbler (*Setophaga petechia*). (GLA, 2013a, p. 30)

In addition to those species observed onsite, the Project site contains suitable habitat with the potential to support other special-status animals, including Bell's sage sparrow (*Amphispiza belli belli*), burrowing owl (*Athene cunicularia*), coast horned lizard (*Phrynosoma coronatum*), coastal whiptail (*Aspidoscelis tigris*), Dulzura pocket mouse (*Chaetodipus californicus femoralis*), ferruginous hawk (*Buteo regalis*), least Bell's vireo (*Vireo bellii pusillus*), loggerhead shrike (*Lanius ludovicianus*), red-diamond rattlesnake (*Crotalus ruber ruber*), orangethroat whiptail (*Aspidoscelis hyperythra*), quino checkerspot butterfly (*Euphydryas editha quino*), rosy boa (*Charina trivirgata*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-breasted chat (*Icteria virens*). (GLA, 2013a, p. 30)

The burrowing owl, least Bell's vireo, and southwestern willow flycatcher were determined to be absent from the site based on the negative results of focused protocol surveys. The yellow-breasted chat is also assumed to be absent since it is associated with riparian habitats, and the chat was not observed while conducting vireo and flycatcher focused surveys. (GLA, 2013a, pp. 30-31)

Table 4-3 of the Project's Biological Technical Report (MND Appendix D1) provides a list of special-status animals evaluated for the Project site. Species were evaluated based on a number of factors, including: 1) species identified by the CNDDDB as occurring (either currently or historically) on or in the vicinity of the property; 2) MSHCP species survey areas for which the Project site occurs within; and 3) any other special-status animals that are known to occur within the vicinity of the Project site, or for which potentially suitable habitat occurs within the Project site. (GLA, 2013a, p. 31)

The proposed Project would result in the loss of habitat for one listed species (coastal California gnatcatcher) and a number of non-listed, special-status species. The gnatcatcher is designated as a MSHCP Covered Species, without project-specific mitigation requirements. The loss of habitat occupied by the coastal California gnatcatcher would be both individually and cumulatively significant prior to mitigation. However, the MSHCP addresses biological impacts for take of Covered Species within the MSHCP Plan Area, including threatened and endangered species. Section 4.1.6 of the MSHCP Final EIR/EIS states that the implementation of MSHCP mitigation measures would reduce identified impacts to a level below significance for all impacts except those associated with Non-Covered Species. General measures include the Local Development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Fee (LDMF), which is to be applied to all future development throughout the Plan Area, in order to address cumulative impacts to Covered Species throughout the region. As such, since the proposed Project complies with the MSHCP, and the Project applicant would pay the required MSHCP LDMF (as required by Mitigation Measure M-BI-1), impacts to the coastal California gnatcatcher would be reduced to a level below significance. (GLA, 2013a, p. 49)

Impacts to non-listed, special-status species include both MSHCP Covered Species and non-Covered Species that were either observed onsite, or have the potential to occur onsite. Covered Species include 1) Reptiles: orangethroat whiptail and red-diamond rattlesnake; 2) Birds: Bell's sage sparrow, California horned lark, Cooper's hawk, ferruginous hawk, loggerhead shrike, southern California rufous-crowned sparrow, and yellow warbler; and 3) Mammals: northwestern San Diego pocket mouse, San Diego black-tailed jackrabbit, and San Diego desert woodrat. Non-Covered Species include 1) Reptiles: rosy boa; 2) Birds: Lawrence's goldfinch; and 3) Mammals: Dulzura pocket mouse. Impacts to the non-listed, special-status species would be less than significant, both individually and cumulatively, as a result of a low level of sensitivity, marginal quality of habitat onsite, and/or limited impacts by the proposed Project. (GLA, 2013a, p. 49)

Impacts to Nesting Birds

The proposed Project has the potential to impact active bird nests if vegetation is to be removed during the nesting season (February 1 to September 15). Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. This is evaluated as a significant impact for which mitigation would be required. (GLA, 2013a, p. 50) Implementation of Mitigation Measure M-BI-8 would reduce the Project's potential impacts to nesting birds to a level below significance.

d) Under existing conditions, the portions of the Project site that are planned for development are used for agricultural production, and therefore these areas do not accommodate wildlife movement corridors under existing conditions. The Charlois Channel located in the southeastern corner of the Project site has the potential to facilitate wildlife movement through the area, although the Project proposes to avoid the majority of this drainage as part of future development, and would incorporate mitigation measures (refer to Mitigation Measures M-BI-2 through M-BI-6) to address potential indirect edge effects to the Charlois Channel. Additionally, the proposed Project site does not serve as a native wildlife nursery site, nor are any such sites located within the Project vicinity. Accordingly, impacts would be less than significant.

e & f) Table EA-6, *Impacts to Vegetation Communities*, provides a summary of the vegetation communities that would be impacted by the proposed Project, including impacts to riparian communities. As shown, impacts within the Project site and off-site impact areas would include impacts to 38.48 acres of vegetation communities, including 5.68 acres of native upland sage scrub communities and 0.11 acre of riparian communities. A discussion of Project impacts to each of the vegetation communities located on-site and within the off-site impact areas is provided below:

- Agriculture: The Project would result in direct permanent impacts to approximately 28.67 acres of agriculture habitat, including 28.14 acres on-site and 0.53 acre off-site. Agriculture is not considered a sensitive natural plant community nor does it comprise riparian habitat; therefore, impacts to agriculture habitat would be less than significant.
- Disturbed: The Project would result in direct permanent impacts to approximately 0.58 acre of disturbed habitat, including 0.39 acre on-site and 0.19 acre off-site. Disturbed habitat is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered a sensitive natural plant community nor does it comprise riparian habitat; therefore, impacts to disturbed habitat would be less than significant.

- Herbaceous Wetland: The Project would result in direct permanent impacts to 0.03 acre of herbaceous wetland habitat on-site, which is considered riparian habitat. Project impacts to 0.03 acre of herbaceous wetland habitat would be considered a significant impact prior to mitigation.

Table EA-6 Impacts to Vegetation Communities

Vegetation/Land Use Type	On Site Acreage	Off Site Acreage	Total Acreage
Agriculture	28.14	0.53	28.67
Disturbed	0.39	0.19	0.58
Herbaceous Wetland	0.03	0	0.03
Riversidean Sage Scrub	5.57	0	5.57
Ruderal	1.24	2.31	3.55
Southern Willow Scrub	0.08	0	0.08
Total	35.45	3.03	38.48

(GLA, 2013c, Table 5-1)

- Riversidean Sage Scrub: The Project would result in direct permanent impacts to 5.57 acres of Riversidean sage scrub, all of which occurs on-site. Riversidean sage scrub is addressed through the MSHCP, and the Project site is not identified for conservation by the MSHCP. Accordingly, and based on the mandatory payment of the MSHCP LDMF (Mitigation Measure M-BI-1), impacts to Riversidean sage scrub would be less than significant.
- Ruderal: The Project would result in permanent impacts to 3.55 acres of ruderal habitat, including 1.24 acres on-site and 2.31 acre off-site. Ruderal habitat is not considered a sensitive natural plant community or riparian habitat, and is addressed through the MSHCP; therefore, impacts to ruderal habitat would be less than significant.
- Southern Willow Scrub: The Project would result in permanent impacts to 0.08 acre of southern willow scrub, all of which occurs on-site. Southern willow scrub is considered a sensitive natural community and contains riparian habitat. Project impacts to southern willow scrub habitat would represent a potentially significant impact prior to mitigation.

As noted above, the Project would result in significant impacts to 0.08 acre of southern willow scrub habitat, 0.03 acre of herbaceous wetland habitat, and 5.57 acres of Riversidean sage scrub habitat for which mitigation would be required. Impacts to Riversidean sage scrub habitat would be reduced to less-than-significant levels through the payment of the MSHCP LDMF (Mitigation Measure M-BI-1). With implementation of the required mitigation for impacts to riparian habitat (refer to Mitigation Measure M-BI-2), impacts to herbaceous wetland and southern willow scrub habitats would be reduced to less than significant levels.

Additionally, the Project would temporarily impact approximately 0.06 acre of potential Corps and Regional Board jurisdiction, all of which consists of jurisdictional wetlands, and 140 linear feet of streambed. No permanent impacts are proposed. The Project also would permanently impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 0.11 acre of CDFW jurisdiction, all of which consists of vegetated riparian habitat. Impacts to jurisdictional waters also are potentially significant prior to mitigation. (GLA, 2013c, p. 5) With implementation of the required mitigation (refer to Mitigation Measure M-BI-2), impacts would be reduced to less than significant.

g) Aside from the MSHCP (which is addressed above under Issue 7.a), the only local policy/ordinance protecting biological resources within the Project area is the In the Riverside County Oak Tree Management Guidelines, which requires surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on the results of the site-specific Biological Technical Report (MND Appendix D1), the proposed Project site and off-site impact areas do not contain any oak trees or oak woodland habitat. Accordingly, the proposed Project has no potential to conflict with the County's Oak Tree Management Guidelines, and no impact would occur.

Mitigation:

M-BI-1 (Condition of Approval 10.Planning.010) Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the Project Applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance. The fee shall be paid for each residential unit to be constructed by the Project. In the event Riverside County Ordinance No. 810 is rescinded, this requirement 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.

M-BI-2 (Condition of Approval 60.EPD.005) Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 8, Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP), of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc. Temporary impacts described in the report noted above must be restored to original conditions as described within the DBESP. Restoration of temporary impacts must be addressed by the biologist with a Mitigation Monitoring Plan (MMP) that will be provided to the Environmental Programs Division for review and approval. The MMP shall include but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

M-BI-3 (Condition of Approval 80.EPD.003) Prior to issuance of building permits, the Riverside County Environmental Programs Department shall review proposed building plans to ensure that all proposed lighting is directed away from the on- and off-site portions of the Charlois Channel, and shall further ensure that lighting elements would be appropriately shielded to prevent glare impacts to the Charlois Channel.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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M-BI-4 (Condition of Approval 70.Planning.002) Prior to issuance of building permits or approval of improvement plans, the Riverside County Building and Safety Department and/or Riverside County Transportation Department shall review all proposed landscaping elements to verify that none of the prohibited plant species as identified in Table 6-2 of the MSHCP are included in the plant palette.

M-BI-5 (Condition of Approval 60.EPD.004) The areas mapped as "CDFG Riparian" and are outside of the mapped project footprint on EXHIBIT 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Prior to issuance of grading permits, a report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in Section 8, "Determination of Biologically Equivalent or Superior Preservation Analysis," of the "Biological Technical Report," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates Inc. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

M-BI-6 (Condition of Approval 60.EPD.006) Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "CDFG Riparian," and are outside of the "Project Footprint" on Exhibit 7B of the document entitled, "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc., shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated riparian area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

M-BI-7 (Condition of Approval 60.EPD.001) Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

M-BI-8 (Condition of Approval 60.EPD.002) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted prior to the issuance of grading permits. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

Monitoring:

M-BI-1 Prior to issuance of either a certificate of occupancy or building permit final building inspection, the Project Applicant shall pay the required fee. Fee payment shall be verified by the Riverside County Building and Safety Department prior to issuance of a certificate of occupancy or building permit final building inspection.

M-BI-2 Prior to final grading inspection, the Riverside County Environmental Programs Department shall verify that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 8, Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP), of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc.

M-BI-3 Prior to issuance of building permits, the Riverside County Environmental Programs Department shall review proposed lighting elements to ensure that lighting elements are shielded and directed away from the on- and off-site portions of the Charlois Channel.

M-BI-4 Prior to issuance of building permits or approval of improvement plans, the Riverside County Building and Safety Department and/or Riverside County Transportation Department shall ensure that landscaping plans do not contain any of the MSHCP-prohibited plant species.

M-BI-5 Prior to issuance of grading permits, the Riverside County Environmental Programs Department shall review the report submitted by the biologist documenting that the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fencing has been completed and encompasses the entire jurisdictional feature as required by the "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc..

M-BI-6 Prior to issuance of grading permits, the Riverside County Environmental Programs Department (EPD) shall review the proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. EPD shall ensure that the fencing encompasses the areas mapped as "CDFG Riparian," and are outside of the "Project Footprint" on Exhibit 7B of the document entitled, "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc. EPD shall also ensure that the fencing is appropriately designed as part of this review to adequately protect biologically sensitive areas.

M-BI-7 Prior to commencement of grading activities, the Riverside County Environmental Programs Department shall review a report to be provided by the Project applicant documenting the results of the pre-grading burrowing owl survey and shall verify compliance with the recommendations specified therein.

M-BI-8 Prior to issuance of grading permits, the Riverside County Environmental Programs Department (EPD) shall review the results of the preconstruction nesting bird survey (if grading activities are proposed during the avian nesting season), and shall verify that all measures specified therein to protect nesting migratory birds are adhered to during grading activities. Alternatively, if no grading is anticipated during the avian nesting season, then EPD shall ensure that implementing grading permits are conditioned to prohibit grading activities during the nesting season (February 1st and August 31st).

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"/>

Source: Site Inspection.

Findings of Fact:

a & b) The Project site and off-site impact areas have been disturbed by the past agricultural uses and do not contain any structures under existing conditions. As discussed below under Section 9, the Project site does not contain any historic sites or historical resources as defined in California Code of Regulations, Section 15063.5. Accordingly, there would be no impact to historic resources as a result of the proposed Project.

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

Source: County Staff Discussion with County Archaeologist (March 2011); General Plan EIR, Figure 4.7-1 (Archaeological Sensitivity Areas); *Phase I Archaeological Assessment for the Yates Road Project (TTM 36437)*. Brian F. Smith & Associates, August 1, 2013.

Findings of Fact:

a & b) A Phase I Archaeological Survey was conducted for the site and off-site improvement areas by Brian F. Smith & Associates (BFSA), the results of which are contained in Appendix L1 to this IS/MND. The Phase I Archaeological Survey includes the results of a records search and field survey.

Based on the results of the records search and a field survey conducted by BFSA, the Project site does not contain any recorded or known archaeological resources. The records search determined that there are no known cultural resources within or immediately adjacent to the Project site (BFSA, 2013a, p. 5.0-1). The records search and literature review determined that there is a low to moderate potential for prehistoric sites to be contained within the Project boundary, primarily consisting of historic properties and bedrock-milling features. However, due to the small quantity of observable granitic outcrops on-site and the lack of recorded historic use of the property, the potential presence of these site types is considered low. (BFSA, 2013a, p. 5.0-2)

To further determine whether the site has the potential to contain archaeological resources, BFSA conducted a survey of the site on July 24, 2013. The archaeological survey consisted of an intensive reconnaissance consisting of a series of parallel survey transects of the entire 40.16-acre site and off-site improvement areas. The site survey indicated that the majority of the site has been disturbed by cultivation for several years, and no archaeological resources were identified on-site or within the off-site areas (including the proposed 18-inch off-site storm drain alignment). The field survey did not result in the identification of any historic or prehistoric cultural resources. (BFSA, 2013a, pp. 5.0-2 and 5.0-3)

As a result of the records search and field survey, BFSA concludes that there is little likelihood that archaeological deposits are present within the Project's impact boundaries. No cultural resources were identified on the property or off-site improvement areas, and the records search and previous surveys in the Project vicinity do not indicate that any sites are present in or within a half-mile radius of the property. The Project would not alter or destroy an archaeological site, nor would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Therefore, impacts are evaluated as less than significant, and mitigation measures and monitoring during ground disturbing activities is not required. (BFSA, 2013a, p. 6.0-1)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. Field surveys conducted on the Project site did not identify the presence of any human remains and no human remains are known to exist beneath the surface of the site. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California 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. Pursuant to California 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 disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Mandatory compliance with these requirements would ensure that potential impacts associated with the discovery of human remains would be less than significant and mitigation is not required.

d) There are no religious or sacred uses occurring within the proposed Project site or off-site impact areas. The Project area has largely been disturbed by agricultural activities since the 1800s. Accordingly, no impact to religious or sacred uses would occur.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

10. Paleontological Resources

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

Source: General Plan, Figure OS-8 (Paleontological Sensitivity); Riverside County GIS (Riverside County, 2013); *Paleontological Resource Assessment for CEQA Compliance Review*, Brian F. Smith and Associates, September 5, 2013.

Findings of Fact: According to Riverside County General Plan Figure OS-8, the proposed Project site is determined to have a "Low" and "Undetermined" potential for uncovering paleontological resources. In addition, and partly due to past disturbance associated with agricultural activities, there are no unique geologic features within the proposed Project site or off-site impact areas. Nonetheless, there is a potential that during grading of the property, unique paleontological resources or sites could be uncovered.

In order to address the site's potential for containing paleontological resources, a paleontological resources assessment was conducted by Brian F. Smith and Associates, the results of which are contained in IS/MND Appendix L2. Based upon the results of the analysis, it was concluded that the phyllite geological materials located in the higher elevations of the Project site along the northwest corner are unlikely to yield fossils, and no paleontological monitoring is recommended in this area. However, based on the collections and locality records of the San Bernardino County Museum, older alluvial valley and alluvial fan deposits, which occur on the lower elevations within the Project site,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have a moderate to high paleontological resource sensitivity and could yield terrestrial vertebrate fossils during grading and earth-moving activities. Although the site does not contain any known fossils or paleontological resources, the Project's potential to physically impact unique paleontological resources that could be buried beneath the surface represents a significant impact before mitigation. (BFSa, 2013b, pp. 1-2)

Implementation of Mitigation Measure M-PR-1 would ensure that if any paleontological resources are uncovered during ground disturbing activities, such resources would be evaluated by a qualified paleontologist, and appropriate treatment measures would be identified and implemented in consultation with Riverside County staff. With implementation of the required mitigation, the Project's potential impact to paleontological resources would be reduced to less than significant levels.

Mitigation:

M-PR-1 (Condition of Approval 60.Planning.026) Prior to the issuance of grading permits, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared for review by the Riverside County Planning Department. The PRIMP shall identify monitoring measures for the portions of the Project site that encompass Quaternary sediments (i.e., within the lower elevations of the site). The PRIMP shall identify measures to be undertaken in the event that fossils are discovered, and shall identify the proper laboratory processing and curation for any fossils that may be uncovered during grading of the site. During grading activities within the portion of the site containing Quaternary sediments, a qualified paleontologist shall be present on-site at all times to monitor the ground disturbing activities for the presence of subsurface fossils, as specified in the PRIMP. If suspected paleontological resources (fossils) are encountered during ground-disturbing construction activities, the construction contractor shall temporarily halt ground-disturbing activities within 100 feet of the find until the resource is evaluated by the monitoring paleontologist to assess the significance of the find, and, if necessary, to develop appropriate treatment measures in consultation with the County of Riverside's staff archaeologist and as required by the PRIMP. At the completion of grading activities, a final report shall be prepared that includes the following: dates of site monitoring; results of the monitoring program; a listing of any fossils that were uncovered; and a description of any laboratory and curation activities that were undertaken. The final report shall be provided to the Riverside County Planning Department prior to final grading inspection.

Monitoring:

M-PR-1 Prior to the issuance of grading permits, the Project Applicant shall provide a PRIMP for review by the Riverside County Planning Department. During grading activities, grading within the portions of the site underlain by Quaternary sediments shall be monitored by a qualified paleontologist in accordance with the PRIMP, and shall identify any necessary measures to be undertaken in the event fossils are identified. The monitoring paleontologist also shall prepare the final monitoring report, which shall be reviewed by the Riverside County Planning Department.

GEOLOGY AND SOILS Would the project

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Figure S-2 (Earthquake Fault Study Zones); GIS database (Riverside County, 2013); *Preliminary Geotechnical Investigation, Tentative Tract 30430, "Yates Road" Project,* Alta California Geotechnical, Inc., January 11, 2012.

Findings of Fact:

a & b) The Project site is located on the northeast portion of the Riverside sub-block of the Peninsular Range Block of Structural Province I. The property is located in southern California, which is a tectonically active area. The site is located approximately 6.95 northeast of the Elsinore Fault Zone (Glen Ivy segment), 13.95 miles southwest of the San Jacinto Fault Zone (Anza segment) and approximately 29.09 miles southwest of the San Andreas Fault Zone (southern segment). The proposed Project site is not located within an "Alquist-Priolo" Special Studies Zone, nor is the site identified within a County fault hazard zone. (Alta, 2012, pp. 8-9; Riverside County, 2003a, Figure S-2)

The type and magnitude of seismic hazards affecting a site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The nearest active fault is the Glen Ivy segment of the Elsinore Fault Zone, which is located approximately 6.95 miles to the southwest. This fault is identified as a Fault Rupture Hazard Zone by the State of California. "Active" faults have not been identified on the proposed Project site, and therefore the probability of primary surface rupture or deformation at the site is considered remote. (Alta, 2012, pp. 9-10)

Ground shaking hazards caused by earthquakes along the Elsinore, San Jacinto and San Andreas Fault Zones and other active regional faults do exist. However, the 2010 California Building Code requires use-modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2010 California Building Code are presented in Section 7.3 of the Project's geotechnical report (IS/MND Appendix E). With mandatory compliance with the 2010 California Building Code requirements, or applicable building code at the time of Project construction, future Project residents and structures would not be exposed to substantial adverse ground-shaking effects associated with Alquist-Priolo Earthquake Fault Zones or County Fault Hazard Zones. Accordingly, impacts would be less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan, Figure S-3 (Generalized Liquefaction); Riverside County GIS (Riverside County, 2013); *Preliminary Geotechnical Investigation, Tentative Tract 30430, "Yates Road" Project.* Alta California Geotechnical, Inc., January 11, 2012.

Findings of Fact: Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure. In general, the more recent that sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are: groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking. (Alta, 2012, pp. 10-11)

Riverside County GIS shows the proposed Project site as having a "low" to no liquefaction potential (Riverside County, 2013). Additionally, due to the presence of groundwater beneath the proposed Project site, Alta Geotechnical performed a liquefaction analysis on the very old alluvial valley deposits. As part of the analysis, groundwater was modeled at five (5) feet below the existing ground surface. The analysis indicates that, due to the density and fines content of the underlying very old alluvial valley deposits, the potential for liquefaction to occur onsite is minimal. The results of the analysis are presented in Appendix E to the Project's geotechnical report (IS/MND Appendix E). (Alta, 2012, p. 11)

Accordingly, and based on information available from Riverside County GIS and a site-specific analysis conducted by the Project geologist, the proposed Project would not be subject to seismic-related ground failure, including liquefaction, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: General Plan, Figure S-4 (Earthquake-Induced Slope Instability Map); General Plan Figures S-12 through S-21 (showing General Ground Shaking Risk); *Preliminary Geotechnical Investigation, Tentative Tract 30430, "Yates Road" Project.* Alta California Geotechnical, Inc., January 11, 2012.

Findings of Fact: According to information contained in the Project-specific soils report (IS/MND Appendix E), and as discussed above under the analysis of Thresholds 11.a) and 11.b), ground shaking hazards caused by earthquakes along the Elsinore, San Jacinto and San Andreas Fault Zones and other active regional faults do exist. However, the 2010 California Building Code requires use-modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2010 California Building Code are presented in Section 7.3 of the Project's soils report (IS/MND Appendix E). With mandatory compliance with the 2010 California Building Code requirements, or the applicable building code at the time of Project construction, impacts due to strong seismic ground shaking would be less than significant, and no mitigation would be required.

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.

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: General Plan, Figure S-4 (Earthquake-Induced Slope Instability Map); *Preliminary Geotechnical Investigation, Tentative Tract 30430, "Yates Road" Project.* Alta California Geotechnical, Inc., January 11, 2012.

Findings of Fact: The Project site was evaluated for geologic hazards, including slope stability, by Alta Geotechnical. The evaluation determined that the Project site and surrounding areas generally do not contain any slopes that could be subject to seismically induced landsliding, and the Project site would not be subject to landslide dangers (Alta, 2012, p. 12). Additionally, there is an existing hillside in the northwestern portions of the site that is composed of bedrock material. The Project proposes a 2:1 cut slope along the eastern face of this slope with maximum cut depths of 54 feet. The total height of this slope would be approximately 100 feet. Based on an analysis conducted by Alta Geotechnical), the cut slope is anticipated to be grossly stable, and would not pose a threat to future residents or structures on-site (Alta, 2012, p. 28). Alta Geotechnical also determined that the Project site contains dense and fine underlying very old alluvial deposits that are not subject to hazards associated with liquefaction, including lateral spreading (Alta, 2012, p. 11). The existing hill form in the northwestern portion of the site does not contain any sizeable rock materials, and would not subject the Project site to rockfall hazards. Accordingly, impacts would be less than significant.

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: General Plan, Figure S-7 (Documented Subsidence Areas); *Preliminary Geotechnical Investigation, Tentative Tract 30430, "Yates Road" Project.* Alta California Geotechnical, Inc., January 11, 2012.

Findings of Fact: Riverside County General Plan Figure S-7 indicates that the proposed Project site is "susceptible" to ground subsidence, although no areas of documented subsidence occurs in the Project area. Based on a review of on-site soils by the Project's geologist (Alta Geotechnical), there is a potential for hydro-collapse in the upper portions (3 to 5 feet) of the "Very old alluvial fan deposits" onsite. This is considered a potentially significant impact for which mitigation would be required. Additionally, any undocumented artificial fill, the upper portions of the very old alluvial valley deposits, and highly weathered metasedimentary bedrock on the site are considered compressible and unsuitable to support the proposed development. Based on these factors, the Project would be located on a geologic unit or soil that is unstable and could potentially result in ground subsidence,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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thereby requiring mitigation. Following the implementation of the required mitigation, impacts would be reduced to a level below significance. (Alta, 2012, p. 14)

Mitigation:

M-GS-1 (Condition of Approval 10.PLANNING.018) As a component of site grading activities, the Project Applicant shall be required to implement the following recommendations of the Project's soils report (IS/MND Appendix E). These recommendations include the following:

- Removal bottoms shall be observed by a qualified geotechnical consultant to make a final determination that suitable (non-weathered, limited porosity) soils have been exposed. Removal bottoms shall be tested to ensure that the exposed soils have a relative compaction of 85% of the laboratory maximum density (per ASTM test method D-1557).
- Subject to any recommendations by the qualified geotechnical consultant to the contrary, the upper three (3) to five (5) feet of very old alluvial deposits located on-site shall be removed and recompacted to limit the amount of differential settlement caused by hydro-collapse that could affect proposed structures. Removal bottoms shall be observed by a qualified geotechnical consultant to ensure that suitable (non-weathered, limited porosity) soils have been exposed. Removal may be ceased if saturated (percent saturation >85%) soils are encountered during grading.
- The highly weathered portions of the phyllite are unsuitable to support the proposed fills and/or structures and shall be removed and recompacted, subject to any direction to the contrary by a qualified geotechnical consultant. It is anticipated that the upper 2 to 3-feet of these deposits will require removal and recompaction.
- Lots should be underlain by a minimum of three (3) feet of compacted fill. As such, for lots where unsuitable soil removals do not provide that amount of fill such as cut lots and the cut portion of transition lots, overexcavation should be accomplished to provide the minimum three (3) feet of compacted fill.
- In order to facilitate trenching and backfill operations for underground utilities, and subject to the recommendations of a qualified geotechnical consultant, street areas that occur in rock should be over-excavated to a depth of one foot below the deepest utility and replaced with compacted fill containing rock no greater than 12-inches in diameter.
- All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method: D-1557. Fill material should be moisture conditioned to optimum moisture or above, and as generally discussed in Appendix F to the Project's soils report (IS/MND Appendix E). Compaction shall be achieved with the use of sheepsfoot rollers or similar kneading type equipment. Mixing and moisture conditioning will be required in order to achieve the recommended moisture conditions.
- Subject to recommendations to the contrary by a qualified geotechnical consultant, the rock size in the upper three (3) feet shall be limited to eight (8) to twelve (12) inches in maximum dimension; and between three (3) and ten (10) feet below grade, the rock size shall be limited to 2-feet or less in maximum dimension.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Fill should be placed in eight-inch bulk maximum lifts, moisture conditioned to optimum moisture content or above, compacted and tested as grading/construction progresses until final grades are attained.
- Where the natural slope is steeper than 5-horizontal to 1-vertical and where designated by the Project geotechnical consultant, compacted fill material shall be keyed and benched into competent bedrock or firm artificial fill.
- Fill slopes should be overfilled to an extent determined by the contractor, but not less than two (2) feet measured perpendicular to the slope face, so that when trimmed back to the compacted core a minimum 90 percent relative compaction is achieved.
- Placement of fill over saturated very old alluvial valley deposits may result in time-dependent settlement/compression, depending on the amount of fill placed over the deposits. This settlement shall be monitored with the use of buried settlement plates, as detailed on Plate G-12 (Appendix G) of the Project's soil analysis (IS/MND Appendix E).

M-GS-2 (Condition of Approval 60.Planning.007) Prior to the issuance of grading permits, the land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

- The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
- Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
- The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
- Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Monitoring:

M-GS-1 During Project grading activities, a qualified geotechnical consultant shall be present on-site to ensure the recommendations of the Project's soils report (IS/MND Appendix E) are implemented. Where applicable, the requirements of Mitigation Measure M-GS-1 shall be shown on the Project's grading plans. Riverside County shall review implementing grading plans for compliance with Mitigation Measure M-GS-1 prior to the issuance of grading permits.

M-GS-2 Prior to grading permit issuance, the land divider/permit holder shall be responsible for providing the required grading plans. The Riverside County Building and Safety Department shall be responsible for reviewing the proposed grading plans for conformance to the specified contour-grading requirements.

16. Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection; Project Application Materials; General Plan, Figure S-10 (Dam Failure Inundation Zones).

Findings of Fact: The proposed Project site is not located within an area which has a known risk of seiche, mudflow, or volcanic activity. In addition, and according to Riverside County General Plan Figure S-10, the proposed Project site is not subject to inundation due to the failure of any nearby dams. Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above or below.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

Source: Project Application Materials; *Preliminary Geotechnical Investigation, Tentative Tract 30430, "Yates Road" Project.* Alta California Geotechnical, Inc., January 11, 2012.

Findings of Fact:

a) Under existing conditions, elevations on-site generally decrease from northwest to southeast. Implementation of the proposed Project would require grading activities involving the lowering of the northwestern portions of the site and the raising of the southern, southeastern, and eastern portions of the site as necessary to accommodate residential development. As part of the Project's grading plan, the hillside in the northwestern portion of the site would be graded at a maximum 2:1 gradient to increase areas suitable for residential development while providing fill material to facilitate the construction of residential pads in other portions of the site. Although the Project would result in a change to the site's existing topography, there would be no adverse effects to the environment resulting from site grading beyond what is already evaluated and disclosed throughout this IS/MND.

Accordingly, impacts due to changes to the site's topography and ground surface relief features are a less-than-significant impact.

b) As shown on TTM 36437, all slopes proposed as part of the Project would be constructed at a maximum slope angle of 2:1. The only slopes that would be constructed at a height exceeding ten feet occurs in the northwestern portion of the site and between the residential development and the open space in Lot 'A.' Along the slope in the northwestern portion of the site, grading would lower the elevation of the southeastern face of the hillside by up to 54 feet and the slope would be constructed at a total height of approximately 100 feet. The Project's geologist (Alta Geotechnical) evaluated these slopes and determined that the slopes are expected to be grossly stable as designed (Alta, 2012, p. 28). The slope proposed northerly of Lot 'A' would be constructed at a gradient of 2:1 and would measure up to approximately 17 feet in height. This slope would be constructed with hardened slope protection (of a type to be determined with future implementing grading permits) along the first

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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two feet of the base of the slope, which would assure that this slope is grossly stable. Accordingly, although the Project would result in the creation of slopes exceeding 10 feet in height, based on the analysis conducted by the Alta Geotechnical, such slopes would not result in any adverse impacts to the environment. Accordingly, impacts associated with the creation of cut or fill slopes greater than 2:1 or higher than 10 feet in height would be less than significant.

c) There are no subsurface sewage disposal systems within the areas that would be permitted for physical disturbance as part of the proposed Project. Therefore, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; Riverside County Municipal Code Chapter 15.12; On-site Inspection; *Tentative Tract 36437 Preliminary Hydrology Report*, MDS Consulting, November 24, 2013; *Preliminary Project Specific Water Quality Management Plan*, MDS Consulting, August 16, 2012.

Findings of Fact:

a) Proposed grading 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. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that water and wind erosion impacts would be less than significant. Mitigation is not required.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. A majority of the Project's storm water is proposed to be collected by catch basins provided within on-site streets, which would convey the water to the water quality/detention basin in Lot 108 prior to being discharged to the proposed 18" storm drain to be constructed within the Allegre Vista Road alignment. The remaining drainage on-site (i.e., drainage areas outside of proposed residential areas) would largely mimic existing conditions. Based on the analysis presented in the Project's hydrology study (IS/MND Appendix F1), post-development runoff from the site would slightly decrease during 10-year (24-hour duration) storm events (i.e., from 9.10 CFS under existing conditions to 8.94 CFS under post-development conditions), and would very slightly increase during 100-year (24-hour duration) storm events (i.e., from 16.78 CFS under existing conditions to 16.84 CFS under post-development conditions). Accordingly, total runoff from the site would not substantially increase with Project implementation, thereby demonstrating that the Project would not substantially increase erosion hazards as compared to the existing condition. Since the drainage associated with the Project would be fully controlled via the on-site drainage plan and/or would be similar to existing conditions, soil erosion and the loss of topsoil would not increase substantially as compared to existing conditions.

In addition, the Project Applicant is required to prepare and submit to the County for approval of a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WQMP (refer to IS/MND Appendix F2) and site-specific SWPPP would further ensure that potential erosion and sedimentation effects would be less than significant.

b) According to the Project's soils report (IS/MND Appendix E), the very old alluvial valley deposits may contain discrete intervals of highly expansive soils. If not addressed during Project grading activities, these soils have the potential to create substantial risks to future buildings on-site, as well as future residents. This condition is a potentially significant impact for which mitigation, in the form of geotechnical monitoring during construction and overexcavation where recommended by the geotechnical monitor, would be required. With the implementation of M-GS-3, the impact would be reduced to below a level of significance.

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:

M-GS-3 (Condition of Approval 60.Planning.027) During Project grading activities within areas of the site containing very old alluvial valley deposits, grading activities shall be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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monitored by a qualified geotechnical consultant. If very old alluvial deposits with expansion potential are present near final pad grade, and if warranted based on the recommendations of the geotechnical consultant, additional overexcavation shall be required.

Monitoring:

M-GS-3 A qualified geotechnical consultant shall be responsible for monitoring grading activities within the areas of the site containing very old alluvial valley deposits. As appropriate, the geotechnical consultant shall be responsible for directing the construction contractor to conduct overexcavation activities as necessary to eliminate adverse effects associated with expansive soils.

19. Erosion

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

Source: Project Application Materials; On-site Inspection; *Tentative Tract 36437 Preliminary Hydrology Report*, MDS Consulting, November 24, 2013; *Preliminary Project Specific Water Quality Management Plan*, MDS Consulting, August 16, 2012.

Findings of Fact:

a & b) As indicated under the discussion and analysis of Threshold 18.a), above, proposed grading 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. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts during construction activities would be less than significant. Mitigation is not required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. A majority of the Project's storm water is proposed to be collected by catch basins provided within on-site streets, which would convey the water to the water quality/detention basin in Lot 108 prior to being discharged to the proposed 18" storm drain to be constructed within the Allegre Vista Road alignment. The remaining drainage on-site (i.e., drainage areas outside of proposed residential areas) would largely mimic existing conditions. Based on the analysis presented in the Project's hydrology study (IS/MND Appendix F1), post-development runoff from the site would very slightly decrease during 10-year (24-hour duration) storm events (i.e., from 9.10 CFS under existing conditions to 8.94 CFS under post-development conditions), and would very slightly increase during 100-year (24-hour duration) storm events (i.e., from 16.78 CFS under existing conditions to 16.84 CFS under post-development conditions). Accordingly, total runoff from the site would not substantially increase with Project implementation, thereby demonstrating that the Project would not substantially increase erosion hazards as compared to the existing condition. Since the drainage associated with the Project would be fully controlled via the on-site drainage plan and/or would be similar to existing conditions, the rate and amount of erosion would not increase substantially as compared to existing conditions; thus, impacts due to water erosion would be less than significant under long-term conditions. Furthermore, because the Project would not substantially alter the drainage patterns of the site as compared to the existing condition, there would be no impact due to changes in the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, and no impact would occur.

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP, which would be enforced as part of the Project's conditions of approval.

Monitoring: Annual inspections will verify compliance with the Project's conditions of approval.

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: General Plan, Figure S-8 (Wind Erosion Susceptibility Map); Ord. 460, Sec. 14.2; Ord. 484

Findings of Fact:

Proposed grading activities would expose underlying soils at the Project site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2003a, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and WQMP (described above) and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter with mandatory compliance to these regulatory requirements. Wind erosion impacts would be less than significant during construction and mitigation is not required.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or 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 beyond mandatory compliance with the BMPs specified in the site-specific WQMP, which would be enforced as part of the Project's conditions of approval.

Monitoring: Construction contractors shall ensure compliance with the BMPs specified in the site-specific WQMP. The Riverside County Building and Safety Department shall verify that the various BMPs have been adhered to during both construction and prior to final grading inspection.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Tentative Tract Map No. 36347 Greenhouse Gas Analysis*, Urban Crossroads, Inc., July 28, 2013; *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold*, South Coast Air Quality Management District, October 2008.

Findings of Fact:

a & b) Provided below is a discussion and analysis of the Project's potential to emit air pollutants that would result in significant impacts associated with greenhouse gas (GHG) emissions.

Background

Global Climate Change (GCC) refers to the change in average meteorological conditions on the Earth with respect to temperature, wind patterns, precipitation and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO₂ (Carbon Dioxide), N₂O (Nitrous Oxide), CH₄ (Methane), hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the Earth's atmosphere, but prevent radioactive heat from escaping, thus warming the Earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages. According to the California Air Resources Board (CARB), the climate change since the industrial revolution differs from previous climate changes in both rate and magnitude (CARB, 2004, Technical Support document for Staff Proposal Regarding Reduction of Greenhouse Gas Emissions from Motor Vehicles). (Urban Crossroads, 2013b, p. 6)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Gases that trap heat in the atmosphere are often referred to as GHG's. GHG's are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the Earth's average temperature would be approximately 61° Fahrenheit (F) cooler than it is currently. The cumulative accumulation of these gases in the Earth's atmosphere is considered to be the cause for the observed increase in the Earth's temperature. (Urban Crossroads, 2013b, p. 6)

Although California's rate of growth of GHG emissions is slowing, the state is still a substantial contributor to the U.S. emissions inventory total. In 2004, California is estimated to have produced 492 million gross metric tons of carbon dioxide equivalent (CO₂e) GHG emissions. Despite a population increase of 16 percent between 1990 and 2004, California has substantially slowed the rate of growth of GHG emissions due to the implementation of energy efficiency programs as well as adoption of strict emission controls. (Urban Crossroads, 2013b, p. 6)

An individual project like the proposed Project cannot generate enough GHG emissions to effect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHG combined with the world-wide increase of all other sources of GHG, which when taken together constitute potential influences on GCC. (Urban Crossroads, 2013b, p. 4)

Methodology

CEQA Guidelines Section 15064.4 (b) (1) states that a lead agency may use a model or methodology to quantify GHG emissions associated with a project. On February 3, 2011, the SCAQMD released the California Emissions Estimator Model (CALEEMOD) Emissions Inventory Model™. The purpose of this model is to more accurately calculate air quality and GHG emissions from direct and indirect sources and quantify applicable air quality and GHG reductions achieved from mitigation measures. As such, the February 2011 CALEEMOD™ was used for this Project. The CalEEMod™ model includes GHG emissions from the following source categories: construction, area, energy, mobile, waste, water. (Urban Crossroads, 2013b, p. 26)

Thresholds for Determining Significance

In order to assess the significance of a proposed project's environmental impacts it is necessary to identify quantitative or qualitative thresholds which, if exceeded, would constitute a finding of significance. While Project-related GHG emissions can be estimated, the direct impacts of such emissions on climate change and global warming cannot be determined on the basis of available science. There is no evidence at this time that would indicate that the emissions from a project the size of the proposed Project would directly affect global climate change. As set forth by CEQA, lead agencies are allowed to follow their own discretion in making their significance determination, though they are encouraged to consider as many factors as possible. (Urban Crossroads, 2013b, pp. 24-25)

The CEQA Guidelines indicate that a project would potentially result in a significant impact on climate change if a project were to: a) generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or b) conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Section 15064.4 of the CEQA Guidelines state that a lead agency may establish significance criteria by way of model or method and the resulting qualitative analysis may be relied upon to determine significance. (Urban Crossroads, 2013b, p. 25)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County of Riverside has determined that there are three appropriate numeric thresholds that may be used to determine significance of the Project along with following the policies, programs, and reduction measures set forth in Assembly Bill 32(AB 32). (Urban Crossroads, 2013b, p. 25)

1. 3,000 MTCO₂e per year.
 - a. A potentially significant impact would occur if the project exceeds the SCAQMD's interim screening threshold of 3,000 MT/yr of CO₂e. If a project exceeds the screening threshold, additional analysis is required to determine whether mitigation measures are needed to reduce the project's cumulative impact due to GHGs to a level below significant.
2. 28.5% Less Emissions than Business As Usual.
 - a. The emissions from implementing the Project will be compared to similar projects. If the Project achieves a reduction of at least 28.5% with implemented mandatory measures, the project is considered less than significant.
3. 4.1 MT CO₂ Annual per Capita Threshold. This is adopted from SCAQMD and based on emission rate per population for the year 2035. If the emissions are below this threshold, the project is considered less than significant.

Based on guidance from the SCAQMD and for purposes of this analysis the appropriate threshold for use is whether or not the project would result in greater than 3,000 MT/yr of CO₂e. (Urban Crossroads, 2013b, p. 25) Pursuant to the SCAQMD *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans*, a screening threshold is recommended to determine whether additional analysis is required. If a project is below the screening threshold, additional mitigation is not required. As noted by the SCAQMD:

"...the...screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects...the policy objective of [SCAQMD's] recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that [SCAQMD] staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 [MMTCO₂e/yr]). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to [Best Available Control Technology] (BACT) for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility." (SCAQMD, 2008)

Project-Related Greenhouse Gas Emissions

Construction Emission Assumptions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction activities associated with the proposed Project would result in emissions of CO and CH₄ from the following construction activities:

- Site Preparation
- Grading and Infrastructure Construction
- Building Construction
- Paving
- Architectural Coatings (Painting)
- Construction Workers Commuting

CalEEMod™ model defaults were utilized for duration of specific construction activity and the number and type of equipment that would be used. Please refer to specific detailed modeling inputs/outputs contained in Appendix "A" of the Project's Greenhouse Gas Analysis (IS/MND Appendix G). A detailed summary of construction equipment assumptions by phase is provided in IS/MND Table 3-3. (Urban Crossroads, 2013b, pp. 26-27)

Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on CalEEMod™ defaults. For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total GHG emissions for the construction activities, dividing it by the project life (i.e., 30 years) then adding that number to the annual operational phase GHG emissions (SCAQMD, 2009). As such, construction emissions were amortized over a 30 year period and added to the annual operational phase GHG emissions. (Urban Crossroads, 2013b, p. 27)

Operational Emission Assumptions

Operational activities associated with the proposed Project would result in emissions of CO₂, CH₄, and N₂O from the following primary sources (Urban Crossroads, 2013b, p. 28):

- Building Energy Use
- Water Supply, Treatment and Distribution
- Solid Waste
- Mobile Source Emissions

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO₂ and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. Unless otherwise noted, CalEEMod™ default parameters were used. (Urban Crossroads, 2013b, p. 28)

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water. Unless otherwise noted, CalEEMod™ default parameters were used. (Urban Crossroads, 2013b, pp. 28-29)

Residential land uses generate and require disposal of solid waste. A large percentage of this waste would be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted would be disposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG emissions associated with the disposal of solid waste associated with the proposed Project were calculated by the CalEEMod™ model using default parameters. (Urban Crossroads, 2013b, p. 29)

GHG emissions would also result from mobile sources associated with the Project. These mobile source emissions would result from the typical daily operation of motor vehicles by residents and visitors., Trip characteristics are taken from the Project's traffic impact analysis (IS/MND Appendix J). (Urban Crossroads, 2013b, p. 29)

Emissions Summary

The annual GHG emissions associated with the construction and operation of the proposed Project are estimated to be 2,343.31 MTCO₂e per year as summarized in Table EA-7, *Total Annual Project Greenhouse Gas Emissions*. (Urban Crossroads, 2013b, p. 29)

Table EA-7 Total Annual Project Greenhouse Gas Emissions

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	24.479	0.003	--	24.53
Area Source Emissions	72.04	--	--	75.52
Energy	455.47	0.01	0.01	458.29
Mobile Sources	1,679.44	0.07	--	1,680.86
Waste	25.47	1.51	--	57.07
Water Usage	40.69	0.21	0.01	47.04
Total CO₂E (All Sources)		2,343.31		
Threshold MT CO₂E/Yr		3,000.00		
Significant?		NO		

Source: CalEEMod™ model output, See Appendix "A" of the Greenhouse Gas Analysis (IS/MND Appendix G) for detailed model outputs.

Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding. (Urban Crossroads, 2013b, Table 3-2)

Significance of Project-Related Greenhouse Gas Emissions

Project-Related Emissions Impact Analysis

As shown in Table EA-7, direct and indirect construction and operational emissions associated with the Project would comprise approximately 2,343.31 MT CO₂e/yr, which is below the Riverside County/SCAQMD Interim screening threshold of significance for all land use projects of 3,000 MTCO₂e per year. Accordingly, and based on the interim guidance from the SCAQMD, the proposed Project would not result in GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Project impacts would therefore be less than significant and less than cumulatively considerable. (Urban Crossroads, 2013b, p. 30; SCAQMD, 2008)

Project Consistency with Applicable Plans, Policies, or Regulations

AB 32 is the State of California's primary GHG emissions regulation. The SCAQMD GHG significance threshold was designed to ensure compliance with AB 32 emissions reductions requirements in the South Coast Air Basin. Therefore, if a proposed project emits below the significance threshold it can

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be assumed to comply with AB 32 within the SCAQMD's jurisdiction. As the Project would emit less than 3,000.00 MTCO₂e/yr, the Project would not conflict with the state's ability to achieve the reduction targets defined in AB 32. The Project would also comply with a number of regulations that would further reduce GHG emissions, including the following regulations that are particularly applicable to the Project and that would assist in the reduction of GHG emissions (Urban Crossroads, 2013b, p. 31):

- Global Warming Solutions Act of 2006 (AB32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

As such, the Project would have a less-than-significant impact due to a conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. (Urban Crossroads, 2013b, pp. 30-31)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within	<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
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one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials; *Phase I Environmental Site Assessment*, GeoKinetics, May 22, 2013.

Findings of Fact:

a) The Project has the potential to create a significant hazard to the public or environment based on existing site conditions, construction of the proposed Project, and long-term operation. Each is discussed below.

Impact Analysis for Existing Conditions

An environmental site assessment was conducted for the property by GeoKinetics to assess existing conditions (refer to IS/MND Appendix H). Based on the results of this analysis, GeoKinetics determined that the proposed Project site does not contain any underground storage tanks (USTs) or above-ground storage tanks (ASTs). Additionally, based on information from environmental agencies, it was concluded that hazardous materials were never used, stored, or generated at the site. There are no existing structures, nor have any structures ever existed on-site, that have the potential for containing asbestos, lead based paints, or fluorescent light fixtures (which may contain PCBs). The site also was found to have acceptable levels of radon gas, typical of lands throughout Riverside County. (GeoKinetics, 2013, pp. 6-8)

A majority of the Project site has been used for dry land wheat production since the late 1800s. Dry land wheat production is not associated with the use of organic and inorganic pesticides. Accordingly, and based on the recommendations of the Phase I Environmental Site Assessment (IS/MND Appendix H), impacts due to the potential presence of pesticides in site soils would be less than significant. (GeoKinetics, 2013, p. 15)

There are no other existing site conditions that have the potential to create a significant hazard to the public or environment.

Impact Analysis for Project Construction Activities

Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during construction of the Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hazardous construction-related materials, including but not limited requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), South Coast Air Quality Management District (SCAQMD) and Santa Ana Regional Water Quality Control Board (RWQCB). Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction would be less than significant.

Impact Analysis for Long-Term Operational Activities

The Project site would be primarily developed with residential land uses and supporting recreational and open space land uses, which are land uses not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site. Pursuant to State law and local regulations, residents would be required to dispose of household hazardous waste (e.g., batteries, used oil, old paint) at a permitted household hazardous waste collection facility. Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. Long-term operation of the Project would not expose the public or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials and impacts would be less than significant.

b) Accidents involving hazardous materials that could pose a significant hazard to the public or the environment would be highly unlikely during the construction and long-term operation of the Project and are not reasonably foreseeable. As discussed above under Threshold 22.a), the transport, use and handling of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Upon buildout, the Project site would operate as a residential community, which is a land use type not typically associated with the transport, use, or disposal of hazardous materials that could be subject to upset or accident involving the release of hazardous materials into the environment. Accordingly, impacts associated with the accidental release of hazardous materials would be less than significant during both construction and long-term operation of the Project.

c) The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Under existing conditions, roadways that would access the site are not currently improved, including Yates Road at the southwestern Project boundary and Charlois Road southerly of Abelia Street. Thus, during near-term construction activities, Project implementation would have no impact on emergency evacuation routes as compared to the existing condition, as all nearby residents would continue to be afforded emergency evacuation routes via existing improved roadways. Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles via Yates Road, Charlois Road, and connecting on-site roadways as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur.

d) The proposed Project site is located immediately adjacent to and west of an existing K-8 school facility (Temecula Valley Charter School). No other schools are located or proposed within 0.25-mile of the Project site. The potential for the Project to emit or handle hazardous or acutely

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hazardous materials is addressed above under the response to Threshold 22.a). As noted, the site's existing conditions have no potential to expose nearby sensitive receptors to hazardous materials. Accordingly, impacts to the existing school facility located east of the site would be less than significant.

As also discussed under the response to Threshold 22.a), hazardous materials used during construction of the proposed Project is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), South Coast Air Quality Management District (SCAQMD), and Santa Ana Regional Water Quality Control Board (RWQCB). Due to mandatory compliance with these regulatory requirements by construction contractors, impacts due to hazardous materials generated during construction and that could affect the adjacent school site would be less than significant.

As further noted under the response to Threshold 22.a), long-term operation of the Project site would not involve the emission or handling of hazardous materials that could pose a significant hazard to people or the environment, including the school. As such, Project operation would result in a less-than-significant impact.

e) The proposed Project site and off-site improvement areas are not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (GeoKinetics, 2013, pp. 11-12). Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Figure S-19 (Airport Locations); GIS database (Riverside County, 2013); *Airport Land Use Commission (ALUC) Development Review*, Riverside County ALUC, July 15, 2013; *Airport Master Plan for French Valley Airport*, Riverside County ALUC, April 2009; *Riverside County Airport Land Use Compatibility Plan, Volume I*, Riverside County ALUC, October 14, 2004; *French Valley Airport Land Use Compatibility Plan*, Riverside County ALUC, October 2007.

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

a) The proposed Project site is located approximately 2.3 miles northeast of the French Valley Airport. The *Airport Master Plan for French Valley Airport* (April 2009) is the applicable Airport Master Plan for this facility. Exhibit 5A of the Airport Master Plan identifies the Master Plan Concept for the French Valley Airport. The nearest portion of the French Valley Airport property that is included in the Airport Master Plan occurs approximately 2.0 miles southwest of the Project site, and there are no facilities identified by the Airport Master Plan for lands extending beyond the airport property. There are no components of the Airport Master Plan that could be adversely affected by implementation of the proposed Project, nor are there any policies specified in the Airport Master Plan that would apply to the proposed Project site. Accordingly, implementation of the proposed Project would not result in an inconsistency with the Airport Master Plan for French Valley Airport, and no impact would occur.

b) The Project site is located approximately 2.3 miles northeast of the French Valley Airport. The French Valley Airport Land Use Compatibility Plan (ALUCP) incorporates a Compatibility Map (Map FV-1) that designates lands surrounding the airport facility as part of compatibility zones. The majority of the Project site (i.e., the southwestern portions) is located within Compatibility Zone E of the French Valley ALUCP, while the extreme northeast corner of the Project site is located outside the French Valley ALUCP Compatibility Zones (ALUC, 2007, Map FV-1). Because a majority of the proposed Project is located within Compatibility Zone E and thus, occurs within the Airport Influence Area for the French Valley Airport, the Project requires review by the Riverside County Airport Land Use Commission (ALUC).

The proposed Project was reviewed by the Riverside County ALUC on July 11, 2013, which determined that the proposed Project is consistent with the 2007 French Valley Airport Land Use Compatibility Plan (refer to IS/MND Appendix K), subject to compliance with certain conditions. Although the Project would be fully compatible with the French Valley Airport facility, the conditions of approval specified by the Riverside County ALUC in its consistency determination are incorporated herein as mitigation measures. Compliance with the mitigation measures/conditions of approval imposed on the Project by the Riverside County ALUC would ensure that the Project does not result in any potential conflicts with operations at the French Valley Airport, and also would ensure that future Project residents are not subject to hazards associated with airport operations. Accordingly, and with implementation of the required mitigation, impacts would be less than significant.

c) As indicated above under the discussion of Threshold 23.b), the proposed Project was reviewed by the Riverside County ALUC, which determined that the Project is fully consistent with the French Valley ALUCP subject to compliance with certain conditions of approval that have been imposed herein as mitigation measures. Compliance with the ALUC conditions of approval would ensure that future Project residents are not exposed to safety hazards associated with operation of the French Valley Airport. This finding is further supported by the policies established by the Riverside County ALUCP for lands located within Compatibility Zone E. As indicated in Table 2A of the 2004 Riverside County ALUCP, there are no density restrictions or restrictions to the number of persons per acre allowed within Compatibility Zone E, and the only prohibited uses within this zone are uses that would pose hazards to flight (ALUC, 2004, Table 2A). There are no components of the proposed Project that would pose hazards to flight. The Riverside County ALUCP also discourages spectator-oriented sports stadiums, amphitheaters, and concert halls within Zone E, and none of these uses are proposed by the Project. Finally, the Riverside County ALUCP indicates that airspace review would be required for objects within Zone E that are greater than 100 feet in height; however,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Project's proposed zoning designation of "One Family Dwellings (R-1)" specifies a maximum structural height of 40 feet, and future structures on-site would therefore not exceed 100 feet in height. Assuming adherence to the conditions of approval imposed on the Project by the Riverside County ALUC, implementation of the proposed Project would not result in a safety hazard for people residing or working in the area and impacts would be less than significant.

d) The Project site is not located within the vicinity of any private airports or heliports. Accordingly, implementation of the proposed Project has no potential to result in a safety hazard for people residing or working in the Project area associated with private airstrips and heliports. No impact would occur.

Mitigation:

M-HM-1 (Condition of Approval 60.Planning.028) Prior to issuance of grading, building, or occupancy permits, as appropriate, the Riverside County Building and Safety Department shall ensure compliance with or implementation of the following requirements of the Riverside County Airport Land Use Commission:

- a) All outdoor lighting proposed as part of the Project shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
- b) The following uses shall be prohibited:
 - i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator;
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport;
 - iii. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators; and
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- c) All potential purchasers and/or tenants of the proposed residences shall be provided a copy of the following notice:

"Notice of Airport in Vicinity: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are

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associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)"

- d) Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Monitoring:

M-HM-1 The Riverside County Building and Safety Department shall review implementing grading, building, and occupancy permit applications for compliance with the above-specified requirements of the Riverside County Airport Land Use Commission.

24. Hazardous Fire Area

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

Source: General Plan, Figure S-11 (Wildfire Susceptibility); Riverside County GIS (Riverside County, 2013).

Findings of Fact: According to Riverside County GIS data, the proposed Project site is not located within a "high fire area" (Riverside County, 2013). The nearest portion of Riverside County that is identified as occurring within a "high fire area" occurs approximately 1.25 miles east of the Project site and north of Lake Skinner. Additionally, the Project site is located adjacent to land uses that do not pose a high fire risk, including an existing school facility located east of the site, rural residential/agricultural support buildings located adjacent and to the west of the site, and areas north of the site that have been graded and are planned for development with urban residential uses as part of the Winchester 1800 Specific Plan. Additionally, the existing agricultural land to the south and southeast of the Project site is regularly tilled as part of on-going farming operations, which would reduce fire hazards associated with this property, and the land to the south and southeast is planned by the Riverside County General Plan for development with residential uses (Riverside County, 2003a). The only portion of the proposed Project site with a potential to expose future structures to fire risks occurs at the northwestern portion of the site, at the base of the existing hill form; however, the Project's landscape plan (IS/MND Figure 3-7) shows that the portions of the slope abutting future on-site residential uses would be fully landscaped and irrigated with fire resistant vegetation, which would reduce any potential wildland fire hazards associated with this hill form to a level below significant. Based on these considerations, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and impacts would be less than significant.

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
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input 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: *Tentative Tract 36437 Preliminary Hydrology Report*. MDS Consulting, November 25, 2013; *Preliminary Project Specific Water Quality Management Plan for Tract 36437*, MDS Consulting, August 16, 2012; *Eastern Municipal Water District 2010 Urban Water Management Plan*, Eastern Municipal Water District, June 2011.

Findings of Fact:

a) As proposed by TTM 36437, the Project site would be graded to facilitate the construction of 102 home sites and associated recreational land uses. As part of the Project's proposed grading plan, the western portions of the site would be lowered by up to 54 feet and the eastern and southern portions of the areas proposed for residential development would be raised by up to 18 feet. All drainage from the manufactured slope within Lot 'B,' as well as runoff from the residential portions of the development, would be collected within catch basins to be provided throughout the on-site street system and conveyed to a water quality/detention basin in Lot 103. Following treatment of the first flush flows, runoff collected in the water quality/detention basin would then be conveyed via a proposed 18" storm drain to be constructed approximately 3,000 feet southerly of the site via the Allegre Vista Road alignment and ultimately conveyed to the Benton Creek Channel. Additionally,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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runoff from the southern portions of proposed Charlois Road would be conveyed via a proposed water quality inlet to a proposed sand filter basin to be constructed within Lot 'A,' after which it would be discharged into Lot 'A' and allowed to sheet flow towards the southern property line, as occurs under existing conditions. The remaining drainage within Lot 'A,' including the existing drainage from the Charlois drainage channel that traverses Lot 'A,' would not be substantially altered as part of the Project. Although the Project would alter the existing drainage pattern of the site through grading to facilitate residential development, all runoff from the site and the southern portions of Charlois Road would be treated via water quality features (i.e., the water quality/detention basin in Lot 103 and the sand filter basin proposed at the southern terminus of Charlois Road). Based on the analysis presented in the Project's hydrology study (IS/MND Appendix F1), post-development runoff from the site would very slightly decrease during 10-year (24-hour duration) storm events (i.e., from 9.10 CFS under existing conditions to 8.94 CFS under post-development conditions), and would very slightly increase during 100-year (24-hour duration) storm events (i.e., from 16.78 CFS under existing conditions to 16.84 CFS under post-development conditions). Thus, runoff from the site under post-development conditions would not substantially increase such that erosion or siltation would increase on- or off-site. As such, following implementation of the Project, runoff from the site would not result in substantial erosion or siltation on- or off-site. Accordingly, impacts would be less than significant and no mitigation would be required.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB). Water quality information for the Santa Margarita River Watershed is contained in the San Diego RWQCB's Water Quality Control Plan for the San Diego Basin (as most recently amended on April 4, 2011). This document is herein incorporated by reference and is available for public review at the San Diego RWQCB office located at 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340.

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Margarita Watershed. Receiving waters for the property's drainage are the Benton Creek Channel, Murrieta Creek, and Santa Margarita River, and the Santa Margarita Lagoon, which discharges into the Pacific Ocean. The Benton Creek Channel is not impaired; the Warm Springs Creek is impaired by pathogens, metals, nutrients, and pesticides; the Murrieta Creek is impaired by pathogens, nutrients, metals, and toxicity; the Santa Margarita River is impaired by pathogens, nutrients, and toxicity; and the Santa Margarita Lagoon is impaired by nutrients. (MDS, 2012, p. 8)

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the San Diego RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the San Diego RWQCB's Water Quality Control Plan for the San Diego Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the San Diego Basin involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Post-Development Water Quality Impacts

Storm water pollutants commonly associated with the land uses proposed by the Project (i.e., residential, park, and open space) include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, bacteria and viruses, oil and grease, pesticides, and metals. Based on current receiving water impairments (303(d) List) and allowable discharge requirements (USEPA TMDL List), the Project's pollutants of concern are pathogens (bacteria and viruses) and nutrients/oxygen demanding substances (MDS, 2012, p. 9). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff (85th percentile) to a water quality/detention basin located on-site prior to discharging to the Benton Creek Channel via a proposed 18-inch storm drain. The water quality/detention basin has been sized to treat the first flush volumes from the residential portions of the site, as well as runoff from the slopes and existing runoff from the property to the north (refer to the Project's WQMP in IS/MND Appendix F2).

Furthermore, the Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's WQMP is included as IS/MND Appendix F2. The WQMP identifies structural controls (including the water quality/detention basin) and programmatic controls (including educational materials for property owners, activity restrictions, common area litter control, street sweeping, drainage facility and maintenance, etc.) to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, water quality impacts associated with post-development activities would be less than significant with mandatory WQMP compliance and no mitigation measures would be required.

c) No potable groundwater wells are proposed as part of the Project. The proposed Project would be served with potable water by the EMWD. Domestic water supplies from the EMWD are reliant on imported water from the Metropolitan Water District (MWD), recycled water, local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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groundwater production, and desalted groundwater (EMWD, 2011, p. 27). All municipal water entities that exceed their safe yield incur a groundwater replenishment obligation, which is used to recharge the groundwater basin with State Water Project Water. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. For more detailed information about domestic water supply refer to the Utilities and Service Systems discussion below under Issue 45.

Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, the Project's stormwater runoff is engineered to be conveyed through public street improvements and storm drains, which would discharge southerly to a proposed 18" storm drain, which would convey flows southerly to the Benton Creek Channel where groundwater recharge would continue to occur. Thus, with buildout of the Project, the local groundwater levels would not be significantly affected. Therefore, impacts to groundwater supplies and recharge would be less than significant, and mitigation would not be required.

d) On-site stormwater runoff associated with the Project is engineered to be conveyed through public street improvements and storm drains, which would discharge to the proposed water quality/detention basin in Lot 103 prior to being conveyed via a proposed 18" storm drain to the Benton Creek Channel, and thence to the Warm Springs Creek, Murrieta Creek, Santa Margarita River, Santa Margarita Lagoon, and ultimately to the Pacific Ocean. On-site storm drain lines, which are depicted on TTM 36437, would measure 18-inches in diameter. To meet NPDES requirements, the Project's storm drain system would route first flush flows from the residential portions of the site to the water quality/detention basin (within Lot 103) prior to discharge to the Benton Creek Channel. The existing natural drainage that traverses the southeastern corner of the site under existing conditions would be retained as part of the Project, while runoff from Charlois Road would be treated via a proposed sand filter basin prior to sheet flowing off-site near the southeastern Project boundary. The proposed water quality/detention basin and sand filter basin are designed to treat all of the first flush flows from the residential portions of the Project as well as runoff from Charlois Road.

With the improvements to be installed by the Project described above, the Project would not create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems. Additionally, with required adherence to a SWPPP and WQMP as discussed above under Threshold 25.b), the Project would not provide substantial additional sources of polluted runoff. Therefore, less-than-significant impacts would occur and mitigation is not required.

e & f) The proposed Project site is located within FEMA Flood Zone "C," which is defined as an "area of minimal flood hazard, usually depicted on [Flood Insurance Rate Maps] as above the 500-year flood level" (FEMA, 2013). Accordingly, the proposed Project would not place housing within a 100-year flood hazard area, nor would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impact would occur.

g) Mandatory compliance with the BMPs specified in the Project's WQMP (refer to Appendix F2) would ensure that the Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in the responses to Thresholds 25.a), 25.b), or 25.d). Accordingly, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The proposed water quality/detention basin in Lot 103 and the proposed sand filter basin in Lot 'A' are designed to treat runoff from the residential portions of the Project site and from proposed Charlois Road prior to discharging flows towards downstream areas. As such, these water quality BMPs would not result in the detention of water on-site for long periods of time such that vectors (e.g., mosquitoes) or odors could result. Furthermore, Mitigation Measure M-HM-1, identified above under Issue 22, requires that retention basins must be designed to drain within 48 hours, thereby precluding impacts associated with vectors. Impacts associated with the construction of the Project's BMPs are evaluated throughout this IS/MND, and where necessary, mitigation has been identified to address any impacts associated with their construction. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Figure S-9 (100- and 500-Year Flood Hazard Zones); SWAP Figure 10 (Southwest Area Plan Flood Hazards); GIS database (Riverside County, 2013); *Tentative Tract 36437 Preliminary Hydrology Report*, MDS Consulting, November 25, 2013; *Preliminary Project Specific Water Quality Management Plan for Tract 36437*, MDS Consulting, August 16, 2012.

Findings of Fact:

a) Based on the analysis presented in the Project's hydrology study (IS/MND Appendix F1), post-development runoff from the site would very slightly decrease during 10-year (24-hour duration) storm events (i.e., from 9.10 CFS under existing conditions to 8.94 CFS under post-development conditions), and would very slightly increase during 100-year (24-hour duration) storm events (i.e., from 16.78 CFS under existing conditions to 16.84 CFS under post-development conditions). Thus, runoff from the site under post-development conditions would not substantially increase such that flood hazards would be increased on- or off-site. Accordingly, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Under existing conditions, all runoff from the site is conveyed overland to the Charlois Channel and ultimately conveyed to the Benton Creek Channel. Due to the undeveloped nature of the Project site, a portion of the site's natural drainage likely infiltrates into the groundwater table. Under the Project, a majority of the Project site would be improved with residential and recreational land uses, which would substantially increase impervious conditions on-site. However, runoff from the site would be conveyed to the Benton Creek Channel, which is a soft-bottomed channel that would allow for infiltration into the groundwater table, thereby ensuring that the developed nature of the Project site does not substantially reduce the total amount of water that infiltrates into the groundwater basin. Additionally, and based on the analysis presented in the Project's hydrology study (IS/MND Appendix F1), post-development runoff from the site would very slightly decrease during 10-year (24-hour duration) storm events (i.e., from 9.10 CFS under existing conditions to 8.94 CFS under post-development conditions), and would very slightly increase during 100-year (24-hour duration) storm events (i.e., from 16.78 CFS under existing conditions to 16.84 CFS under post-development conditions). Accordingly, the Project would not result in a substantial change in the rate or amount of surface runoff, and would not substantially affect absorption rates within the groundwater basin, and impacts would therefore be less than significant.

c) According to Figure 10 from the SWAP (Southwest Area Plan Flood Hazards), the proposed Project site is not located within areas subject to dam inundation hazards associated with Lake Skinner. The Project site is located immediately north of the nearest area identified as being subject to dam inundation hazards. (Riverside County, 2003a, SWAP Figure 10) Additionally, as part of the Project's grading plan, residential portions of the site would be raised above existing grades, which would further protect the site from potential dam inundation hazards. There are no levees within the Project vicinity that could expose the Project site to flood hazards. Accordingly, no impact would occur.

d) Under existing conditions, all runoff from the site sheet flows towards the Benton Creek Channel, located approximately 3,000 feet southerly of the Project site. With buildout of the Project, runoff from the developed portions of the site would be conveyed to the on-site water quality/detention basin, and would discharge to a proposed 18" storm drain channel towards the Benton Creek Channel. The natural drainage course in the southeastern portion of the site would continue to convey water overland towards the Benton Creek Channel, as occurs under existing conditions. Similarly, runoff within the southern portions of Charlois Road would discharge via a proposed sand filter basin and would sheet flow towards the south, and ultimately would reach the Benton Creek Channel. Accordingly, because all runoff leaving the site under post-development conditions would continue to discharge to the Benton Creek Channel, as occurs under existing conditions, Project implementation would not result in any changes in the amount of surface water in any water body. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan; Riverside County GIS (Riverside County, 2013), Project Application Materials; Temecula General Plan, Figure LU-3 (Land Use Policy Map).

Findings of Fact:

a) Under existing conditions, the proposed Project site is used for dry land agricultural crop production. With implementation of the proposed Project and approval of the Project's change of zone, the site would be converted from agricultural to medium density residential land uses, along with recreational and open space land uses. Although the change from agricultural uses to residential uses represents a change to the site's existing land use, environmental impacts associated with such conversion have been evaluated throughout this IS/MND and mitigation measures have been imposed where necessary to reduce potentially significant impacts to a level below significance. Furthermore, the land uses and zoning designation proposed by the Project is consistent with the site's existing General Plan land use designation of "Medium Density Residential," thereby indicating that the Project would not result in an alteration to the planned land uses for the site. Accordingly, impacts would be less than significant.

b) The proposed Project site is located in unincorporated Riverside County, within the sphere of influence for the City of Temecula. According to Figure LU-3 of the Temecula General Plan, the Project site is pre-zoned for "Rural (0-0.2 du/ac)" land uses. Land uses shown on Figure LU-3 surrounding the Project site include "Low Medium (3-6 du/ac)" land uses to the west and north; "Open Space" to the west; "Public Institutional Facilities" to the east and southeast; "Very Low (0.2-0.4 du/ac)" land uses to the south; and "Rural (0-0.2 du/ac)" land uses to the southwest and west.

Although the Project would not be consistent with the site's pre-zoning designation of "Rural (0-0.2 du/ac)," the Project site abuts lands that are designated for "Low Medium (3-6 du/ac)" to the north. The 102 dwelling units on the 40.16-acre site proposed by the Project would result in a gross Project density of 2.5 du/ac, and would therefore serve as a transition between the "Low Medium" residential uses planned to the north and northwest of the Project site by the Temecula General Plan, and the "Very Low" and "Rural" residential uses planned to the south and southwest of the site. Additionally, development of the site with residential uses would not conflict with Temecula's pre-zoning of lands located to the east for "Public Institutional Facilities" because the residential development on-site would not result in a land use conflict with the existing school use located to the east. Furthermore, land uses proposed by the Project are fully consistent with the Riverside County General Plan Land Use Plan.

Accordingly, and based on the foregoing analysis, although the Project would result in a change to the site's planned land uses as shown in the Temecula General Plan, such impacts would be less than significant because the proposed change in land uses would not result in, induce, or require changes to surrounding planned land uses and would not result in land use compatibility conflicts. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site's existing or proposed

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

Source: General Plan Land Use Element, Staff review, GIS database (Riverside County, 2013), Riverside County Ord. 348

Findings of Fact:

a) Under existing conditions, the 40.16-acre site is zoned for "Residential Agriculture, 2½-acre minimum lot size (R-A-2½)." The 102 residential dwelling units proposed by the Project would not be consistent with this zoning designation. However, the Project also proposes a change of zone (CZ 07794) to change the site's zoning designation to "One Family Dwellings (R-1)," which would allow for development of the site with single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes. It should be noted that the R-1 zoning designation proposed by the Project is fully consistent with the site's General Plan and SWAP land use designation of "Medium Density Residential (MDR)," which allows for single-family residential development at densities ranging from 2.0 to 5.0 dwelling units per acre (du/ac) and lot sizes ranging from 5,500 to 20,000 s.f. in size. The Project's gross density is 2.5 du/ac. Accordingly, and assuming approval of CZ 07794, the Project would be fully consistent with the site's proposed zoning designation of R-1, and no impact would occur.

b) Zoning designations surrounding the proposed Project site include the following: "Specific Plan Zone (SP Zone)" to the north; SP Zone to the east and southeast; R-A-2½ to the south; and R-A-2½ and SP Zone to the west. Areas within SP Zone are identified for development with medium density residential and ancillary uses as part of the Winchester 1800 Specific Plan. The proposed Project, which proposes medium density residential uses on the 40.16-acre site, would be fully compatible with the planned medium density residential land uses within the Winchester 1800 Specific Plan, which are located immediately west and north of the site. Additionally, the Winchester 1800 Specific Plan designates the property located east of and adjacent to the Project site for a school site, and this school has since been constructed as the Temecula Valley Charter School. Residential uses planned as part of the Project would be fully compatible with this existing school use.

Lands to the south and southwest of the Project site are zoned R-A-2½, which allows for large-lot single family development on minimum 2.5-acre lot sizes, along with limited agricultural uses. The single-family homes proposed as part of the Project would be fully compatible with large-lot single family land uses. TTM 36437 proposes lot sizes ranging from 7,275 s.f. to 15,297 s.f. Although there is a potential for the Project to conflict with agricultural uses that could occur within the R-A-2½ zone, the proposed Project would be required to comply with Riverside County Ordinance No. 625.1. Ordinance No. 625.1 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Ordinance No. 625 requires

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notification to future residents at the time homes on-site are purchased that agricultural operations are on-going in the area and that such uses may not be the subject of nuisance complaints.

Mandatory compliance with Ordinance No. 625 would ensure that potential conflicts between proposed residential uses on-site and existing agricultural zoning located south and southwest of the Project site do not occur, thereby ensuring that impacts would be less than significant. No mitigation beyond mandatory compliance with Ordinance No. 625 would be required.

c) Existing land uses surrounding the Project site include undeveloped land to the north that has been graded in anticipation of future development of residential uses in association with the Winchester 1800 Specific Plan. To the east of the Project site is the Temecula Valley Charter School, which provides educational services for grades K-8. To the south and southeast of the Project site is undeveloped land that has been used for dry land agricultural production, with several rural residences located to the southwest of the site. To the west are open space, an agricultural support building, and several large-lot single family homes, beyond which is an existing medium density residential community.

As indicated above, the residential uses proposed as part of the Project would be fully compatible with existing and proposed residential uses within the Winchester 1800 Specific Plan to the west and north. Additionally, the proposed residential uses also would be fully compatible with the existing school use to the east of the site. As indicated under the discussion and analysis of Threshold 28.b), although the residential uses proposed as part of the Project have the potential to conflict with the existing agricultural uses to the south and east, mandatory compliance with Ordinance No. 625 would ensure that potential conflicts between proposed residential uses on-site and existing agricultural uses do not occur, thereby ensuring that impacts would be less than significant.

General Plan designations surrounding the proposed Project site include the following: MDR and "Open Space – Conservation (OS-C)" to the north; MDR and "Open Space – Recreation (OS-R)" to the east; "Rural Community – Very Low Density Residential (RC-VLDR)" and "Estate Density Residential (EDR)" to the south; and RC-VLDR and OS-C to the west. The residential land uses proposed as part of the Project would be fully consistent with the planned land uses in the surrounding area, as the majority of the surrounding area is planned for long-term development with residential development at varying densities. Land uses proposed as part of the Project also would not conflict with the OS-C land use designation to the west/northwest, as the Project proposes to preserve the northwestern corner of the site as open space.

Based on the foregoing analysis, the proposed Project would be compatible with existing and planned surrounding land uses, and impacts would be less than significant.

d) The proposed Project is located within the SWAP Highway 79 Policy Area. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Specifically, the following policies apply to projects located within the Highway 79 Policy Area:

- SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

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SWAP 9.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into 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% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

The proposed Project would have no potential to conflict with Policy SWAP 9.1, as this policy merely provides direction to County staff and decision-makers for the construction of transportation-related facilities and for the coordination with other local jurisdictions in the funding and construction of transportation infrastructure.

According to Appendix E to the General Plan (Buildout Assumptions & Methodologies), the General Plan traffic model assumed that all residential lands would develop at their mid-point density. The proposed Project site is designated for "Medium Density Residential (MDR)" uses, which has a midpoint density of 3.5 dwelling units per acre. Accordingly, the General Plan traffic model assumed that the 40.16-acre site would be developed with approximately 141 dwelling units. Thus, in order to achieve the traffic-reducing requirements specified by Policy SWAP 9.2, a maximum of 128 dwelling units could be constructed on-site. The Project proposes to develop the site with only 102 dwelling units, and therefore meets the requirement of Policy SWAP 9.2. As such, no impact would occur. (Riverside County, 2003a, Appendix E, p. 2)

The proposed Project also would not conflict with any other policies of the General Plan or the SWAP, as the land uses proposed by the Project are fully consistent with the site's existing land use designation of "Medium Density Residential." There are no components of the proposed Project that would conflict with any applicable policy of the General Plan or SWAP; accordingly, no impact would occur.

e) With exception of the existing school site located immediately adjacent to the Project's eastern boundary and the rural residential land uses located southwest of the site, the area immediately surrounding the Project site does not comprise an "established community." Although lands to the north and west of the Project site are planned for development with residential uses as part of the Winchester 1800 Specific Plan, this planned development does not comprise an "existing community," and implementation of residential uses on-site would not result in a physical division of this community because the residential uses on-site would effectively serve as an extension of the residential uses proposed within Winchester 1800. Moreover, with buildout of the Project's proposed residential uses, public access would be afforded via public roads to be constructed on-site and immediately adjacent to the site. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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MINERAL RESOURCES Would the project				
29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a 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: General Plan, Figure OS-5 (Mineral Resources)

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 Figure OS-5 of the Riverside County General Plan, the Project site and off-site impact areas are designated within Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA), MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as "Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." Furthermore, the Project site is not identified as an important mineral resource recovery site by the County 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. No impact would occur. (Riverside County, 2003a)

c & d) The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-3), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the proposed Project site. Accordingly, no impact would occur. (Riverside County, 2003a)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use

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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: General Plan, Figure S-19 (Airport Locations); Riverside County GIS (Riverside County, 2013); *Airport Land Use Commission (ALUC) Development Review*, Riverside County ALUC, July 15, 2013; *Riverside County Airport Land Use Compatibility Plan, Volume I*, Riverside County ALUC, October 14, 2004; *French Valley Airport Land Use Compatibility Plan*, Riverside County ALUC, October 2007.

Findings of Fact:

a) According to Map FV-3 of the 2007 Airport Land Use Compatibility Plan for the French Valley Airport, the Project site is located approximately 1.6 miles east of the nearest portion of the County that is affected by airport-related noise exceeding 55 dBA CNEL (ALUC, 2007, Map FV-3). As such, future residents of the proposed Project would not be exposed to excessive noise levels associated with airport operations. Accordingly, no impact would occur.

b) There are no private use airports or private airstrips located within the vicinity of the Project site (Riverside County, 2013). Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

Source: General Plan, Figure C-1 (Circulation Plan); Riverside County GIS (Riverside County, 2013), On-site Inspection

Findings of Fact: The proposed Project site is not located near any railroad tracks (Google Earth, 2013) and no aspect of the proposed Project involves railroad use or rail transport. Accordingly, no railroad-related noise impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

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Source: On-site Inspection, Project Application Materials; Riverside County GIS (Riverside County, 2013).

Findings of Fact: The nearest highway to the proposed Project site is Highway 79/Winchester Road, located approximately 0.9-mile northwest of the site. Due to intervening development and topography, vehicular traffic along Highway 79/Winchester Road would not expose future on-site residents to noise levels in excess of the County General Plan standards and no impact would occur. Please refer also to Threshold 34.c) below for a discussion of the Project's potential to expose future Project residents to excessive noise levels associated with nearby roadways, and for a discussion of the Project's potential to create or contribute to substantial vehicular-related noise in off-site locations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, Riverside County GIS (Riverside County, 2013).

Findings of Fact: There are no other known sources of noise within the Project vicinity that could expose future Project residents to noise levels above the County General Plan standards. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, *Tentative Tract Map No. 36437 Preliminary Noise Study*, Urban Crossroads, Inc., September 27, 2013.

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 consists of a proposed residential community. Residential uses are not typically associated with a substantial permanent increase in ambient noise levels above pre-existing levels. As discussed below under Threshold 34.c), the only potential for the Project to create a substantial permanent increase in ambient noise levels is the result of future traffic generated by the proposed Project that has the potential to cause or contribute to elevated traffic-related noise volumes at off-site locations. The analysis presented under Threshold 34.c) concludes that the Project's incremental noise contributions to study area roadways would be considered "barely perceptible" (i.e., less than 3.0 dBA CNEL). Refer the analysis under Threshold 34.c) for more information. As it concludes, off-site transportation-related noise impacts would be less than significant and mitigation is not required.

b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during construction activities, as long-term operation of the Project as a residential community would not result in the generation of any measurable temporary or periodic noise increases.

Riverside County Ordinance 847 (Regulating Noise) exempts construction noise impacts provided that the construction activities do not occur between the hours of six p.m. to six a.m. during the month of June through September, and between the hours of six p.m. and seven a.m. during the months of October through May. The County of Riverside does not specify exterior noise level limits for construction related noise impacts.

Noise sensitive receptors are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. Noise-sensitive receptors typically include residences, hospitals, schools, libraries and certain types of passive recreational uses. Four nearby sensitive receptor locations were identified to assess the off-site construction noise level impacts. Noise sensitive receptors R1, R2, R3 and R4 describe the following locations:

- R1: The Temecula Valley Charter School located approximately 200 feet east of the project boundaries from the nearest classroom.
- R2: The neighboring residential homes located approximately 70 feet west of the project boundaries
- R3: Noise sensitive residential receptors located near the northwest corner of the project boundaries.
- R4: The vacant residential lots located north of the project site approximately 40 feet from the project boundaries.

The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g. nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. During construction, all of the long-term construction equipment (generators, compressors, pumps) staging activities would be located in areas that would create the greatest distance between construction-related noise sources and the noise sensitive receptors (as required by Mitigation Measure M-N-1). It is expected that the Project construction activities would consist primarily of short-term mobile equipment.

Tables 9-2 to 9-6 of the Project's Noise Impact Analysis (IS/MND Appendix I) present the construction noise levels for each phase of construction. The construction noise analysis indicates that the unmitigated Project construction noise levels are expected to range from 77.0 to 87.1 dBA Leq at a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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distance of 50 feet. Although impacts during construction are evaluated as less than significant due to mandatory compliance with the County's Noise Ordinance timing requirements for construction activities, mitigation measures are nonetheless recommended to help reduce near-term construction impacts to the greatest feasible extent.

The analysis shows that the highest construction noise level impacts will occur during the grading construction activities prior to installation of the recommended perimeter wall (refer to Mitigation Measure M-N-3). As shown on Table 9-7 of the Project's Noise Impact Analysis (IS/MND Appendix I), the peak short-term mobile construction noise levels at the nearby receptor locations are expected to range from 61.7 to 89.0 dBA Leq. While the recommended 5-foot high perimeter sound wall would benefit some of the noise receptor locations during the building, paving and architectural coating phases of construction, the recommended sound wall will not provide any noise attenuation for the site preparation or grading phases of construction. The construction noise analysis includes an estimated 5 dBA Leq noise level reduction during the building, paving and architectural coating phases of construction to account for the recommended 5-foot high perimeter sound wall at Lots 1 through 8 and 99 through 102 facing Charlois Road on the eastern project boundary; Lots 8, 9, 35 and 36 facing the northern project boundary; and, Lots 84 and 91 facing the Alegre Vista Road on the western project boundary. The construction of the recommended 5-foot high perimeter soundwall after grading will provide a "readily perceptible" 5 dBA Leq noise level reduction for the building, paving and architectural coating phases of construction.

To maximize the distance between construction-related noise sources and the noise sensitive receptors, the construction equipment staging shall be concentrated in the southeastern corner of the site, or along the southern property boundary in the eastern portion of the site, as required by Mitigation Measure M-N-1. Locating the long-term stationary construction noise in the southeastern portion of the site substantially lowers the expected noise receptor hourly noise levels. As shown on Table 9-8 of the Project's Noise Impact Analysis (IS/MND Appendix I), the expected long-term stationary construction noise levels are expected to range from 55.0 to 62.3 dBA Leq.

When compared with the short-term mobile construction noise analysis, the location of the long-term stationary construction away from nearby sensitive receptors (as required by Mitigation Measure M-N-1) is expected to reduce the noise levels at the noise receptor location by 6.7 to 26.7 dBA Leq as shown on Table 9-9 of the Project's Noise Impact Analysis (IS/MND Appendix I).

In addition, construction of the proposed Project would require the construction of a 18-inch storm drain within the alignment of Alegre Vista Road to a distance approximately 3,000 feet southerly of the Project site. Construction of this off-site storm drain would result in construction noise affecting sensitive receptors (i.e., residences) along the proposed alignment. However, construction-related noise is explicitly exempt from the noise limit requirements of County Ordinance 847. Moreover, construction of the off-site storm drain would require compliance with Mitigation Measures M-N-1, which would serve to reduce noise levels to the maximum practical extent and also would ensure compliance with the timing restrictions specified in County Ordinance 847. Accordingly, off-site construction activities associated with the proposed Project would be less than significant, assuming compliance with Mitigation Measure M-N-1.

Based on the five (5) phases of construction related noise impacts, the noise impacts associated with the proposed Project are expected to temporarily expose nearby sensitive receptors to high levels of noise; however, construction noise is temporary, intermittent and of short duration, and would not present any long-term impacts. Accordingly, and assuming implementation of Mitigation Measures M-

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N-1 through M-N-3, near-term construction-related noise would represent a less-than-significant impact because construction-related noise is explicitly exempt from the noise limit requirements of County Ordinance 847, and because mitigation measures are identified to reduce construction-related noise levels to the maximum feasible extent.

c) The proposed Project has the potential to expose nearby sensitive receptors to noise levels in excess of the County standard. Sensitive receptors within the immediate vicinity of the Project site include existing residential uses to the west and southwest; future residential land uses to the north within the Winchester 1800 Specific Plan, and the Temecula Valley Charter School to the east, while additional sensitive receptors may be located along study area roadway segments that would experience increased traffic levels as a result of the Project. Riverside County Ordinance No. 847 establishes the County's noise standard, and establishes a maximum decibel level for residential and school uses during the daytime hours (7:00 A.M. to 10:00 P.M.) as 55 dBA and during the nighttime hours (10:00 P.M. to 7:00 A.M.) as 45 dBA. The Project has the potential to result in noise levels in excess of the County's standard during Project construction activities, under long-term conditions due to the potential exposure of future on-site residents to traffic-related noise from nearby streets, and under long-term conditions due to the potential for Project-related traffic to create or contribute to noise levels along off-site streets. Each of these conditions is discussed below.

Near-Term Construction-Related Noise

As noted in the discussion and analysis of Threshold 34.b), above, and assuming compliance with Mitigation Measures M-N-1 through M-N-3, near-term construction activities at the proposed Project site would not conflict with the noise standards established in the County's Noise Ordinance, and impacts would be less than significant.

On-Site Traffic-Related Noise Impacts

A Noise Impact Analysis technical report (IS/MND Appendix I) was prepared to evaluate the Project's potential to expose future on-site residents to noise levels exceeding the County's interior and exterior noise standards. For noise-sensitive uses, such as schools and single-family homes, the Riverside County General Plan indicates that exterior noise levels should remain below 65 dBA CNEL, while interior noise levels should remain below 45 dBA CNEL. (Riverside County, 2003a, pp. N-6 and N-18)

In order to evaluate future noise levels impacting the Project site, roadway noise levels from vehicular traffic were projected using a computer program that replicates the Federal Highway Administration (FHWA) Traffic Noise Prediction Model- FHWA-RD-77-108 (the "FHWA Model"). The FHWA Model arrives at a predicted noise level through a series of adjustments to the Reference Energy Mean Emission Level (REMEL). Adjustments are then made to the REMEL to account for: the roadway classification (e.g., collector, secondary, major or arterial), the roadway active width (i.e., the distance between the center of the outermost travel lanes on each side of the roadway), the total average daily traffic (ADT), the travel speed, the percentages of automobiles, medium trucks, and heavy trucks in the traffic volume, the roadway grade, the angle of view (e.g., whether the roadway view is blocked), the site conditions ("hard" or "soft" relates to the absorption of the ground, pavement, or landscaping), and the percentage of total ADT which flows each hour throughout a 24-hour period. (Urban Crossroads, 2013c, p. 15) Refer to Section 6.0 of the Project-specific Noise Impact Analysis (IS/MND Appendix I) for a description of the various inputs used in the modeling of future on-site noise levels.

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The primary source of noise impacts to the Project site would be traffic noise from Charlois Road. The Project would also experience some background traffic noise impacts from the Project's internal roads, however, based on the distance of other roads, topography and low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment. (Urban Crossroads, 2013c, pp. 1-2)

Exterior Noise Levels

Using the FHWA traffic noise prediction model, the expected noise levels for on-site residential lots were calculated. The future traffic noise calculations are included in Appendix 6.1 to the Project's Noise Impact Analysis (IS/MND Appendix I). Table EA-8, *Future On-Site Exterior Noise Levels*, presents a summary of future exterior noise level impacts. Based on the FHWA traffic noise prediction model, the future unmitigated exterior noise levels for the lots analyzed would range from 67.7 to 67.8 dBA CNEL along Charlois Road. The unmitigated exterior noise levels are expected to exceed the County of Riverside 65 dBA CNEL exterior noise level standards for lots backing onto Charlois Road. This is a significant impact for which mitigation, in the form of noise barrier construction along the Project's frontage with Charlois Road, will be required. (Urban Crossroads, 2013c, p. 31)

Table EA-8 Future On-Site Exterior Noise Levels

Lot	Roadway	Unmitigated Noise Level (dBA CNEL)	Mitigated Noise Level (dBA CNEL)	Barrier Height (Feet)	Top Of Barrier Elevation (Feet)
2	Charlois Road	67.8	63.6	5.0	1423.2
5	Charlois Road	67.8	63.4	5.0	1420.2
8	Charlois Road	67.7	63.0	5.0	1418.2
10	Charlois Road	67.7	62.6	5.0	1417.0
12	Charlois Road	67.7	57.2	5.0	1419.0

(Urban Crossroads, 2013c, Table 8-1)

To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards, the construction of a 5.0-foot high noise barrier is required along Charlois Road. Table EA-8 presents the predicted future exterior noise levels with the respective recommended noise barrier. With the recommended noise barrier, the mitigated exterior noise levels would range from 57.2 to 63.6 dBA CNEL. This noise analysis shows that the construction of the 5.0-foot high noise barrier will satisfy the County of Riverside 65 dBA CNEL exterior noise level standards. Thus, with construction of the 5.0-foot high noise barrier as required by Mitigation Measure M-N-3, impacts to future on-site residents due to an exceedance of the County's exterior noise level standard would be reduced to a level below significance. (Urban Crossroads, 2013c, p. 31)

Interior Noise Levels

To ensure that interior noise levels of proposed residential homes comply with the County of Riverside 45 dBA CNEL interior noise standards, future noise levels were calculated at the first and second floor building facades.

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction of the structure. Typical building construction provides a noise reduction of approximately 12 dBA with "windows open" and a minimum 25 dBA noise reduction with "windows closed." However, sound leaks, cracks and openings within the window assembly can

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greatly diminish its effectiveness in reducing noise. Several methods are used to improve interior noise reduction, including: (1) weather-stripped solid core exterior doors; (2) upgraded dual glazed windows; (3) mechanical ventilation/air conditioning; and (4) exterior wall/roof assemblies free of cut outs or openings. (Urban Crossroads, 2013c, pp. 21-22)

Table EA-9, *First Floor Interior Noise Impacts*, and Table EA-10, *Second Floor Interior Noise Impacts*, show that the future first and second floor interior noise levels at the façade are estimated to range from 57.6 to 66.7 dBA CNEL for homes adjacent to Charlois Road. In order to meet the County of Riverside 45 dBA CNEL interior noise level standard, an interior noise level reduction ranging from 12.6 to 21.7 dBA CNEL is needed. To provide the necessary interior noise level reduction, Table EA-9 and Table EA-10 indicates that all homes will require a windows closed condition. This is a significant impact for which mitigation would be required. (Urban Crossroads, 2013c, p. 31)

Table EA-9 First Floor Interior Noise Impacts

Lot	Roadway	Noise Level At Façade	Interior Noise Level For Windows		Required Interior Noise Reduction
			Open ²	Closed ³	
2	Charlois Road	62.3	50.3	37.3	17.3
5	Charlois Road	62.0	50.0	37.0	17.0
8	Charlois Road	61.6	49.6	36.6	16.6
10	Charlois Road	61.5	49.5	36.5	16.5
12	Charlois Road	57.6	45.6	32.6	12.6

Notes:

All values shown in Table EA-9 are dBA CNEL.

1. Includes the noise attenuation provided by the barrier as shown on Table EA-8.
2. A minimum of 12 dBA noise reduction is assumed with a windows open condition.
3. A minimum of 25 dBA noise reduction is assumed with a windows closed and typical dual-glazed windows with a minimum STC (Sound Transmission Class) rating of 26.

(Urban Crossroads, 2013c, Table 8-2)

The interior noise analysis shows that windows with a minimum STC rating of 26 would satisfy the County of Riverside 45 dBA CNEL interior noise level standard for first and second floor windows on Lots 1-8 and 99-102 facing Charlois Road. With implementation of Mitigation Measure M-N-4, the proposed Project is expected to meet the County of Riverside 45 dBA CNEL interior noise level standard for residential development. Thus, implementation of Mitigation Measure M-N-4 would reduce the Project's impacts due to interior noise levels to a level below significance. (Urban Crossroads, 2013c, p. 31)

As required by Mitigation Measure M-N-5, a final noise study shall be prepared prior to obtaining building permits for Lots 1-8 and 99-102 to confirm that the noise mitigation measures are effective to meet the 45 dBA CNEL interior noise standard. This final noise study will finalize the mitigation measures recommended in the preliminary noise study using the precise grading plan and actual building design specifications, and suggest additional measures if needed to insure that the 45 dBA CNEL interior noise standard is met. Implementation of Mitigation Measure M-N-5 would further ensure that interior noise levels at Project buildout are reduced to below 45 dBA CNEL, and would ensure that impacts remain at a level below significance.

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

Table EA-10 Second Floor Interior Noise Impacts

Lot	Roadway	Noise Level At Façade	Interior Noise Level For Windows		Required Interior Noise Reduction
			Open ²	Closed ³	
2	Charlois Road	66.7	54.7	41.7	21.7
5	Charlois Road	66.7	54.7	41.7	21.7
8	Charlois Road	66.6	54.6	41.6	21.6
10	Charlois Road	66.6	54.6	41.6	21.6
12	Charlois Road	66.7	54.7	41.7	21.7

Notes:

All values shown in Table EA-10 are dBA CNEL.

1. Includes the noise attenuation provided by the barrier as shown on Table EA-8.
2. A minimum of 12 dBA noise reduction is assumed with a windows open condition.
3. A minimum of 25 dBA noise reduction is assumed with a windows closed and typical dual-glazed windows with a minimum STC (Sound Transmission Class) rating of 26.

(Urban Crossroads, 2013c, Table 8-3)

Off-Site Project-Related Traffic Noise Impacts

Traffic associated with future operations of the proposed Project could potentially cause off-site noise impacts to off-site noise-sensitive uses located adjacent to road corridors. To assess the off-site traffic-related noise level impacts associated with the Project, the CNEL levels at a distance of 100 feet from the traffic study area roadway segments were developed for Existing and Year 2014 conditions. The off-site noise contours do not account for background noise associated with non-transportation stationary noise sources. (Urban Crossroads, 2013c, p. 23)

To quantify the Project's traffic noise effects on off-site areas, the changes in traffic noise levels on nine roadway segments surrounding the proposed Project site were estimated based on the changes in the average daily traffic volumes. The off-site noise contours were used to assess the Project's incremental off-site traffic-related noise impacts. Noise contours represent the distance to noise levels of a constant value and are measured from the center of the roadway for the 70, 65, 60 and 55 dBA noise levels. (Urban Crossroads, 2013c, p. 23)

The noise contours do not take into account the effect of any existing noise barriers or topography that may affect ambient noise levels. Tables 7-1 and 7-2 of the Noise Impact Analysis (IS/MND Appendix I) present the existing without and with Project noise level contour boundaries Tables 7-3 and 7-4 of the Project's Noise Study (IS/MND Appendix I) present the Year 2014 without and with Project noise contours. The off-site FHWA model printouts are included in Appendix 7.1 to the Noise Impact Analysis (IS/MND Appendix I). (Urban Crossroads, 2013c, p. 23)

A significant direct off-site traffic noise impact would occur if the Project were to create a noise level increase in the area adjacent to the roadway segment greater than 3 dBA and the resulting noise level increased above the 65 dBA CNEL exterior noise standard for residential and school uses. A cumulatively significant impact would result if the Project were to contribute more than 3 dBA to any roadway segment that already exposes nearby sensitive receptors to noise levels in excess of 65 dBA CNEL. As shown on Table EA-11, *Existing Off-Site Project-Related Traffic Noise Impacts*, for existing conditions, the Project would increase the off-site traffic noise levels from 0.0 to 2.4 dBA CNEL on the off-site roadway segments. Table EA-12, *Year 2014 Off-Site Project-Related Traffic Noise Impacts*,

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

indicates that for Year 2014 conditions, the Project would increase the off-site traffic noise levels from 0.0 to 1.1 dBA CNEL. (Urban Crossroads, 2013c, p. 23)

Table EA-11 Existing Off-Site Project-Related Traffic Noise Impacts

ID	Road	Segment	CNEL at 100 Feet (dBA)			Potential Significant Impact? ¹
			No Project	With Project	Project Addition	
1	Winchester Rd.	North of Abelia St.	67.3	67.6	0.3	No
2	Winchester Rd.	South of Abelia St.	67.7	67.9	0.2	No
3	Washington St.	North of Abelia St.	60.5	60.8	0.2	No
4	Washington St.	South of Abelia St.	61.0	61.3	0.3	No
5	Abelia St.	West of Winchester Rd.	52.1	52.1	0.0	No
6	Abelia St.	East of Winchester Rd.	56.4	57.2	0.9	No
7	Abelia St.	West of Charlois Rd.	51.1	53.5	2.4	No
8	Abelia St.	East of Charlois Rd.	51.1	52.5	1.4	No
9	Abelia St.	West of Washington St.	52.8	53.8	1.0	No

1. A significant impact occurs when the noise level exceeds 65 dBA CNEL and the project generates a noise level increase of greater than 3.0 dBA.
(Urban Crossroads, 2013c, Table 7-5)

Table EA-12 Year 2014 Off-Site Project-Related Traffic Noise Impacts

ID	Road	Segment	CNEL at 100 Feet (dBA)			Potential Significant Impact? ¹
			No Project	With Project	Project Addition	
1	Winchester Rd.	North of Abelia St.	68.6	68.7	0.1	No
2	Winchester Rd.	South of Abelia St.	68.9	68.9	0.0	No
3	Washington St.	North of Abelia St.	61.8	61.8	0.1	No
4	Washington St.	South of Abelia St.	62.5	62.6	0.1	No
5	Abelia St.	West of Winchester Rd.	52.8	52.8	0.0	No
6	Abelia St.	East of Winchester Rd.	58.6	59.0	0.5	No
7	Abelia St.	West of Charlois Rd.	54.6	55.7	1.1	No
8	Abelia St.	East of Charlois Rd.	54.6	55.3	0.7	No
9	Abelia St.	West of Washington St.	55.3	55.9	0.6	No

1. A significant impact occurs when the noise level exceeds 65 dBA CNEL and the project generates a noise level increase of greater than 3.0 dBA.
(Urban Crossroads, 2013c, Table 7-6)

Based on the traffic noise analysis significance threshold of 3 dBA for all project-related traffic noise level increases where the resulting noise levels would be in excess of 65 dBA, no significant off-site traffic noise impacts would be created by the Project. Therefore, the proposed Project would not create a substantial permanent increase in traffic-related noise levels or expose persons to noise levels in excess of the exterior noise level standards established by the County of Riverside, and the Project's traffic-related noise effects to sensitive receptors located off-site would be less than significant.

d) Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site. The Project would not generate ground-borne vibration or ground-borne noise, except, potentially, during the construction phase from the use of heavy construction equipment. According to California Department of Transportation's Transportation and Construction-Induced

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Vibration Guidance Manual, ground-borne vibration from heavy construction equipment does not create vibration amplitudes that could cause structural damage, when measured at a distance of 10 feet (California DOT, 2004, Tables 13 and 18). The nearest existing off-site structures, located immediately west of the southwestern site boundary and at various locations adjacent to the off-site 60-inch storm drain alignment, are located over 50 feet from the nearest point of construction activities and would not be exposed to substantial ground-borne vibration due to the operation of heavy construction equipment on the Project site. Furthermore, the Project is not expected to employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. As such, impacts from ground-borne vibration and noise during near-term construction would be less than significant.

There are no conditions associated with the long-term operation of the proposed Project that would result in the exposure of on- or off-site sensitive receptors to excessive ground-borne vibration or noise. The proposed Project would develop the subject property with residential uses and supporting recreational and open space land uses, and would not include nor require equipment, facilities, or activities that would generate ground-borne vibration or ground-borne noise. In addition, the Project site is not located in the vicinity of a railroad line or any other use associated with ground-borne vibration or ground-borne noise; therefore, the Project would not expose future on-site residents or any off-site sensitive receptors to substantial ground-borne vibration or noise. Accordingly, under long-term operation, the Project would not expose on- or off-site sensitive receptors to substantial ground-borne vibration or ground-borne noise. Impacts are less than significant.

Mitigation:

Mitigation for Construction Noise Impacts:

Although construction-related noise impacts were determined to be less than significant, the following mitigation measures are recommended to minimize the potential short-term construction noise that could affect nearby sensitive receptors.

M-N-1 (Condition of Approval 60.Planning.029) Prior to grading and building permit issuance, the County shall verify that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County or its designee to confirm compliance. These notes also shall be specified in bid documents issued to perspective construction contractors:

- During construction activities, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
- The construction contractor shall place all stationary construction equipment staging areas in locations in the southeastern portion of the site or along the southern site boundary in the eastern portion of the site in order to provide a maximum distance from nearby sensitive receptors (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- All stationary construction equipment shall be placed so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities).
- All construction activities and haul truck deliveries shall be prohibited between the hours of six p.m. to six a.m. during the months of June through September, and between the hours of six p.m. and seven a.m. during the months of October through May.

M-N-2 (Condition of Approval 60.Planning.030) Prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. A requirement to comply with the Construction Haul Route Exhibit shall be noted on all grading and building plans and also shall be specified in bid documents issued to perspective construction contractors.

M-N-3 (Condition of Approval 80.Planning.021) Following completion of mass grading activities, and prior to issuance of any building permits, walls shall be constructed in the following locations in order to reduce construction-related noise effects to nearby sensitive receptors:

- Lots 1 through 8 and 99 through 102 facing Charlois Road on the eastern project boundary: construct a minimum 5-foot noise barrier (wall) along the boundary with Charlois Road;
- Lots 8, 9, 35 and 36 facing the northern project boundary: construct a minimum 5-foot m noise barrier (wall) along the northern Project boundary; and
- Lots 84 and 91 facing the Alegre Vista Road on the western project boundary: construct a minimum 5-foot noise barrier (wall).

All required noise barriers may be constructed using masonry block materials. The recommended barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) shall be filled with grout, caulking, or like material.

Mitigation for Operational Noise Impacts:

M-N-4 (Condition of Approval 90.Planning.013) Prior to issuance of building permits for Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437, the Riverside County Building and Safety Department shall ensure that homes on Lots 1 through 8 and 99 through 102 have been provided with a “windows closed condition” through the provision of mechanical ventilation (e.g., air conditioning), in combination with standard building construction that includes dual-glazed windows. Specific window recommendations shall be as specified by the Final Noise Study required pursuant to Mitigation Measure M-N-5 once final architectural plans are available and detailed interior noise reduction calculations can be performed based on actual building assembly details. In order to meet the County of Riverside 45 dBA CNEL interior noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standard, the following conditions are anticipated to be required, subject to confirmation by the Final Noise Study required pursuant to Mitigation Measure M-N-6:

- Provide a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning) for Lots 1 through 8 and 99 through 102, facing Charlois Road;
- Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2x4 studs or greater, 16" on center with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
- Provide roof / ceiling building system utilizing minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

M-N-5 (Condition of Approval 80.Planning.019) Prior to issuance of building permits for Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437, the Project Applicant shall prepare a Final Noise Study to confirm that the noise attenuation measures specified in Mitigation Measure M-N-4 would achieve the County's 45 dBA CNEL interior noise standard. The Final Noise Study shall finalize the mitigation measures identified in Mitigation Measure M-N-4 using the precise grading plans and actual building design specifications, and shall identify additional mitigation if needed to ensure that the 45 dBA CNEL interior noise standard is met. The Final Noise Study shall be subject to review and approval by the Riverside County Department of Environmental Health, Office of Industrial Hygiene. Prior to the issuance of occupancy permits for Lots 1 through 8 and 99 through 102, the Riverside County Building and Safety Department shall verify that all noise attenuation measures specified in the Final Noise Study have been constructed.

Monitoring:

Monitoring for Construction Noise Impacts:

M-N-1 Prior to grading and building permit issuance, the County Department of Building and Safety shall review grading and building plans for the required notes. The Project Applicant shall ensure that the required notes are included in all construction bid documents. Construction contractors shall be required to abide by the notes listed on the grading and/or building plans, and shall permit periodic inspection by Riverside County or its designee.

M-N-2 The Project Applicant shall prepare a Construction Haul Route Exhibit, which shall be reviewed by the Riverside County Planning Department to ensure that the proposed haul route location minimizes passage by noise-sensitive land uses. Prior to the issuance of grading or building permits, Riverside County Building and Safety Department shall review grading and building plans to ensure a note is included specifying the required haul route location(s), per the approved exhibit from the Riverside County Planning Department. The Project Applicant shall ensure that all construction bid documents include the approved Construction Haul Route Exhibit.

M-N-3 The Project Applicant shall be responsible for ensuring construction of the required noise barriers. The Riverside County Building and Safety Department shall ensure that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the required noise barriers have been constructed to the standards Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437.

Monitoring for Operational Noise Impacts:

M-N-4 The Riverside County Building and Safety Department shall review future applications for building permits to ensure that homes within Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437 have been provided with a “windows closed condition” and that the other elements specified in Mitigation Measure M-N-4 are required by the proposed building permits, where applicable. The Riverside County Building and Safety Department also shall ensure that all required noise attenuation measures have been constructed prior to the issuance of occupancy permits.

M-N-5 The Project Applicant shall be responsible for preparing a Final Noise Study as part of future building permit applications. The Final Noise Study shall be subject to review and approval by the Riverside County Department of Environmental Health, Office of Industrial Hygiene prior to the issuance of building permits. Additionally, the Riverside County Building and Safety Department shall ensure that the required interior noise mitigation features, as specified in the Final Noise Study, have been constructed prior to the issuance of occupancy permits for Lots 1 through 8 and 99 through 102 of Tentative Tract Map No. 36437.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Riverside County GIS (Riverside County, 2013), General Plan, General Plan Housing Element

Findings of Fact:

a & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by a substantial number of people. The Project proposed to develop the site with 102 single family homes,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which would provide for new housing opportunities within the County. Therefore, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. Accordingly, no impact would occur.

b) The Project is a proposed residential community and would provide for 102 new homes providing housing for between 326 to 375 residents, based on the population generation standards specified in the Valley-Wide Recreation & Park District Master Plan (VWRPD, 2010, Table 14). The Project would provide for new housing opportunities on the site, which would help meet the current population growth trends in western Riverside County. The residential dwelling units proposed as part of the Project would not result in an increased demand for affordable housing. Therefore, the proposed Project would not create a demand for additional housing, including housing affordable to households earning 80% or less of the County's median income, and no impact would occur.

d) According to Riverside County GIS, the proposed Project site and off-site impact areas are not located within or adjacent to any County Redevelopment Project Areas (Riverside County, 2013). Accordingly, the Project has no potential to affect a County Redevelopment Project Area, and no impact would occur.

e) Under existing conditions, the proposed Project site is designated by the Riverside County General Plan for "Medium Density Residential (2-5 du/ac)" land uses. The 102 single-family homes proposed as part of the Project would result in a gross Project density of 2.5 du/ac; accordingly, the residential uses would be consistent with the site's existing General Plan land use designation. Since regional and local population projections rely, in part, on land uses proposed as part of the County's General Plan, and since the proposed Project would be consistent with the site's existing General Plan land use designation, the 326 to 375 new residents that would be generated by the Project would not exceed the regional or local population projections for the site. As such, the proposed Project would not cumulatively exceed official regional or local population projections, and no impact would occur.

f) The proposed Project would develop the subject property with 102 residential homes. At full build-out, the Project is estimated to provide housing for between 326 to 375 residents, based on the population generation standards specified in the Valley-Wide Recreation & Park District Master Plan (VWRPD, 2010, Table 14).

It is unlikely that the Project could induce off-site population growth because the Project site is surrounded by existing development and/or developments that are currently under construction on three sides. Additionally, none of the improvements planned as part of the Project (e.g., improvements to Yates Road and Charlois Road) would remove impediments to growth such that the adjacent, largely undeveloped properties to the south and east would be induced to convert to urban uses. Furthermore, all lands surrounding the Project site are planned by the Riverside County General Plan for development with residential uses at various densities (with exception of the open space area located off-site and adjacent to the northwest corner of the site), and it is unlikely that development of the Project site with residential uses would induce these nearby properties to be developed in accordance with their existing General Plan land use designations because there are no regional improvements proposed by the Project that would remove obstacles to development, such as the construction of a regional sewer line. Although the Project proposes to construct a new 18-inch storm drain off-site, this facility would not remove any obstacles to development of surrounding parcels because the improvement is primarily intended to address existing flows that traverse the site,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and other surrounding properties are not precluded from developing due to the lack of this improvement.

Under CEQA, direct population growth by a project is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities, or if it can be demonstrated that the potential growth results in a physical adverse environmental effect. As documented in this IS/MND, activities of the proposed Project's population would result in impacts associated with transportation/traffic. However, mitigation measures are provided in this IS/MND to address all impacts associated with the Project's population to less-than-significant levels. Accordingly, the Project's direct impacts associated with population inducement would be less than significant.

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:

36. Fire Services

Source: General Plan Safety Element; Ord. No. 659 (Establishing Development Impact Fees).

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. Pursuant to the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan, the Project would be classified as "Category II – Urban," which requires a fire station to be within three (3) roadway miles of the Project and a full first alarm assignment team operating on the scene within 15 minutes of dispatch. The proposed Project would be primarily served by the French Valley Fire Station (Station No. 83), located at 37500 Sky Canyon Drive in the City of Murrieta, or approximately 4.85 roadway miles from the site. Although the proposed Project site is not located within three (3) roadway miles of this fire station, the Project site would be accessed primarily via Highway 79, which would allow for fire protection vehicles (including a full first alarm assignment team) to arrive at the site in approximately 10 minutes (Google Maps, 2013), which would meet the Category II – Urban level of service criteria established by the Riverside County Fire Department. In addition, the Project has been reviewed by the Riverside County Fire Department, which determined that the Project would be served by adequate fire protection services in accordance with the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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paved access, and secondary access routes. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, implementation of the 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 protections services. Impacts are less than significant and mitigation is not required.

Mitigation:

Although Project-related impacts associated with the provision of new or physically altered fire protection facilities would be less than significant, Mitigation Measure M-PS-1 is recommended to ensure compliance with the provisions of the County's DIF Ordinance (Ordinance 659).

M-PS-1 (Condition of Approval 10.Planning.009) The Project shall comply with County's Development Impact Fee (DIF) Ordinance, which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to the issuance of a certificate of occupancy by Riverside County, the Project Applicant shall pay fees in accordance with the County's Ordinance 659.

Monitoring:

M-PS-1 The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with County Ordinance No. 659 prior to the issuance of a certificate of occupancy for each residential dwelling unit within Tentative Tract Map No. 36437.

37. Sheriff Services

Source: General Plan; Ord. No. 659 (Establishing Development Impact Fees).

Findings of Fact: The Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sheriff's Station located at 30755-A Auld Road in the City of Murrieta, or approximately 3.0 roadway miles from the proposed Project site. The Riverside County Sheriff's Department has set a minimum level of service standard of 1.0 deputy per 1,000 people.

At full buildout, the Project would introduce between 326 and 375 residents, based on the population generation standards specified in the Valley-Wide Recreation & Park District Master Plan (VWRPD, 2010, Table 14). There is not a direct correlation between population growth, the number of crimes committed, and the number of Sheriff's Department personnel needed to respond to these increases. As the population and use of an area increases, however, additional financing of equipment and manpower needs are required to meet the increased demand. The proposed Project would result in an increase in the cumulative demand for services from the Riverside Sheriff's Department. To

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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maintain the desirable level of service, buildout of the proposed Project would generate a need for less than one deputy (0.4 deputy). The proposed Project would not, however, result in the need for new or expanded physical sheriff facilities because the addition of less than one new deputy would not necessitate the construction of new or modified sheriff facilities.

The proposed Project's demand on sheriff protection services would not be significant on a direct basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. The Project's incremental demand for sheriff protection services would be less than significant with the Project's required payment of DIF fees.

Mitigation:

Although Project-related impacts associated with of new or physically altered sheriff protection facilities would be less than significant, the Project applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.

Monitoring:

Monitoring shall occur as specified above for Mitigation Measure M-PS-1.

38. Schools

Source: Riverside County GIS (Riverside County, 2013); California Senate Bill 50 (Greene).

Findings of Fact:

The proposed Project would be served by the Temecula Valley Unified School District (TVUSD). Elementary students generated by the Project would attend LaVorgna Elementary School, located at 31777 Algarve Avenue in the community of Winchester (approximately 1.2 roadway miles west of the Project site). Middle school students would attend Bella Vista Middle School, located at 31650 Browning Street in Murrieta (approximately 3.7 roadway miles south of the Project site). High school students would attend the Temecula Valley High School, located at 31555 Rancho Vista Road in Temecula (approximately 11 roadway miles south of the Project site).

Buildout of the proposed Project would result in an increase in demand for school services as compared to existing conditions. Table EA-13, *Project-Related School Services Demand*, provides an estimate of future students that would be generated by the Project, based on the student generation factors provided in the Riverside County General Plan EIR (Riverside County, 2003b, Table 4.15.E). As shown in Table EA-13, the Project would result in the generation of approximately 84 new students (annually), including 38 elementary students, 21 middle school students, and 25 high school students.

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

Table EA-13 Project-Related School Services Demand

School Type	Project Units	Student Generation Factor	Total Number of Students
Elementary	102	0.369	38
Middle School	102	0.201	21
High School	102	0.246	25
Total Project-Related Students:			84

(Riverside County, 2003b, Table 4.15.E)

Although it is possible that the TVUSD may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by TVUSD and is not the responsibility of the Project. Furthermore, the proposed Project would be required to contribute fees to the TVUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Therefore, mandatory payment of school impact fees would reduce the Project's impacts to school facilities to a level below significant, and no mitigation would be required.

Mitigation:

Although Project-related impacts associated with of new or physically altered schools would be less than significant, Mitigation Measure M-PS-2 is recommended to ensure compliance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50).

M-PS-2: (Condition of Approval 80.Planning.011) The Project shall comply with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50), which requires payment of a school impact fee on a per dwelling unit basis to assist in providing revenue that school districts (including TVUSD) can use to ensure the adequate provision of public education facilities and services to service new development. Prior to the issuance of building permits, the Project Applicant shall pay required impact fees to the TVUSD following TVUSD protocol for impact fee collection.

Monitoring:

M-PS-2 The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with Senate Bill 50 prior to the issuance of a certificate of occupancy for each residential dwelling unit within Tentative Tract Map No. 36437.

39. Libraries

Source: General Plan; Ord. No. 659 (Establishing Development Impact Fees).

Findings of Fact: Implementation of the Project would result in an increase in the population in the Project area and would increase the demand for library services. The Project would not generate the need for the physical construction of new or expanded public facilities. There are no library facilities or expansion of library facilities proposed as part of the Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing public services, including library services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Mandatory payment of DIF fees would ensure that Project-related impacts to public services would be less than significant.

Mitigation:

Although Project-related impacts associated with of new or physically altered library facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.

Monitoring:

Monitoring shall occur as specified above for Mitigation Measure M-PS-1.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: General Plan, General Plan EIR; Ord. No. 659 (Establishing Development Impact Fees).

Findings of Fact: The proposed Project would increase the regional population and would thereby result in an increased demand for medical facilities. The provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for this IS/MND. The Project's projected population was accounted for in the Riverside County General Plan EIR (October 2003) analysis, as the Project would be consistent with the site's existing General Plan land use designation. As described in the Riverside County General Plan EIR, "the increase in total population at build-out is not substantial because the increase in the County's tax base will provide additional funding for [public] medical facilities that will be determined by periodic medical needs assessments." Additionally, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

Mitigation:

Although Project-related impacts associated with of new or physically altered health services facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.

Monitoring:

Monitoring shall occur as specified above for Mitigation Measure M-PS-1.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS (Riverside County, 2013); Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); *Valley-Wide Recreation & Park District Master Plan*, Valley-Wide Recreation & Park District 2010; Parks & Open Space Department Review.

Findings of Fact:

a) The Project would develop the subject property with 102 single-family detached residential homes. Pursuant to the population estimates contained in the Valley-Wide Recreation & Park District Master Plan (VWRPD, 2010, Table 14), the proposed Project would result in a future population of between 326 and 375 residents. Based on the Valley-Wide Recreation & Park District’s (VWRPD) goal of providing 5.0 acres of park land for each 1,000 residents, the Project would generate a demand for between 1.6 and 1.9 acres of park land.

The proposed Project would construct an approximately 0.9-acre neighborhood park on-site. Environmental impacts associated with the construction of the on-site park facility have been evaluated throughout this IS/MND, and, where appropriate, mitigation measures have been identified to reduce identified impacts to a level below significance.

Although the Project provides for a 0.9-acre park site, the VWRPD Master Plan indicates that “Where the amount of parkland to be dedicated is less than 5 acres, the developer will be required to pay in-lieu fees” (VWRPD, 2010, p. 28). Pursuant to the requirements of the VWRPD Master Plan, the Project would be required to pay in-lieu fees, the amount of which would be based on the fair market value of land which would otherwise be required for dedication. With the payment of mandatory park fees in accordance with Section 10.35 of Riverside County Ordinance 460, the Project would fully fund its fair share of park demand.

Although the Project would require additional parkland to meet the recreational needs of future Project residents, the construction of such parkland would be conducted by Riverside County and/or the VWRPD. As the precise nature of parkland improvements that would be constructed, in part, using the Project’s in-lieu fee contribution cannot be determined at this time, it would be speculative to attempt to analyze impacts to the environment that may result from such future park construction. Prior to construction of any future park improvements, Riverside County and/or the VWRPD would need to approve such park improvements, and before issuing such approvals, Riverside County and/or the VWRPD would need to comply with CEQA. Since the precise nature of future park improvements warranted to serve the Project are unknown at this time, impacts due to the construction of such park facilities are evaluated as speculative pursuant to CEQA Guidelines § 15145.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the foregoing analysis, it is concluded that the proposed Project would result in a less-than-significant impact due to the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Nonetheless, mitigation is proposed to ensure that the Project contributes its fair-share towards the cost of acquiring and/or constructing new park facilities as needed to serve the proposed Project.

b) As indicated in the analysis of Threshold 41.a), the proposed Project would construct a 0.9-acre recreational facility on-site and would be required to contribute in-lieu fees for the acquisition and/or improvement of additional parkland facilities within the County. With the payment of in-lieu fees and the construction of on-site park facilities, the Project would not result in a substantial increase in the use of existing neighborhood parks, regional parks, or recreational facilities such that overuse would lead to or substantially contribute to their physical deterioration. Therefore, a less-than-significant impact would occur and mitigation is not required.

c) According to Riverside County GIS, the proposed Project site is not located within any County Service Areas (CSAs) (Riverside County, 2013). As indicated under the discussion and analysis of Threshold 41.a), the Project site is located within the VWRPD Master Plan service area. However, the Project already would be conditioned to comply with the provisions of Section 10.35 of Riverside County Ordinance 460 and would be conditioned to contribute in-lieu fees for the acquisition and/or improvement of additional parkland facilities within the County. Accordingly, no impacts to the environment would result.

Mitigation:

Although Project-related impacts associated with recreation resources would be less than significant, Mitigation Measure M-R-1 is recommended to ensure compliance with the in-lieu fee payment requirement specified in Section 10.35 of Riverside County Ordinance 460 and the VWRPD Master Plan.

M-R-1 (Condition of Approval 50.Planning.008) Prior to final building inspection, the Riverside County Building and Safety Department shall ensure that the Project Applicant has contributed appropriate in-fees for parkland facilities as required by Section 10.35 of Riverside County Ordinance 460 and the Valley-Wide Parks & Recreation District Master Plan.

Monitoring:

M-R-1 Prior to final building inspection, the Riverside County Building and Safety Department shall ensure that the appropriate fee amounts have been paid.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: SWAP, Figure 8 (Trails and Bikeway System)

Findings of Fact: According to Figure 8 of the Southwest Area Plan, there are no recreational trails planned within or adjacent to the proposed Project site. Other than the construction of sidewalks along public streets within the proposed Project site, the Project does not propose any recreational trails on- or off-site. Accordingly, implementation of the proposed Project would not result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental impacts associated with the construction of recreational trails, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS (Riverside County, 2013); *Tentative Tract Map No. 36437 Traffic Impact Analysis*, Urban Crossroads, Inc., October 30, 2012; *2011 Riverside County Congestion Management Program*, Riverside County Transportation Commission, December 14, 2011.

Findings of Fact:

a) In order to assess the Project's potential to result in significant impacts to the surrounding circulation system, a Project-specific traffic impact analysis was conducted for the proposed Project. A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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copy of the Project's traffic impact analysis is provided as Appendix J to this IS/MND. It should be noted that the Traffic Impact Analysis refers to Charlois Road as "Street 'H'." Thus, all references to "Street 'H'" within this section refer to Charlois Road. Additionally, the traffic study analyzes the construction of 107 residential homes whereas the Project proposes 102 homes; accordingly, the analysis of impacts to traffic provided below represents a conservative estimate of Project-related impacts to the circulation system. Please refer to the Traffic Impact Analysis in Appendix J for a discussion of traffic-related terms and methodologies.

Existing Conditions

Based on the scope of the proposed Project, a study area was established encompassing a total of three (3) existing intersections, as follows,

- o Winchester Road (SR-79) / Abelia Street
- o Ginger Tree Drive/Street "H" / Abelia Street
- o Washington Street / Abelia Street

These three intersections were selected for analysis because the Project is anticipated to contribute 50 or more peak-hour trips to these intersections. There are no other intersections within the Project's vicinity that are projected to receive more than 50 Project-related peak hour trips. (Urban Crossroads, 2012, p. 4)

In order to assess the existing conditions of the study area, manual weekday AM, weekday PM and weekend mid-day peak hour turning movement counts were conducted in January 2012 and May 2012 by the Project's traffic consultant (Urban Crossroads, Inc.). Table EA-14, *Existing (2012) Conditions Intersection Operations Analysis Summary*, summarizes the existing level of service (LOS) at the three study area intersections. The intersection operations analysis results indicate that the existing study area intersections are currently operating at acceptable LOS during the peak hours, with the exception of the following intersection:

- o Washington Street / Abelia Street

The intersection of Washington Street at Abelia Street is located adjacent to the existing Temecula Valley Charter School. This school's influence on the traffic flows is substantial during a brief period within the morning peak hour as parents are dropping off students. The school's impact during the morning peak hour is not an uncommon occurrence for any intersection near-by/adjacent to a school. However, the fluctuation in traffic flows during the morning peak hour results in a low observed peak hour factor (PHF), thereby resulting in unacceptable peak hour operations during the morning peak hour. It is important to note that the existing intersection deficiency is related to high delays for the westbound left turning vehicles at the intersection of Washington Street at Abelia Street per the HCM methodology for unsignalized, cross-street stop controlled intersections. As such, existing northbound and southbound through traffic on Washington Street is unaffected by the deficiency as they are currently operating at acceptable levels. (Urban Crossroads, 2012, pp. 24-29)

In addition, based on a traffic signal warrants analysis, the intersection of Washington Street at Abelia Street appears to warrant a traffic signal under existing conditions.

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

Table EA-14 Existing (2012) Conditions Intersection Operations Analysis Summary

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	AM
1	Winchester Rd. (SR-79) / Abelia St.	TS	1	2	1	1	2	1	1	2	0	1	2	0	26.2	23.4	C	C
2	Ginger Tree Dr./Street "H" / Abelia St.	AWS	0	1	0	0	1	0	1	2	0	1	2	0	9.7	7.3	A	A
3	Washington St. / Abelia St.	CSS	1	1	0	0	1	1	1	0	1	0	0	0	46.1	12.3	E	B

- When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as de facto (d) right turn lanes. L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; ! = Shared Left-Through-Right Turn Lane; d = De facto Right Turn Lane
- Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0 (2008), based on the 2000 Highway Capacity Manual (HCM) method.
- TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop (Urban Crossroads, 2012, Table 3-1)

Project Trip Generation and Distribution

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development. (Urban Crossroads, 2012, p. 31)

A summary of the Project's trip generation is shown in Table 3-4, *Project Trip Generation Summary*, in the introduction to this IS/MND. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition, 2008. As shown in Table 3-4, the Project is anticipated to generate a total of approximately 80 net weekday AM peak hour trips, 108 net weekday PM peak hour trips and a net total of approximately 1,024 trip-ends per day on an average weekday. (Urban Crossroads, 2012, p. 31)

Trip distribution is the process of identifying the probable destinations, directions or traffic routes that will be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered, to identify the route where the Project traffic would distribute. The Project trip distribution was developed based on anticipated travel patterns to and from the Project site. Exhibit 4-1 of the Project's traffic study (IS/MND Appendix J) shows the trip distribution patterns for the Project. (Urban Crossroads, 2012, p. 31)

Background Traffic

Future year traffic forecasts are based upon two (2) years of background (ambient) growth at 2% per year for 2014 traffic conditions. The total ambient growth is 4.04% for 2014 traffic conditions (compounded growth of two percent per year over two years). This ambient growth rate is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by the development of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies. (Urban Crossroads, 2012, p. 35)

According to information published by the Riverside County Center for Demographic Research (RCCDR) and used as the basis for completing the Western Riverside Council of Governments (WRCOG) *TUMF Nexus Study – 2009 Program Update*, the population of Western Riverside County is projected to increase by 61.7% in the period between 2007 and 2035, a compounded rate of approximately 1.73% annually. During the same period, employment in Western Riverside County is expected to increase by 111.4% or 2.71% annually. Therefore, the annual growth rate of 2% in conjunction with cumulative project traffic would appear to be conservative and tend to overstate as opposed to understate traffic impacts. (Urban Crossroads, 2012, p. 35)

Cumulative Development Traffic

CEQA Guidelines require that the impacts from the Project, along with the incremental cumulative impact from “closely related past, present and reasonable foreseeable probably future projects” to be analyzed. A cumulative project list was developed for the purposes of this analysis through consultation with County of Riverside staff. Exhibit 4-5 of the Project’s traffic study (IS/MND Appendix J) illustrates the cumulative development location map. (Urban Crossroads, 2012, p. 35)

A summary of the cumulative development trip generation as approved by County staff is provided on Table 4-3 of the Project’s traffic study (IS/MND Appendix J). This region of Riverside County is not anticipated to fully construct and absorb 100% of the proposed residential development by 2014 (or Project opening year). As such, near-term cumulative conditions assume approximately 40%-50% absorption of the residential developments. Medical office and commercial retail uses have been assumed at 100% absorption under near-term cumulative traffic conditions. Based on both field review and an assessment of aerial imagery, it appears that there are a few tracts within the existing Northstar Ranch residential community that have not been built along the southeast side of the Hogback hills. It has been assumed that the traffic generated by these few undeveloped homes are accounted for in the 2% per year of background traffic assumed for near-term cumulative conditions. (Urban Crossroads, 2012, pp. 35-42)

The cumulative development projects assumed in this traffic analysis are estimated to generate 44,676 net trip-ends per day during a typical weekday with approximately 3,720 net vehicle trips during the weekday AM peak hour and 4,380 net vehicle trips during the weekday PM peak hour. (Urban Crossroads, 2012, p. 42)

Based on the identified trip distribution patterns for the cumulative development projects on arterial highways throughout the study area for future conditions, cumulative development ADT, weekday AM peak hour and weekday PM peak hour intersection turning movement volumes are shown on Exhibits 4-6, 4-7 and 4-8 of the Project’s traffic study (IS/MND Appendix J), respectively. (Urban Crossroads, 2012, p. 42)

Traffic Forecasts

To provide a comprehensive assessment of the potential Project-related and cumulative traffic impacts, the “buildup” analysis type was performed in support of this work effort. The “buildup”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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method was used to approximate the EAP (2014) traffic condition, and is intended to identify the direct Project-related impacts on both the existing and planned near-term circulation system. The EAP (2014) traffic condition includes background traffic in addition to the traffic generated by the proposed Project. The “buildup” method was also utilized to approximate the EAPC (2014) conditions, and is intended to identify the cumulative impacts on both the existing and planned near-term circulation system. The EAPC (2014) traffic condition includes background traffic, traffic generated by other cumulative development projects within the study area and the traffic generated by the proposed Project. (Urban Crossroads, 2012, p. 42)

Near-Term (2014) Conditions

The “buildup” approach combines existing traffic counts with a background ambient growth factor to forecast the near-term 2014 traffic conditions. An ambient growth factor of 4.04% accounts for background (area-wide) traffic increases that occur over time up to the year 2014 from the year 2012 (compounded two percent per year growth over a two year period). Traffic volumes generated by the Project are then added to assess the EAP (2014) traffic conditions. The 2014 roadway network is similar to the existing conditions roadway network with the exception of future roadways and intersections proposed to be developed by the Project. (Urban Crossroads, 2012, p. 42)

The near-term traffic analysis includes the following traffic conditions, with the various traffic components specified below:

- o EAP (2014)
 - Existing 2012 counts
 - Ambient growth traffic (4.04%)
 - Tentative Tract Map No. 36437 traffic
- o EAPC (2014)
 - Existing 2012 counts
 - Ambient growth traffic (4.04%)
 - Cumulative development project traffic
 - Tentative Tract Map No. 36437 traffic (Urban Crossroads, 2012, p. 46)

EAP (2014) Traffic Conditions

Level of service calculations were conducted for the study intersections to evaluate their operations under Existing plus Ambient Growth plus Project (EAP) conditions for Year 2014. As shown in Table EA-15, *EAP (2014) Conditions Intersection Operations Analysis Summary*, no additional intersections were found to operate at an unacceptable LOS under the EAP (2014) traffic conditions in addition to those previously identified under Existing (2012) conditions. The intersection operations analysis worksheets for EAP (2014) conditions are included in Appendix “5.1” of the Project’s traffic study (IS/MND Appendix J). (Urban Crossroads, 2012, p. 47)

As noted previously, the unacceptable peak hour operations at the intersection of Washington Street/Abelia Street during the morning peak hour are related to existing traffic conditions. Since the deficiency at this intersection currently occurs under existing conditions, and the Project is anticipated to contribute less than 50 peak hour trips to the intersection of Washington Street at Abelia Street, the Project’s direct impacts to this intersection would be less-than-significant on a direct basis and no mitigation is required. (Urban Crossroads, 2012, p. 61)

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

Table EA-15 EAP (2014) Conditions Intersection Operations Analysis Summary

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Winchester Rd. (SR-79) / Abelia St.	TS	1	2	1	1	2	1	1	2	0	1	2	0	27.0	24.3	C	C
2	Ginger Tree Dr./Street "H" / Abelia St.	AWS	0	1	0	0	1	0	1	2	0	1	2	0	10.6	7.3	B	A
3	Washington St. / Abelia St.	CSS	1	1	0	0	1	1	1	0	1	0	0	0	>50.0	12.9	F	B

- 1 When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as (d) right turn lanes. L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; ! = Shared Left-Through-Right Turn Lane
- 2 Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0 (2008), based on the 2000 Highway Capacity Manual (HCM) method.
- 3 TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop
- 4 Critical Volume/Capacity >1.0, Intersection Unstable, LOS "F."
(Urban Crossroads, 2012, Table 5-1)

EAPC (2014) Traffic Conditions

Level of service calculations were conducted for the study intersections to evaluate their operations under Existing plus Ambient plus Project plus Cumulative Development (EAPC) conditions for Year 2014 with existing roadway and intersection geometrics with the exception of the intersection of Washington Street at Abelia Street. The intersection of Washington Street at Abelia Street was not analyzed for "without improvements" conditions under EAPC (2014) traffic conditions because a future cumulative development project is anticipated to take access from the eastern leg of the intersection. As such, the analysis for EAPC (2014) traffic conditions cannot be conducted assuming the existing lane geometrics as they do not support future traffic entering and exiting the eastern leg. As shown in Table EA-16, *EAPC (2014) Conditions Intersection Operations Analysis Summary*, no additional intersections were found to operate at an unacceptable LOS under the EAPC (2014) traffic conditions in addition to those previously identified under Existing (2012) conditions. The intersection operations analysis worksheets for EAPC (2014) conditions are included in Appendix "5.2" of the Project's traffic study (IS/MND Appendix J). (Urban Crossroads, 2012, p. 56)

Nonetheless, the proposed Project would contribute to a need for traffic improvements at the intersection of Washington Street at Abelia Street under EAPC (2014) conditions. As such, the Project's impact to this intersection is a cumulatively significant impact for which mitigation would be required.

EAP (2014) and EAPC (2014) Traffic Signal Warrant Analysis

Traffic signal warrants for EAP (2014) and EAPC (2014) traffic conditions are based on EAP (2014) and EAPC (2014) ADT volumes. For EAP (2014) traffic conditions, no intersections are anticipated to warrant a traffic signal in addition to the location previously identified for the Existing (2012) traffic conditions (Washington Street at Abelia Street). For EAPC (2014) traffic conditions, no intersections are anticipated to warrant a traffic signal in addition to the one

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

Table EA-16 EAPC (2014) Conditions Intersection Operations Analysis Summary

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Winchester Rd. (SR-79) / Abelia St.	TS	1	2	1	1	2	1	1	2	0	1	2	0	30.5	29.7	C	C
2	Ginger Tree Dr./Street "H" / Abelia St.	AWS	0	1	0	0	1	0	1	2	0	1	2	0	11.7	7.6	B	A
3	Washington St. / Abelia St. ⁴		Future Intersection															

- 1 When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as (d) right turn lanes. L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; ! = Shared Left-Through-Right Turn Lane; d = Right Turn Lane
- 2 Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0 (2008), based on the 2000 Highway Capacity Manual (HCM) method.
- 3 TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop
- 4 Intersection does not exist without improvements under EAPC (2014) conditions as a future cumulative development project is anticipated to access Washington Street from the east leg of the intersection. (Urban Crossroads, 2012, Table 5-2)

previously identified for the Existing (2012) traffic conditions. The EAP (2014) Traffic Signal Warrants Analysis Worksheets are included in Appendix "5.3" and the EAPC (2014) Traffic Signal Warrants Analysis Worksheets are included in Appendix "5.4" of the Project's traffic study (IS/MND Appendix J). Although impacts to the Washington Street/Abelia Street intersection are evaluated as a less-than-significant impact on a direct basis (i.e., under EAP 2014 conditions) because the Project contributes fewer than 50 peak hour trips and the need for a traffic signal is an existing condition, the Project's contribution of traffic to this intersection under EAPC 2014 conditions represents a cumulatively significant impact for which mitigation would be required. (Urban Crossroads, 2012, p. 61)

b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Within the Project's vicinity, Highway 79 and I-15 are identified as CMP facilities (CMP Highway and CMP Interstate, respectively) (RCTC, 2011, Exhibit 2-1). However, and consistent with the findings of the Project's traffic impact analysis (IS/MND Appendix J), the proposed Project would not contribute more than 50 peak hour trips to Highway 79, I-15, or any other CMP facility. 50 peak hour trips is considered the threshold above which an analysis of CMP facilities may be required (California DOT, 2002, p. 2). Accordingly, the Project has no potential to conflict with the level of service standards as specified in the 2011 CMP, nor would the Project interfere with the CMP's travel demand measures. Furthermore, the proposed Project would not conflict with any other standards established by the RCTC for designated roads or highways. Therefore, no adverse impact to the applicable CMP would occur. (RCTC, 2011, p. ES-3)

c & d) The proposed Project site is located approximately 2.3 miles northeast of the French Valley Airport. According to the ALUCP for the French Valley Airport, the western portions of the Project site occur within Compatibility Zone E. (ALUC, 2007) The only prohibited use within Zone E are "hazards to flight," which include physical (e.g., tall objects), visual and electronic forms of interference with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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safety of aircraft operations, and land use development that may cause the attraction of birds to increase. Projects within Zone E also are subject to airspace review for objects exceeding 100 feet in height. (ALUC, 2004)

The Project does not propose any development that would be considered a hazard to flight, as all structures on-site would be constructed in accordance with the site's proposed zoning designation of "One Family Dwellings (R-1)," which specifies a maximum structural height of 40 feet. Proposed structures measuring up to 40 feet in height would not represent a hazard to flight. Additionally, future buildings on-site would not require airspace review since none of the proposed structures would exceed 100 feet in height. Accordingly, the proposed Project would not result in any hazards to air traffic, and would not result in a change in air traffic patterns. Additionally, the Project would have no adverse effects to air traffic.

There are no rail lines or waterborne traffic in the Project area under existing conditions. Accordingly, the proposed Project would not alter waterborne or rail traffic.

Based on the foregoing analysis, no impact would occur as a result of Project implementation.

e) All roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and would not result in any hazards due to a design feature. Additionally, the Project area is currently characterized with rural and urban density residential units, with some areas that are still under cultivation with dry land crop production. Activities associated with dry land crop production would not result in any safety hazards due to incompatibility between Project-related traffic and farm equipment because this type of agricultural activity does not involve the routine use of tractors or other equipment that would need to utilize roadways that would serve future traffic generated by the site. Additionally, lands currently under agricultural production are planned by the County's General Plan for long-term development with residential uses. Accordingly, impacts would be less than significant.

f) Implementation of the proposed Project would result in the establishment of several new roadways within and extending from to the Project site that would require maintenance. Maintenance of the major roadways planned for improvement by the Project would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this IS/MND, and any identified significant impacts have been mitigated to the maximum feasible extent. Maintenance of these major roadway facilities would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Therefore, the maintenance of roadways proposed by the Project would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this IS/MND, and impacts would therefore be less than significant.

g) All roadway facilities planned for improvement as part of the Project do not exist under existing conditions. As such, the Project has no potential to cause an effect upon circulation during the Project's construction, and no impact would occur.

h) The proposed Project site is not identified as an emergency access route under any local or regional plans. All roadway facilities planned for improvement as part of the Project do not exist under existing conditions. As such, none of the roadway facilities planned as part of the Project afford emergency access to any surrounding properties. Thus, during construction of the proposed Project, there would be no impact due to inadequate emergency access or access to nearby uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Under long-term conditions, the proposed Project site would be served via a network of public roadway facilities constructed on and adjacent to the Project site. These proposed roadways would provide access to all areas of the proposed Project site, including access for emergency vehicles. Accordingly, under long-term conditions, no impact to emergency access or access to nearby uses would occur.

i) The Riverside County General Plan does not identify the proposed Project site for any public transit facilities, bikeways, or pedestrian facilities. There are no components of the proposed Project that would substantially decrease the performance or safety of such facilities. Accordingly, no impact would occur.

Mitigation:

M-TR-1 (Condition of Approval 90.Trans.001) In order to address deficient levels of service at the intersection of Washington Street/Abelia Street that occur under EAPC (2014) conditions, the Project Applicant shall participate in the Riverside County Transportation Uniform Mitigation Program (TUMF) (Riverside County Ordinance 824) and the Riverside County Development Impact Fee (Riverside County Ordinance 659). Project contributions to TUMF and/or DIF would provide a fair-share towards the costs of the following improvements at this intersection that appear warranted under EAPC (2014) conditions:

- o Install a traffic signal.
- o Construct a 2nd through lane and a dedicated right turn for the northbound leg.
- o Construct a dedicated left turn lane and a 2nd through lane for the southbound leg.
- o Construct a through lane for the eastbound leg to connect with a future westbound leg.
- o Construct a westbound leg with a left turn lane and a shared through-right turn lane.

Implementation of the above-listed improvements by Riverside County would improve the LOS at the intersection of Washington Street/Abelia Street to LOS D in the AM peak hour and LOS C during the PM peak hour, and would reduce the Project's cumulative impacts to this intersection to below a level of significance. (Urban Crossroads, 2012, Table 5-4 and p. 61)

Monitoring:

M-TR-1 Prior to issuance of certificates of occupancy, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with Riverside County Ordinances 824 and 659.

44. Bike Trails

Source: SWAP Figure 8 (Trails and Bikeway System)

Findings of Fact: According to Figure 8 of the Southwest Area Plan (SWAP), there are no bike trails or facilities planned within the Project vicinity. No bike trails are proposed as part of the Project,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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although public streets to be constructed as part of the Project would afford access to bicycles. Impacts associated with the construction of roadways by the Project have been evaluated throughout this IS/MND, and where necessary mitigation measures have been identified to reduce impacts to less-than-significant levels. Accordingly, impacts due to the construction of bike trails would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review; *Eastern Municipal Water District 2010 Urban Water Management Plan*, Eastern Municipal Water District, June 2011.

Findings of Fact:

a) The proposed Project would construct an on-site network of water and sewer pipes. The Project also would construct an 8-inch water line within Charlois Road between the existing 8-inch connection point (located approximately 30 feet north of the site's northeastern corner) and the southern terminus of the roadway. An 8-inch water line also would be constructed within Yates Road westerly of the site's southwestern corner by approximately 90 feet.

The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this IS/MND accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this IS/MND to reduce impacts to less-than-significant levels. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this IS/MND. Accordingly, additional mitigation measures beyond those identified throughout this IS/MND would not be required.

b) Water to the proposed Project site is provided by the Eastern Municipal Water District (EMWD). The EMWD has prepared an Urban Water Management Plan (UWMP) dated June 2011, which provides for the long-range planning efforts of water purveyance within its district.

According to the UWMP, EMWD has four existing sources of water supply: imported water from MWD, recycled water, local groundwater production and desalted groundwater. A detailed account of current and projected EMWD water supplies is available in the UWMP, which is herein incorporated by reference and available for review at the EMWD, 2270 Trumble Road, Perris, CA 92570, or on-line at <http://www.emwd.org/index.aspx?page=281>. Between 2004 and 2010, EMWD's reliance on

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imported water has remained proportionally consistent or decreased, even as EMWD added over 20,000 new water connections. This has been achieved through the construction of desalination facilities, a commitment to increase recycled water use and through a decrease in demand resulting from water efficiency. These efforts have increased the reliability of supplies and decreased the dependence on imported water sources. (EMWD, 2011, p. 27)

Demands for EMWD were developed using projections provided by the Riverside County Center for demographic research, which develops its projections, in part, based on the General Plans for the various jurisdictions within the County. Although as of 2010 EMWD's service area was experiencing a slowdown in new development, EMWD's service area is at about 40 percent of build out. To track new developments EMWD uses a spatial database, which is updated quarterly. (EMWD, 2011, p. 21)

Under existing conditions, the proposed Project site is not served by potable water. However, the proposed Project site is designated by the Riverside County General Plan for "Medium Density Residential" land uses, and the land uses proposed by the Project are consistent with this designation. Since the EMWD's UWMP relies in part on population projections that are based upon buildout of the County's General Plan, future potable water demand associated with Project development is accounted for in EMWD's UWMP. As concluded in the UWMP, "...EMWD has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources" (EMWD, 2011, pp. 31-32).

Accordingly, and based on the foregoing analysis, the EMWD would have sufficient supplies to serve the proposed Project from existing and projected sources, and new or expanded entitlements would not be required to provide water service to the Project. Therefore, a less-than-significant impact would occur, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) Wastewater generated by the Project would be conveyed via a series of 8-inch sanitary sewer lines to be constructed within the on-site roadways (i.e., Streets 'A' through 'F'). These flows would then be conveyed via a proposed 8-inch sewer line to be constructed within Yates Road and westerly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to an existing 8-inch sewer line located at the intersection of Yates Road and Yellowstone Street, approximately 1,300 feet westerly of the site's southwestern corner.

The installation of sewer lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this IS/MND accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this IS/MND to reduce impacts to less-than-significant levels. The construction of sewer lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this IS/MND. Accordingly, additional mitigation measures beyond those identified throughout this IS/MND would not be required.

b) All sanitary sewer flows from the site would be conveyed to the EMWD's Temecula Valley Regional Water Reclamation Facility (WRF) for treatment, located at 42565 Avenida Alvarado in Temecula, or approximately 8.1 miles southwest of the Project site. The Temecula Valley Regional WRF provides secondary treatment of wastewater flows, and currently accepts approximately 12.0 million gallons per day (mgd) with a total capacity of 18.0 mgd, or an excess capacity of approximately 6.0 mgd. (EMWD, n.d.)

Residential uses within EMWD's service area are estimated to produce approximately 250 gallons of wastewater per household per day (gpd) (Riverside County, 2003b, p. 4.15-17). Thus, the Project's 102 single-family dwelling units would be expected to produce approximately 25,500 gpd, or approximately 0.03 mgd. The Project's level of wastewater contribution represents approximately 0.45% of the existing excess daily capacity for the Temecula Valley Regional WRF, or approximately 0.17% of the WRF's total daily capacity. With buildout of the Project and generation of 0.03 mgd of Project-related wastewater per day, the Temecula Valley Regional WRF would have an excess remaining capacity of approximately 5.97 mgd. Accordingly, adequate capacity exists at the Temecula Valley Regional WRF to serve the Project's projected demand in addition to the EMWD's existing commitments, and impacts would therefore be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

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

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

Source: General Plan; Project Application Materials; *Countywide Disposal Tonnage Tracking System Disposal Reports – 3rd Quarter 2012*, Riverside County Waste Management Department, May 14, 2013; CalRecycle Solid Waste Information System (web site), accessed July 25, 2013.

Findings of Fact:

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a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. During the third quarter of 2012 (July 1, 2012 through September 30, 2012), which is the most recent time period for which reporting data is available, waste collected from unincorporated portions from Riverside County were disposed of at a total of four separate landfills: Badlands Landfill, Blyth Landfill, El Sobrante Landfill, and Lamb Canyon Landfill (RCWMD, 2013a). It is anticipated that solid waste generated during construction and long-term operation of the Project would be disposed of at one of these landfills. Table EA-17, *Permitted and Remaining Capacity of Project-Related Landfills*, summarizes the maximum daily capacity, permitted capacity, and remaining capacity of each of these landfills, based on reporting provided by CalRecycle (CalRecycle, 2013).

Table EA-17 Permitted and Remaining Capacity of Project-Related Landfills

Landfill	Maximum Daily Capacity (Tons/Day)	Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)
Badlands	4,000	33,560,993	14,730,025
Blyth	400	6,034,148	4,159,388
El Sobrante	16,054	184,930,000	145,530,000
Lamb Canyon	3,000	34,292,000	18,955,000
Total:	23,454	258,817,141	183,374,413

Note: Data provided in Table EA-17 is taken from the CalRecycle Solid Waste Information System (CalRecycle, 2013).

Solid Waste Generation – Construction Activities

Table EA-18, *Estimated Construction Solid Waste Generation*, provides an estimate of the amount of solid waste that can conservatively be estimated to occur on a daily basis during construction of the proposed Project. As indicated, construction waste generated by the Project would amount to approximately 6,650 pounds per day, or 3.3 tons per day. Total waste generated by construction activities over the roughly 10 to 11 months of building construction would amount to approximately 1,995,000 pounds, or 998 tons. Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 998 tons of solid waste generated during the building construction phase of the Project is equal to approximately 9,975 cubic yards (US EPA, 1994, Appendix C).

Table EA-18 Estimated Construction Solid Waste Generation

Land Use	Construction Rate ¹	Estimated Dwelling Unit Size	Solid Waste Generation Rate	Total	
				LBS/Day	Tons/Day
102 Dwelling Units	0.34 dwelling units/day	4,455 s.f. ²	4.39 lb/s.f. ³	6,650	3.3

1. Based on information presented in IS/MND Section 3.2.1.B, which indicates that building construction would occur over approximately 10 to 11 months (or approximately 300 to 330 days). Using the accelerated construction rate of 10 months, the Project would be anticipated to construct an average of approximately 0.34 dwelling units per day (102 dwelling units ÷ 300 days = 0.34 dwelling units/day).
2. Estimated average dwelling unit size is based on the minimum lot size specified on TTM 36437 (65' x 111') and application of the required setbacks specified by the R-1 zone (i.e., 20-foot minimum front yard, 5-foot minimum side yards, and 10-foot minimum backyard). Application of these factors would result in a maximum single-story building measuring 81' x 55', or 4,455 s.f.
3. Source: U.S. Environmental Protection Agency. *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*. Available on-line at: Accessed July 26, 2013.

Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or

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Badlands Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for construction waste disposal at buildout amounts to between 0.11% and 0.02% of the available daily disposal capacity at these landfills. Total solid waste generated during the Project's building construction phase would represent approximately 0.06% to 0.007% of the total remaining capacity at these landfills.

Solid Waste Generation – Long-Term Operation

Utilizing the solid waste generation rates used in the General Plan EIR, residential uses are estimated to generate approximately 0.41 tons per unit per year (Riverside County, 2003b, Table 4.15.C). Thus, the 102 dwelling units proposed as part of the Project are estimated to generate approximately 41.82 tons per year (102 x 0.41 = 41.82), or approximately 0.11 tons per day. Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 41.82 tons per year of solid waste generated by the Project is equal to approximately 418.2 cubic yards of solid waste per year (US EPA, 1994, Appendix C).

Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for solid waste (i.e., 0.11 tons per day) represents only 0.004% to 0.0003% of the permitted daily disposal capacity of these landfills. On an annual basis, the Project's anticipated generation of 41.82 tons per year would represent between 0.003% and 0.0003% of the total disposal capacity of these landfills.

Conclusion

Based on the analysis presented above, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansions would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature (CEQA Guidelines § 15145).

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP) (adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of

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1991 (Cal Pub Res. Code § 42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Additionally, the Riverside County Waste Management Department requires development projects to prepare a Waste Recycling Plan (WRP) that identifies the materials (i.e., concrete, asphalt, wood, etc.) that would 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. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn will aid in the extension of the life of affected disposal sites. As such, the Project would comply with the mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Source: General Plan; Project Application Materials

Findings of Fact:

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

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company (SCGC), and communication systems would be provided by Pacific Bell (telephone) and Adelphia Cable (cable service). Based on information provided by the Project's engineer (MDS Consulting), the current point of connection for electrical, natural gas, and communication systems is located approximately 400 feet northwest of the Charlois Road/Abelia Street intersection. Electrical, natural gas, and communication systems facilities would be constructed in conjunction with planned improvements to Charlois Road, impacts for which are evaluated throughout this IS/MND. The Project also would be required to install electrical, gas, and communication systems lines beneath the

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improved segments of Charlois Road and Abelia Street, impacts for which also are evaluated throughout this IS/MND (e.g., Air Quality, Greenhouse Gas Emissions, etc.). Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project are evaluated as less than significant.

Storm Water Drainage

As part of the Project, drainage from residential areas, off-site areas, and portions of the natural slope within Lot 'B' would be conveyed via a series of underground storm drains to be constructed throughout the Project site. Subsurface storm drain pipes proposed on-site would range in diameter from 18- to 60-inches in size. Drainage from these areas would be conveyed to the proposed water quality/detention basin to be constructed within Lot 103. Following treatment of first flush flows, this runoff would then be conveyed via a proposed 18-inch storm drain line westerly within Yates Road then southerly within the future alignment of Allegre Vista Road approximately 3,000 feet southerly of the Project site. The Project also would construct a proposed sand filter basin within Lot 'A' near the southerly terminus of Charlois Road to treat runoff from the southerly portions of proposed Charlois Road.

Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been accounted for throughout this IS/MND (e.g., Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, etc.). Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of Project-related storm drainage facilities are evaluated as less than significant.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this IS/MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of street lights are evaluated as less than significant.

Public Facilities Maintenance

The only public facilities proposed by the Project that would require maintenance include public roadways, the water quality/detention basin within Lot 103, and the park site within Lot 104. Public roadways would be maintained by Riverside County, while the water quality/detention basin and park site would be maintained by the Project's Homeowners' Association. There would be no impacts to the environment resulting from routine maintenance of public roads, the water quality/detention basin, or the park site. Accordingly, no impact would occur and mitigation is not required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this IS/MND. Accordingly, 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

49. Energy Conservation

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

Source: Project Application Materials

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a residential community that would feature 102 single-family dwelling units, a park site, and open space. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Table EA-19, *Estimated Project Energy Demand*, provides an estimate of energy demand at Project buildout. As shown in the table, build-out of the Project is conservatively estimated to require approximately 723,078 kilowatt-hours of electricity per year and approximately 41,585 therms of natural gas per year. 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 State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Table EA-19 Estimated Project Energy Demand

LAND USE	DEVELOPMENT INTENSITY	GENERATION RATE	ANNUAL DEMAND
Electricity			
Residential	102 dwelling units	7,089 kWh/yr ^{1,2}	723,078 kWh/yr
Natural Gas			
Residential	102 dwelling units	407.7 therms/yr ^{1,2}	41,585 therms/yr

kWh/yr = kilowatt-hour per year; BTU = British Thermal Unit; 1 therm = 100,000 BTUs

¹Based on the assumption of 2.98 persons per household

²Source: California Energy Commission. *Energy Aware Planning Guide (2011 Edition)* (2011).

Electricity and natural gas transmission and distribution lines are located in the Project site vicinity and all new service lines to the property and Project's buildings would be installed as part of the Project's construction phase. Environmental impacts associated with construction of energy transmission and distribution infrastructure have been addressed throughout this IS/MND, and mitigation has been provided in each applicable section for all potential short-term impacts. Therefore, a significant impact due to the construction of energy transmission and distribution infrastructure as necessary to serve

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed Project would not occur, or would be mitigated to below a level of significance with application of mitigation measures provided throughout this IS/MND.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<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: As indicated in the discussion and analysis of Wildlife & Vegetation (IS/MND Section 7.), and assuming the implementation of Mitigation Measures M-BI-1 through M-BI-8, impacts to biological resources would be reduced to a level below significance. As indicated in the discussion of Historical and Archaeological Resources (IS/MND Sections 8. and 9.), the proposed Project site is undeveloped under existing conditions, and does not contain any important examples of the major periods of California history or prehistory, including archaeological or historical resources. Therefore, the proposed Project, with implementation of mitigation measures, would not 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. Impacts would be less than significant.

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

Findings of Fact: Implementation of the proposed Project would result in cumulatively considerable effects associated with biological resources and transportation/traffic. These potentially significant effects have been evaluated and disclosed in IS/MND Sections 7 (Wildlife & Vegetation) and 43 (Circulation). Cumulative impacts to wildlife/vegetation and circulation were evaluated as potentially significant, but would be reduced to less-than-significant levels with the incorporation of the mitigation measures specified in Sections 7 and 43 of this Initial Study. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this IS/MND.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review; Project Application Materials

Findings of Fact: The Project’s potential to result in substantial adverse effects on human beings has been evaluated throughout this IS/MND (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures have been imposed on the Project to reduce these adverse effects to a level below significance. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this IS/MND. Accordingly, no additional 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: None

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

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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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APPENDIX B:

MITIGATION, MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
AIR QUALITY:				
<p>6. AIR QUALITY IMPACTS</p> <p>Implementation of the proposed Project has the potential to exceed the SCAQMD LSTs during construction activities.</p> <p>Near-term construction activities associated with the proposed Project have the potential to expose nearby sensitive receptors to PM10 and PM2.5 emissions that exceed the SCAQMD LSTs (refer also to Table EA-3).</p>	<p>Less than Significant</p>	<p>M-AQ-1 (Condition of Approval 60.Planning.023) The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p> <ul style="list-style-type: none"> ▪ During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas by water truck, sprinkler system or other comparable means, shall occur in the mid-morning, afternoon, and after work has been completed for the day. ▪ Temporary signs shall be installed on the construction site along all unpaved roads and/or unpaved haul routes indicating a maximum speed limit of 15 miles per hour (MPH). The signs shall be installed before construction activities commence and remain in place during the duration of vehicle activities on all unpaved roads unpaved haul routes. <p>M-AQ-2 (Condition of Approval 60.Planning.024) Prior to grading permit final inspection, the Project is required to provide proof of compliance with California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." Prior to grading permit issuance and building permit issuance, the County shall</p>	<p>Project County Department/Construction Contractor</p>	<p>M-AQ-1 Prior to grading permit issuance, the County shall verify that the required notes are included on the grading plan. During construction activities, the construction contractor shall be required to ensure compliance with the notes. The construction contractor also shall allow for inspection by Riverside County staff or its designee to verify compliance.</p>
			<p>Project County Department/Construction Contractor</p>	<p>M-AQ-2 Prior to grading or building permit issuance, the County shall verify that the required note is included on grading and/or building plans. During construction activities, the construction</p>

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>verify that the following note is included on the grading and building plans</p> <ul style="list-style-type: none"> Temporary signs shall be placed on the construction site at all construction vehicle entry points and at all loading, unloading, and equipment staging areas indicating that heavy duty trucks and diesel powered construction equipment are prohibited from idling for more than five (5) minutes. The signs shall be installed before construction activities commence and remain in place during the duration of construction activities at all loading, unloading, and equipment staging areas. <p>Project contractors shall be required to ensure compliance with the note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.</p>	<p>Project Applicant/Riverside County Department/Construction Contractor</p>	<p>contractor shall be responsible for compliance with the idling restriction. The construction contractor also shall allow for inspection by Riverside County staff or its designee to verify compliance.</p>
<p>BIOLOGICAL RESOURCES: 7.0 WILDLIFE AND VEGETATION The proposed Project has the potential to result in conflicts with MSHCP policies relating to riparian/riverine resources and the UWIV guidelines specified in MSHCP Section 6.1.4.</p>	<p>Less than Significant</p>	<p>M-AQ-3 (Condition of Approval 60.Planning.02.5) Active grading and ground-disturbing activities shall be limited to a maximum of five (5) acres on any given day.</p>	<p>Project Applicant/Riverside County Department/Construction Contractor</p>	<p>M-AQ-3 Prior to grading permit issuance, the County shall verify that there is a note on the grading plan that limits active ground-disturbing activities to a maximum of five (5) acres per day. During construction activities, the construction contractor shall be responsible for compliance with the idling restriction. The construction contractor also shall allow for inspection by Riverside County staff or its designee to verify compliance</p>
		<p>M-BI-1 (Condition of Approval 10.Planning.010) Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the Project Applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been</p>	<p>Project Applicant/Riverside County Building and Safety Department and Riverside County Environmental Programs Department</p>	<p>M-BI-1 Prior to issuance of either a certificate of occupancy or building permit final building inspection, the Project Applicant shall pay the</p>

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance. The fee shall be paid for each residential unit to be constructed by the Project. In the event Riverside County Ordinance No. 810 is rescinded, this requirement 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.</p> <p>M-BI-2 (Condition of Approval 60.EPD.005) Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 8. Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP), of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc. Temporary impacts described in the report noted above must be restored to original conditions as described within the DBESP. Restoration of temporary impacts must be addressed by the biologist with a Mitigation Monitoring Plan (MMP) that will be provided to the Environmental Programs Division for review and approval. The MMP shall include but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.</p> <p>M-BI-3 (Condition of Approval 80.EPD.003) Prior to issuance of building permits, the Riverside County Environmental Programs Department shall review proposed building plans to ensure that all proposed lighting is directed away from the on- and off-site portions of the Charlois Channel, and shall further ensure that lighting elements would be appropriately shielded to prevent glare impacts to the Charlois Channel.</p>		<p>required fee. Fee payment shall be verified by the Riverside County Building and Safety Department prior to issuance of a certificate of occupancy or building permit final building inspection.</p> <p>M-BI-2 Prior to final grading inspection, the Riverside County Environmental Programs Department shall verify that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 8. Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP), of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc.</p> <p>M-BI-3 Prior to issuance of building permits, the Riverside County Environmental Programs Department shall review proposed lighting elements to ensure that lighting elements are shielded and directed away from the on- and off-site portions of the Charlois Channel.</p>

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>M-BI-4 (Condition of Approval 70.Planning.002) Prior to issuance of building permits or approval of improvement plans, the Riverside County Building and Safety Department and/or Transportation Department shall review all proposed landscaping elements to verify that none of the prohibited plant species as identified in Table 6-2 of the MSHCP are included in the plant palette.</p>		<p>M-BI-4 Prior to issuance of building permits or approval of improvement plans, the Riverside County Building and Safety Department and/or Transportation Department shall ensure that landscaping plans do not contain any of the MSHCP-prohibited plant species.</p>
		<p>M-BI-5 (Condition of Approval 60.EPD.004) The areas mapped as "CDFG Riparian" and are outside of the mapped project footprint on EXHIBIT 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Prior to issuance of grading permits, a report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in Section 8, "Determination of Biologically Equivalent or Superior Preservation Analysis," of the "Biological Technical Report," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates Inc. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.</p>		<p>M-BI-5 Prior to issuance of grading permits, the Riverside County Environmental Programs Department shall review the report submitted by the biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature as required by the "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc..</p>
		<p>M-BI-6 (Condition of Approval 60.EPD.006) Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "CDFG Riparian," and are outside of the "Project Footprint" on Exhibit 7B of the document entitled, "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc., shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated riparian area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five</p>		<p>M-BI-6 Prior to issuance of grading permits, the Riverside County Environmental Programs Department (EPD) shall review the proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. EPD shall ensure that the fencing encompasses the areas mapped as "CDFG Riparian," and are outside</p>

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>Implementation of the proposed Project has the potential to result in direct impacts to the burrowing owl, should any burrowing owl individuals occupy the site prior to the commencement of grading activities.</p>	<p>Less than Significant</p>	<p>feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.</p>	<p>Project Applicant/ Riverside County Environmental Programs Department</p>	<p>of the "Project Footprint" on Exhibit 7B of the document entitled, "Biological Technical Report for the Yates Road/Hsieh Property," dated November 16, 2012, updated October 8, 2013, and prepared by Glenn Lukos Associates, Inc. EPD shall also ensure that the fencing is appropriately designed as part of this review to adequately protect biologically sensitive areas.</p>
<p>Implementation of the proposed Project has the potential to impact nesting bird species (raptor and non-raptor) during Project grading activities.</p>	<p>Less than Significant</p>	<p>M-BI-7 (Condition of Approval 60.EPD.001) Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.</p>	<p>Project Applicant/ Riverside County Environmental Programs Department</p>	<p>M-BI-7 Prior to commencement of grading activities, the Riverside County Environmental Programs Department shall review a report to be provided by the Project applicant documenting the results of the pre-grading burrowing owl survey and shall verify compliance with the recommendations specified therein.</p>
<p>Implementation of the proposed Project has the potential to impact nesting bird species (raptor and non-raptor) during Project grading activities.</p>	<p>Less than Significant</p>	<p>M-BI-8 (Condition of Approval 60.EPD.002) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a pre-construction nesting bird survey shall be conducted prior to</p>	<p>Project Applicant/ Riverside County Environmental Programs Department</p>	<p>M-BI-8 Prior to issuance of grading permits, the Riverside County Environmental Programs Department (EPD) shall review the results of the pre-construction nesting bird survey (if grading activities are proposed during the</p>

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>the issuance of grading permits. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.</p>		<p>avian nesting season), and shall verify that all measures specified therein to protect nesting migratory birds are adhered to during grading activities. Alternatively, if no grading is anticipated during the avian nesting season, then EPD shall ensure that implementing grading permits are conditioned to prohibit grading activities during the nesting season (February 1st and August 31st).</p>
<p>CULTURAL RESOURCES:</p>				
<p>10. PALEONTOLOGICAL RESOURCES</p> <p>There is a potential that during grading of the property, unique paleontological resources or sites could be uncovered. The Project's potential to physically impact unique paleontological resources that could be buried beneath the surface, however remote that possibility may be, represents a significant impact before mitigation.</p>	<p>Less than Significant</p>	<p>M-PR-1 (Condition of Approval 60.Planning.026) Prior to the issuance of grading permits, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared for review by the Riverside County Planning Department. The PRIMP shall identify monitoring measures for the portions of the Project site that encompass Quaternary sediments (i.e., within the lower elevations of the site). The PRIMP shall identify measures to be undertaken in the event that fossils are discovered, and shall identify the proper laboratory processing and curation for any fossils that may be uncovered during grading of the site. During grading activities within the portion of the site containing Quaternary sediments, a qualified paleontologist shall be present on-site at all times to monitor the ground disturbing activities for the presence of subsurface fossils, as specified in the PRIMP. If suspected paleontological resources (fossils) are encountered during ground-disturbing construction activities, the construction contractor shall temporarily halt ground-disturbing activities within 100 feet of the find until the resource is evaluated by the monitoring paleontologist to assess the significance of the find, and, if necessary, to develop appropriate treatment measures in consultation with the County of Riverside's staff archaeologist and as required by the PRIMP. At the completion of grading activities, a final report shall be prepared that includes the following: dates of site monitoring; results of the monitoring program; a listing of any fossils that were uncovered; and a description of any laboratory and curation activities that were undertaken. The final report shall</p>	<p>Project Applicant County Department/Grading Contractor/Qualified Paleontologist</p>	<p>M-PR-1 Prior to the issuance of grading permits, the Project Applicant shall provide a PRIMP for review by the Riverside County Planning Department. During grading activities, grading within the portions of the site underlain by Quaternary sediments shall be monitored by a qualified paleontologist in accordance with the PRIMP, and shall identify any necessary measures to be undertaken in the event fossils are identified. The monitoring paleontologist also shall prepare the final monitoring report, which shall be reviewed by the Riverside County Planning Department.</p>

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		be provided to the Riverside County Planning Department prior to final grading inspection.		
GEOLOGY AND SOILS				
<p>15. GROUND SUBSIDENCE There is a potential for hydro-collapse in the upper portions (3 to 5 feet) of the "Very old alluvial fan deposits" onsite. This is considered a potentially significant impact. The Project would be located on a geologic unit or soil that is unstable and could potentially result in ground subsidence. This is considered a potentially significant impact.</p>	Less than Significant	<p>M-GS-1 (Condition of Approval 10.PLANNING.018) As a component of site grading activities, the Project Applicant shall be required to implement the following recommendations of the Project's soils report (IS/MND Appendix E). These recommendations include the following:</p> <ul style="list-style-type: none"> ▪ Removal bottoms shall be observed by a qualified geotechnical consultant to make a final determination that suitable (non-weathered, limited porosity) soils have been exposed. Removal bottoms shall be tested to ensure that the exposed soils have a relative compaction of 85% of the laboratory maximum density (per ASTM test method D-1557). ▪ Subject to any recommendations by the qualified geotechnical consultant to the contrary, the upper three (3) to five (5) feet of very old alluvial deposits located on-site shall be removed and recompacted to limit the amount of differential settlement caused by hydro-collapse that could affect proposed structures. Removal bottoms shall be observed by a qualified geotechnical consultant to ensure that suitable (non-weathered, limited porosity) soils have been exposed. Removal may be ceased if saturated (percent saturation >85%) soils are encountered during grading. ▪ The highly weathered portions of the phyllite are unsuitable to support the proposed fills and/or structures and shall be removed and recompacted, subject to any direction to the contrary by a qualified geotechnical consultant. It is anticipated that the upper 2 to 3-feet of these deposits will require removal and recompaction. ▪ Lots should be underlain by a minimum of three (3) feet of compacted fill. As such, for lots where unsuitable soil removals do not provide that amount of fill such as cut lots and the cut portion of transition lots, overexcavation should be accomplished to provide the minimum three (3) feet 	<p>Project Applicant/Qualified Geotechnical Consultant/Riverside County Building and Safety Department</p>	<p>M-GS-1 During Project grading activities, a qualified geotechnical consultant shall be present on-site to ensure the recommendations of the Project's soils report (IS/MND Appendix E) are implemented. Where applicable, the requirements of Mitigation Measure M-GS-1 shall be shown on the Project's grading plans. Riverside County shall review implementing grading plans for compliance with Mitigation Measure M-GS-1 prior to the issuance of grading permits.</p>

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		<ul style="list-style-type: none"> ▪ of compacted fill. ▪ In order to facilitate trenching and backfill operations for underground utilities, and subject to the recommendations of a qualified geotechnical consultant, street areas that occur in rock should be over-excavated to a depth of one foot below the deepest utility and replaced with compacted fill containing rock no greater than 12-inches in diameter. ▪ All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method: D-1557. Fill material should be moisture conditioned to optimum moisture or above, and as generally discussed in Appendix F to the Project's soils report (IS/MND Appendix E). Compaction shall be achieved with the use of sheepfoot rollers or similar kneading type equipment. Mixing and moisture conditioning will be required in order to achieve the recommended moisture conditions. ▪ Subject to recommendations to the contrary by a qualified geotechnical consultant, the rock size in the upper three (3) feet shall be limited to eight (8) to twelve (12) inches in maximum dimension; and between three (3) and ten (10) feet below grade, the rock size shall be limited to 2-feet or less in maximum dimension. ▪ Fill should be placed in eight-inch bulk maximum lifts, moisture conditioned to optimum moisture content or above, compacted and tested as grading/construction progresses until final grades are attained. ▪ Where the natural slope is steeper than 5-horizontal to 1-vertical and where designated by the Project geotechnical consultant, compacted fill material shall be keyed and benched into competent bedrock or firm artificial fill. ▪ Fill slopes should be overfilled to an extent determined by the contractor, but not less than two (2) feet measured perpendicular to the slope face, so that when trimmed back to the compacted core a 		

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		<p>minimum 90 percent relative compaction is achieved.</p> <ul style="list-style-type: none"> ▪ Placement of fill over saturated very old alluvial valley deposits may result in time-dependent settlement/compression, depending on the amount of fill placed over the deposits. This settlement shall be monitored with the use of buried settlement plates, as detailed on Plate G-12 (Appendix G) of the Project's soil analysis (IS/MND Appendix E). 	<p>Project Applicant/Riverside County Building and Safety Department</p>	<p>M-GS-2 Prior to grading permit issuance, the land divider/permit holder shall be responsible for providing the required grading plans. The Riverside County Building and Safety Department shall be responsible for reviewing the proposed grading plans for conformance to the specified contour-grading requirements.</p>
<p>18. SOILS The very old alluvial valley deposits may contain discrete intervals of highly expansive soils. If not addressed during Project grading activities, these soils have the potential to create substantial risks to future buildings on-site, as well as future residents. This condition is a potentially significant impact.</p>	<p>Less than Significant</p>	<p>M-GS-2 (Condition of Approval 60.Planning.007) Prior to the issuance of grading permits, the land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:</p> <ul style="list-style-type: none"> ▪ The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain. ▪ Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain. ▪ The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding. ▪ Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion. 	<p>Project Geotechnical Consultant/Riverside County Buildings and Safety Department</p>	<p>M-GS-3 A qualified geotechnical consultant shall be responsible for monitoring grading activities within the areas of the site containing very old alluvial valley deposits. As appropriate, the geotechnical consultant shall be responsible for directing the construction contractor to conduct overexcavation activities as</p>

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<p>20. WIND EROSION AND BLOWNSAND FROM PROJECT EITHER ON OR OFF SITE The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2003a, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and WQMP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand</p>	<p>Less than Significant</p>	<p>No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP, which would be enforced as part of the Project's conditions of approval.</p>	<p>Project Applicant/Construction Contractors/Riverside County Building and Safety</p>	<p>necessary to eliminate adverse effects associated with expansive soils. Construction contractors shall ensure compliance with the BMPs specified in the site-specific WQMP. The Riverside County Building and Safety Department shall verify that the various BMPs have been adhered to during both construction and prior to final grading inspection.</p>
<p>HAZARDS AND HAZARDOUS MATERIALS</p>				
<p>23. AIRPORTS Although the Project would be fully compatible with the French Valley Airport facility, the conditions of approval specified by the Riverside County ALUC in its consistency determination are incorporated herein as mitigation measures.</p>	<p>Less than Significant</p>	<p>M-HM-1 (Condition of Approval 60.Planning.028) Prior to issuance of grading, building, or occupancy permits, as appropriate, the Riverside County Building and Safety Department shall ensure compliance with or implementation of the following requirements of the Riverside County Airport Land Use Commission: a) All outdoor lighting proposed as part of the Project shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. b) The following uses shall be prohibited: i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator; ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport;</p>	<p>Project Applicant/Riverside County Building and Safety Department/Riverside County Airport Land Use Commission</p>	<p>M-HM-1 The Riverside County Building and Safety Department shall review implementing grading, building, and occupancy permit applications for compliance with the above-specified requirements of the Riverside County Airport Land Use Commission.</p>

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		<p>iii. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators; and</p> <p>iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>c) All potential purchasers and/or tenants of the proposed residences shall be provided a copy of the following notice:</p> <p>"Notice of Airport in Vicinity: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)."</p> <p>d) Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.</p>		
NOISE	34. NOISE EFFECTS ON OR BY THE PROJECT			
Near-term construction activities would result in less-than-significant impacts to nearby sensitive receptors (based on compliance with the timing restrictions specified in County Ordinance 847), although mitigation measures are identified to reduce construction noise to the greatest	Less than Significant	<p><u>Mitigation for Construction Noise Impacts:</u></p> <p>M-N-1 (Condition of Approval 60.Planning.029) Prior to grading and building permit issuance, the County shall verify that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the</p>	Project County Building Safety/Construction Contractors	<p><u>Monitoring for Construction Noise Impacts:</u></p> <p>M-N-1 Prior to grading and building permit issuance, the County Department of Building and Safety shall review grading</p>

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<p>feasible extent.</p> <p>The unmitigated exterior noise levels are expected to exceed the County of Riverside 65 dBA CNEL exterior noise level standards for lots backing onto Charlois Road. This is a significant impact.</p> <p>The future first and second floor interior noise levels at the façade are estimated to range from 57.6 to 66.7 dBA CNEL for homes adjacent to Charlois Road. In order to meet the County of Riverside 45 dBA CNEL interior noise level standard, an interior noise level reduction ranging from 12.6 to 21.7 dBA CNEL is needed. This is a potentially significant impact.</p>	<p>construction site by Riverside County or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors:</p> <ul style="list-style-type: none"> ▪ During construction activities, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. ▪ The construction contractor shall place all stationary construction equipment staging areas in locations in the southeastern portion of the site or along the southern site boundary in the eastern portion of the site in order to provide a maximum distance from nearby sensitive receptors (i.e., existing residential uses to the west, the existing school use to the east, and future residential uses to the north, if constructed and occupied prior to commencement of construction activities). ▪ All stationary construction equipment shall be placed so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the west, the existing school use to the east, and future residential uses to the north, if constructed and occupied prior to commencement of construction activities). ▪ All construction activities and haul truck deliveries shall be prohibited between the hours of six p.m. to six a.m. during the months of June through September, and between the hours of six p.m. and seven a.m. during the months of October through May. <p>M-N-2 (Condition of Approval 60.Planning.030 Prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. A requirement to comply with the Construction Haul Route Exhibit shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.</p>	<p>and building plans for the required notes. The Project Applicant shall ensure that the required notes are included in all construction bid documents. Construction contractors shall be required to abide by the notes listed on the grading and/or building plans, and shall permit periodic inspection by Riverside County or its designee.</p>	<p>Project County Department/Building and Safety Department</p> <p>Applicant/Riverside Planning Department/Riverside County Building and Safety Department</p>	<p>M-N-2 The Project Applicant shall prepare a Construction Haul Route Exhibit, which shall be reviewed by the Riverside County Planning Department to ensure that the proposed haul route location minimizes passage by noise-sensitive land uses. Prior to the issuance of grading or building permits, Riverside County Building and Safety Department shall review grading and building plans to ensure a note is included specifying the required haul route</p>

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		<p>M-N-3 (Condition of Approval 80.Planning.021) Following completion of mass grading activities, and prior to issuance of any building permits, walls shall be constructed in the following locations in order to reduce construction-related noise effects to nearby sensitive receptors:</p> <ul style="list-style-type: none"> • Lots 1 through 8 and 99 through 102 facing Charlois Road on the eastern project boundary: construct a minimum 5-foot noise barrier (wall) along the boundary with Charlois Road; • Lots 8, 9, 35 and 36 facing the northern project boundary: construct a minimum 5-foot m noise barrier (wall) along the northern Project boundary; and • Lots 84 and 91 facing the Alegre Vista Road on the western project boundary: construct a minimum 5-foot noise barrier (wall). <p>All required noise barriers may be constructed using masonry block materials. The recommended barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) shall be filled with grout, caulking, or like material.</p> <p><u>Mitigation for Operational Noise Impacts:</u></p>	<p>Project Applicant/Riverside County Building and Safety Department</p>	<p>location(s), per the approved exhibit from the Riverside County Planning Department. The Project Applicant shall ensure that all construction bid documents include the approved Construction Haul Route Exhibit.</p> <p>M-N-3 The Project Applicant shall be responsible for ensuring construction of the required noise barriers. The Riverside County Building and Safety Department shall ensure that the required noise barriers have been constructed to the standards Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437.</p>
		<p>M-N-4 (Condition of Approval 90.Planning.013) Prior to</p> <p><u>Mitigation for Operational Noise Impacts:</u></p>		<p><u>Monitoring for Operational Noise Impacts:</u></p> <p>M-N-4 The Riverside County Building and Safety</p>

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		<p>issuance of building permits for Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437, the Riverside County Building and Safety Department shall ensure that homes on Lots 1 through 8 and 99 through 102 have been provided with a "windows closed condition" through the provision of mechanical ventilation (e.g., air conditioning), in combination with standard building construction that includes dual-glazed windows. Specific window recommendations shall be as specified by the Final Noise Study required pursuant to Mitigation Measure M-N-5 once final architectural plans are available and detailed interior noise reduction calculations can be performed based on actual building assembly details. In order to meet the County of Riverside 45 dBA CNEL interior noise standard, the following conditions are anticipated to be required, subject to confirmation by the Final Noise Study required pursuant to Mitigation Measure M-N-6</p> <ul style="list-style-type: none"> ▪ Provide a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning) for Lots 1 through 8 and 99 through 102, facing Charlois Road; ▪ Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2x4 studs or greater, 16" on center with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board. ▪ Provide roof / ceiling building system utilizing minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities. 	<p>Project Applicant/Riverside County Building and Safety Department</p>	<p>Department shall review future applications for building permits to ensure that homes within Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437 have been provided with a "windows closed condition" and that the other elements specified in Mitigation Measure M-N-4 are required by the proposed building permits, where applicable. The Riverside County Building and Safety Department also shall ensure that all required noise attenuation measures have been constructed prior to the issuance of occupancy permits.</p>
		<p>M-N-5 (Condition of Approval 80.Planning.019) Prior to issuance of building permits for Lots 1 through 8 and 99 through 102 of Tentative Tract Map 36437, the Project Applicant shall prepare a Final Noise Study to confirm that the noise attenuation measures specified in Mitigation Measure M-N-4 would achieve the County's 45 dBA CNEL interior noise standard. The Final Noise Study shall finalize the mitigation measures identified in Mitigation Measure M-N-4 using the precise grading plans and actual building design specifications, and shall identify additional mitigation if needed to ensure that the 45 dBA CNEL interior noise standard is met. The Final Noise Study shall be subject to review and approval by the Riverside County Department of Environmental Health, Office of Industrial Hygiene. Prior to the issuance of occupancy</p>	<p>Project Applicant/Riverside County Department of Environmental Health, Office of Industrial Hygiene/Riverside County Building and Safety Department</p>	<p>M-N-5 The Project Applicant shall be responsible for preparing a Final Noise Study as part of future building permit applications. The Final Noise Study shall be subject to review and approval by the Riverside County Department of Environmental Health, Office of Industrial Hygiene prior to the issuance of building permits.</p>

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		permits for Lots 1 through 8 and 99 through 102, the Riverside County Building and Safety Department shall verify that all noise attenuation measures specified in the Final Noise Study have been constructed.		Additionally, the Riverside County Building and Safety Department shall ensure that the required interior noise mitigation features, as specified in the Final Noise Study, have been constructed prior to the issuance of occupancy permits for Lots 1 through 8 and 99 through 102 of Tentative Tract Map No. 36437.
PUBLIC SERVICES				
<p>36. FIRE SERVICES</p> <p>Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented.</p>	Less than Significant	<p>Although Project-related impacts associated with the provision of new or physically altered fire protection facilities would be less than significant, Mitigation Measure M-PS-1 is recommended to ensure compliance with the provisions of the County's DIF Ordinance (Ordinance 659).</p> <p>M-PS-1 (Condition of Approval 10.Planning.009) The Project shall comply with County's Development Impact Fee (DIF) Ordinance, which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to the issuance of a certificate of occupancy by Riverside County, the Project Applicant shall pay fees in accordance with the County's Ordinance 659.</p>	Project Applicant/Riverside County Building and Safety Department	M-PS-1 The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with County Ordinance No. 659 prior to the issuance of a certificate of occupancy for each residential dwelling unit within Tentative Tract Map No. 36437.
37. SHERIFF SERVICES				
The proposed Project would result in an increase in the cumulative demand for services from the Riverside Sheriff's Department.	Less than Significant	Although Project-related impacts associated with of new or physically altered sheriff protection facilities would be less than significant, the Project applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.	Project Applicant/Riverside County Building and Safety Department	Monitoring shall occur as specified above for Mitigation Measure M-PS-1.
38. SCHOOLS				
Buildout of the proposed Project would result in an increase in demand for school services as compared to existing conditions.	Less than Significant	<p>Although Project-related impacts associated with of new or physically altered schools would be less than significant, Mitigation Measure M-PS-2 is recommended to ensure compliance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50).</p> <p>M-PS-2: (Condition of Approval 80.Planning.011) The Project shall comply with the Leroy F. Greene School</p>	Project Applicant/Riverside County Building and Safety Department	M-PS-2 The Riverside County Building and Safety

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		Facilities Act of 1998 (Senate Bill 50), which requires payment of a school impact fee on a per dwelling unit basis to assist in providing revenue that school districts (including TVUSD) can use to ensure the adequate provision of public education facilities and services to service new development. Prior to the issuance of building permits, the Project Applicant shall pay required impact fees to the TVUSD following TVUSD protocol for impact fee collection.	Department	Department shall ensure that appropriate fees have been paid in accordance with Senate Bill 50 prior to the issuance of a certificate of occupancy for each residential dwelling unit within Tentative Tract Map No. 36437.
39. LIBRARIES	Less than Significant	Although Project-related impacts associated with of new or physically altered library facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.	Project Applicant/Riverside County Building and Safety Department	Monitoring shall occur as specified above for Mitigation Measure M-PS-1.
40. HEALTH SERVICES	Less than Significant	Although Project-related impacts associated with of new or physically altered health services facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.	Project Applicant/Riverside County Building and Safety Department	Monitoring shall occur as specified above for Mitigation Measure M-PS-1.
RECREATION				
41. PARKS AND RECREATION	Less than Significant	Although Project-related impacts associated with of new or physically altered health services facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.	Project Applicant/Riverside County Building and Safety Department	Monitoring shall occur as specified above for Mitigation Measure M-PS-1.
Based on the Valley-Wide Recreation & Park District's (VWRPD) goal of providing 5.0 acres of park land for each 1,000 residents, the Project would generate a demand for between 1.7 and 1.9 acres of park land. Although the Project provides for a 0.9-acre park site, the VWRPD Master Plan indicates that "Where the amount of parkland to be dedicated is less than 5 acres, the developer will be required to pay in-lieu fees" (VWRPD, 2010, p. 28).		Although Project-related impacts associated with of new or physically altered health services facilities would be less than significant, the Project Applicant shall pay DIF fees as required by Mitigation Measure M-PS-1. M-R-1 (Condition of Approval 50.Planning.008) Prior to final building inspection, the Riverside County Building and Safety Department shall ensure that the Project Applicant has contributed appropriate in-fees for parkland facilities as required by Section 10.35 of Riverside County Ordinance 460 and the Valley-Wide Parks & Recreation District Master Plan.	Project Applicant/Riverside County Building and Safety Department	M-R-1 (Condition of Approval 50.Planning 8) Prior to final building inspection, the Riverside County Building and Safety Department shall ensure that the Project Applicant has contributed appropriate in-fees for parkland facilities as required by Section 10.35 of Riverside County Ordinance 460 and the Valley-Wide Parks & Recreation District Master Plan.
TRANSPORTATION AND TRAFFIC				
43.CIRCULATION AND TRAFFIC The proposed Project would contribute to a need for traffic improvements at the intersection of Washington Street at Abelia Street under EAPC (2014) conditions. As such, the Project's impact to this intersection is a cumulatively	Less than Significant	M-TR-1 (Condition of Approval 90.Trans.001) In order to address deficient levels of service at the intersection of Washington Street/Abelia Street that occur under EAPC (2014) conditions, the Project Applicant shall participate in the Riverside County Transportation Uniform Mitigation Program (TUMF) (Riverside County Ordinance 824) and the Riverside County Development Impact Fee (Riverside County Ordinance	Project Applicant/Riverside County Building and Safety Department	M-TR-1 Prior to issuance of certificates of occupancy, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance

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significant impact for which mitigation would be required.		<p>659). Project contributions to TUMF and/or DJF would provide a fair-share towards the costs of the following improvements at this intersection that appear warranted under EAPC (2014) conditions:</p> <ul style="list-style-type: none"> ▪ Install a traffic signal. ▪ Construct a 2nd through lane and a dedicated right turn for the northbound leg. ▪ Construct a dedicated left turn lane and a 2nd through lane for the southbound leg. ▪ Construct a through lane for the eastbound leg to connect with a future westbound leg. ▪ Construct a westbound leg with a left turn lane and a shared through-right turn lane. <p>Implementation of the above-listed improvements by Riverside County would improve the LOS at the intersection of Washington Street/Abelia Street to LOS D in the AM peak hour and LOS C during the PM peak hour, and would reduce the Project's cumulative impacts to this intersection to below a level of significance. (Urban Crossroads, 2012, Table 5-4 and p. 61)</p>		with Riverside County Ordinances 824 and 659.

TRACT MAP Tract #: TR36437

Parcel: 476-270-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

Tentative Tract Map No. 36437 (TTM 36437) is a Schedule A subdivision of 40.16-acres into 102 single family residential lots on 19.74 acres; a park site on 0.91 acre; a water quality/detention basin on 1.43 acres; on-site public roads (Streets ðAö-ðG, ð Charlois Road, and Y Road) on 8.1 acres; and 9.98 acres of open space on five (5) lots. Off-site improvements also are proposed as part of the Project, and include offsite portions of Yates Road; off-site portions of Charlois Road; the construction of sewer and water line extensions within Yates Road; the construction of an 18-inch storm drain within Yates Road and southerly within Allegre Vista Road by a distance of approximately 3,000 feet; and improvements off-site along the northern Project boundary to accommodate existing drainage from the property to the north.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

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

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36437 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36437 Amended No. 2, dated 10/25/13

CHANGE OF ZONE = Change of Zone No. 7794

EXHIBIT L= Tentative Landscape Exhibit

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE

RECOMMND

Tract Map 36437 is proposing to obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 2 RETENTION BASINS - NO VECTORS

RECOMMND

All proposed retention basins shall be constructed and maintain in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS

RECOMMND

Based on the information provided in the Environmental Site Assessment (ESA) documentation and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 4 INDUSTRIAL HYGIENE-NOISE STUDY

RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Noise Study: "Tentative Tract Map No. 36437
Preliminary Noise Study, County of
Riverside, California" dated
July 15, 2013, JN: 08771-02

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36437 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 27, 2013 (RivCo Industrial Hygienist).

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Tract Map 36437 is a proposal for a Schedule "A" residential subdivision of 40 acres including open space lots, an water quality detention basin and a park site in the French Valley area. The project site is located northeast corner of Yates Road and Alegre Vista Road, approximately 1500 feet west of Washington Street and 1500 feet north of Thompson Road.

The property receives offsite stormwater runoff from two storm drains at the northeast corner of the site. The storm drains were constructed as part of a regional drainage plan proposed by Tract Map 30069 (development to the north) and Tract Map 30837, which is located on the east side of Washington Street. The regional plan included channelizing the natural low through the school property all the way to Benton Creek Channel. The District would prefer all the developments in this area to cooperate and coordinate to devise a viable and regional drainage plan to take the stormwater runoff to an adequate outlet in Benton Creek Channel.

The developer proposes an interim drainage solution of allowing tributary offsite to be conveyed to the natural low with a storm drain while taking the mitigated onsite

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

stormwater runoff south to Benton Creek Channel in an interim storm drain in the public right-of-way for Alegre Vista Road. It should be noted that this is an interim storm drain that has been designed to convey only the mitigated stormwater runoff from this development. No hydraulic calculations have been submitted for the proposed storm drain to determine if it can convey the 100-year storm event from the on-site basin to an adequate outlet per the typical District standard. This drainage solution consists of both onsite and offsite storm drain facilities for conveying offsite and onsite drainage flows. It has been determined that the Transportation Department will provide maintenance of said facilities because they are all proposed within the public road right-of-way.

This development would adversely impact the downstream property owners and exacerbate the current flooding situation. The stormwater runoff would increase in flowrate, frequency, and volume with the addition of impervious area associated with this development. While the exhibit shows a water quality detention basin, the calculations have been submitted to the Transportation to verify the adequacy of the size of the basin to reduce peak flow rates in addition to treating for water quality. The basin cannot reduce volume and frequency of stormwater runoff associated with this development. Therefore, the District is requiring the developer to convey the stormwater to an adequate outlet in Benton Creek Channel (along the south side of Shrimp Lane downstream). Since Benton Creek Channel is not a complete system to Murrieta Creek, mitigation for increased runoff will still need to be required for the 2-year, 5-year, and 10-year storm events. Final calculations for the detention basin shall be submitted to the District for review to ensure the mitigation basin has enough storage capacity prior to recordation of the map or the issuance of any grading permits.

It should be noted that the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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

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

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

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and storm waters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. All drainage facilities outside of the public road right-of-way shall be contained within a drainage easement. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to

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10. GENERAL CONDITIONS

10.FLOOD RI. 12 MAP INCREASED RUNOFF (cont.) RECOMMND

mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

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) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE (cont.) RECOMMND

the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 7,200 square feet.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - ORD NO. 659 (DIF)

RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 11

MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 12

MAP - DESIGN GUIDELINES

RECOMMND

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

10.PLANNING. 13

MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels.

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 15 MAP-PDA4811 ARCHAEO REPORT RECOMMND

PDA4811 ARCHAEOLOGICAL/CULTURAL RESOURCES REPORT:
INFORMATIONAL:

County Archaeological Report (PDA) No. 04811 submitted for this project (TR36437) was prepared by Tracy A. Stopes and Brian F. Smith of Brian F. Smith and Associates, and is entitled: "Phase I Archaeological Assessment for the Yates Road Project (TMM36437)," dated August 1, 2013.

This document has been incorporated as part of this project and has been accepted.

According to the report the survey was negative for cultural resources. Hence, there will be no impacts to any cultural resources and no impacts to historical resources or unique archaeological resources per CEQA.

10.PLANNING. 16 MAP-IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP-IF HUMAN REMAINS FOUND (cont.) RECOMMND

provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 17 MAP-INADVERTENT ARCHAEO FINDS RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS

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, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition,

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP-INADVERTENT ARCHAEO FINDS (cont.) RECOMMND

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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 18 MAP - GEO02333 RECOMMND

County Geologic Report (GEO) No. 2333, submitted for this project (TR36437) was prepared by Alta California Geotechnical Inc. and is entitled: "Preliminary Geotechnical Investigation, tentative Tract 30430 (sic), "Yates Road" Project, French Valley Area, County of Riverside, California", dated January 11, 2012.

GEO02333 concluded:

1.The nearest active fault is the Glen Ivy segment of the Elsinore Fault Zone, which is located approximately 6.95 miles to the southwest.

2.The potential for surface rupture at the site is considered remote.

3.The potential for liquefaction to occur onsite is minimal.

4.Seismically induced landsliding is not anticipated to pose a danger to the site.

5.The potential for dry sand settlement onsite to occur is considered low.

6.The site is not within the State of California Tsunami Inundation zone due to the considerable distance from the coastline.

7.The elevated bedrock terrain essentially surrounds the project and it is likely it provides a topographic barrier against inundation from seiches.

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO02333 (cont.)

RECOMMND

8.The potential for hydro-collapse to occur at the site will be low and within foundation design tolerances upon the completion of recommended unsuitable soil removals and recompaction.

GEO02333 recommended:

1.The upper portions of the very old alluvial valley deposits are unsuitable to support the proposed fills and/or structures and should be removed and recompacted to project specifications.

2.The highly weathered portions of the phyllite are unsuitable to support the proposed fills and/or structures and should be removed and recompacted to project specifications.

GEO No. 2333 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2333 is hereby accepted for Planning purposes. Engineering and other Uniform 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 City upon application for grading and/or building permits.

It should be noted that the Alta opinion provided in Section 6.1.6 of their report that a shallower hold down of oversized rock in the upper ten feet is appropriate dos not over-ride the County of Riverside requirement and should not be considered approved. Additionally, the proposed rock blanket in Section 6.1.6.1 of the report is not a County approved design and should not be considered approved.

10.PLANNING. 19 MAP - PDP01451

RECOMMND

County Paleontological Report (PDP) No. 1451, submitted for this case (TR36437), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Assessment for CEQA Compliance Review, Impact analysis, and Mitigation Recommendations for TR 36437, Riverside County, California", dated September 1, 2013.

01/13/14
14:04

Riverside County LMS
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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - PDP01451 (cont.)

RECOMMND

PDP01451 concluded:

1.The mapped exposures of phyllite in the topographic higher elevations of the project site along the northwest corner of the propose development are unlikely to yield fossils.

2.Older alluvial valley and alluvial fan deposits on the lower elevations within the project have a moderate to high paleontological resource sensitivity and could yield terrestrial vertebrate fossils during grading and earth-moving activities.

PDP01451 recommended:

1.Implementation of a Paleontological Resources Impact AMitigation Program (PRIMP).

PDP01451 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01451 is hereby accepted for TR36437. A PRIMP shall be required prior to issuance of any grading permit for this project.

TRANS DEPARTMENT

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

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

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

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

10.TRANS. 7 MAP - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - TS/CONDITIONS (cont.)

RECOMMND

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.

SR-79 (NS) at:
Abelia Street (EW)

Ginger Tree Drive/Street H (NS) at:
Abelia Street (EW)

Washington Street (NS) at:
Abelia Street (EW)

The project shall pay mitigation fees in the form of TUMF and DIF as its fairshare toward cumulative impacts.

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 8 MAP - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the San Diego Regional Water Quality Control Board [Order No. R9-2010-16, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Margarita River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects within the priority development category. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - SUBMIT FINAL WQMP (cont.) RECOMMND

detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a final "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 9 MAP - WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

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10. GENERAL CONDITIONS

10.TRANS. 10

MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - ECS

RECOMMND

The constrained areas will conform to the areas mapped as "CDFG Riparian," and are outside the mapped "Project Footprint" on Exhibit 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property " Dated November 16, 2012 updated October 8, 2013 and prepared by Glenn Lukos Associates, Inc. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian) on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The ECS map must be stamped by the Riverside County Surveyor with the following notes:
"No disturbances may occur within the boundaries of the of the constraint areas."

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

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

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

FIRE DEPARTMENT

50.FIRE. 1

MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 2 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. This includes all maintenance roads and access ramps as well. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facilities to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the Transportation Department is willing to provide maintenance for the proposed drainage facilities, then the engineer must obtain and comply with the requisites the Transportation Department would require. If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R1 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7794 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees

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50. PRIOR TO MAP RECORDATION

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

and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 24 MAP - ECS NOTE AIRPORT RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the French Valley Airport maintained operations to the west of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport."

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - FEE BALANCE (cont.) RECOMMND

MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

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

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in

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50. PRIOR TO MAP RECORDATION

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

interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

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

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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50. PRIOR TO MAP RECORDATION

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 33 MAP - ECS PALEO RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Paleontological Report PDP01451, has been mapped as having a moderate to high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - ECS PALEO (cont.) RECOMMND

collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection. 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. 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."

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Charlois Road and so noted on the final map.

50.TRANS. 3 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 4 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 5 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 7 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Charlois Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 10 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 11 MAP - CONSTRUCT RAMP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12

MAP - DEDICATIONS

RECOMMND

Charlois Road (from lot 99 to north project boundary), and streets "G" and "A" are designated LOCAL ROAD and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C." (40'/60')

NOTE: The northerly (off-site) extension of Charlois Road shall be constructed with curb, gutter and sidewalk to existing Ginger Tree Drive as directed by the Director of Transportation.

Charlois Road adjacent to the park is designated ENHANCED LOCAL STREET and shall be improved with 42' full-width AC pavement (22' on the park side and 20' on the east side of the centerline), and 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with modified County Standard No. 104, Section "A", Ordinance 461. (Modified for reduced half-width right-of-way from 33' to 30' and reduced sidewalk from 10' to 8' on the park side.)

- NOTE: 1. An 8' concrete sidewalk shall be constructed within the 8' parkway on the park side.
2. A 5' sidewalk shall be constructed on the east side of the centerline at the property line within the 10' parkway.

All other interior streets are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A." (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 13

MAP - PART-WIDTH

RECOMMND

Yates Road along project boundary is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk, within a 45' part-width dedicated right-of-way, (30' on the project side and 15' on the opposite side of the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - PART-WIDTH (cont.) RECOMMND

centerline), in accordance with County Standard No. 105, Section "C."

NOTE: A 5' sidewalk, along the project side only, shall be constructed adjacent to the right-of-way line within the 10' parkway.

Any off-site widening required to provide these improvements shall be the responsibility of the landowner/developer.

Any off-site easements and/or right-of-way required to provide these improvements shall be the responsibility of the landowner/developer.

or as approved by the Director of Transportation

50.TRANS. 14 MAP - VACATION/SUR RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Angus Drive, Brahma Circle, Skyview Road, and Yates Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 15 MAP-LC LNDSCP COMMON AREA MAIN RECOMMND

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

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

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP-LC LNDS CP COMMON AREA MAIN (cont.) RECOMMND

of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

50.TRANS. 16 MAP - SUBMIT WQMP AND PLANS RECOMMND

A final project specific WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. All submittals shall be date stamped by the engineer and include a completed Transportation Department Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.TRANS. 17 MAP - WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

the project's grading plans and any other improvement plans
the selected maintenance entity may require.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits -
whichever comes first - the applicant shall provide the
Building and Safety Department evidence of compliance with
the following: "Effective March 10, 2003 owner operators
of grading or construction projects are required to comply
with the N.P.D.E.S. (National Pollutant Discharge
Elimination System) requirement to obtain a construction
permit from the State Water Resource Control Board (SWRCB).
The permit requirement applies to grading and construction
sites of "ONE" acre or larger. The owner operator can
comply by submitting a "Notice of Intent" (NOI), develop
and implement a STORM WATER POLLUTION PREVENTION PLAN
(SWPPP) and a monitoring program and reporting plan for the
construction site. For additional information and to obtain
a copy of the NPDES State Construction Permit contact the
SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any
ordinance, regulations specific to the N.P.D.E.S., this
project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a
performance security to be posted with the Building and
Safety Department. Single Family Dwelling units graded one
lot per permit and proposing to grade less than 5,000 cubic
yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or
export, prior to obtaining a grading permit, the applicant
shall have obtained approval for the import/export location
from the Building and Safety Department.

A separate stockpile permit is required for the import

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT (cont.) RECOMMND

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

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

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - NESTING BIRD SURVEY (cont.) RECOMMND

Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 3 EPD - BIOLOGICAL MONITORING RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. Work Plan must include plans for monitoring of all activities that occur within and in proximity to the areas mapped as "CDFG Riparian" on EXHIBIT 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property" Dated November 16, 2012, updated October 8, 2013 and November 24, 2013. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 EPD - TEMPORARY FENCING RECOMMND

The areas mapped as "CDFG Riparian" and are outside of the mapped project footprint on EXHIBIT 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property " Dated November 16, 2012, updated

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 EPD - TEMPORARY FENCING (cont.) RECOMMND

October 8, 2013 and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section 8 "Determination of Biologically Equivalent or Superior Preservation Analysis" of the "Biological Technical Report" dated: November 16, 2012 updated October 8, 2013 and prepared by Glenn Lukos Associates Inc. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

60.EPD. 5 EPD - MITIGATION CREDITS RECOMMND

Mitigation Credits/MMP

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the section 8 Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property." Dated: November 16, 2012, updated October 8, 2013 and prepared by Glenn Lukos Associates, Inc.

Temporary impacts described in the report noted above must be restored to original conditions as described within the DBESP. Restoration of temporary impacts must be addressed by the biologist with a Mitigation Monitoring Plan (MMP) that will be provided to the Environmental Programs Division for review and approval. The MMP shall include but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 6 EPD - PERMANENT FENCING RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "CDFG Riparian," and are outside of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6

EPD - PERMANENT FENCING (cont.)

RECOMMND

"Project Footprint" on Exhibit 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property " Dated November 16, 2012, updated October 8, 2013 and prepared by Glenn Lukos Associates, Inc. shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated riparian area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan.

EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

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

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE

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60. PRIOR TO GRADING PRMT ISSUANCE

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

CONCURRENCE WITH THE RESPONBILE WILDLIFE AND/OR OTHER
CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

60.FLOOD RI. 4 MAP OFFSITE EASEMT OR REDESIGN RECOMMND

Offsite drainage facilities shall be located the public
road right-of-way or within dedicated drainage easements
obtained from the affected property owner(s). Document(s)
shall be recorded and a copy submitted to the District
prior to recordation of the final map. If the developer
cannot obtain such rights, the map should be redesigned to
eliminate the need for the easement.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work
within the District right of way or with District
facilities. The encroachment permit application shall be
processed and approved concurrently with the improvement
plans.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows and each phase must provide mitigation for water quality and increased runoff impacts prior to conveying the onsite stormwater runoff to an adequate outlet as the tract map is conditioned.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 36437 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 7 MAP - SLP GRDNG M-GS-2 RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP - SLP GRDNG M-GS-2 (cont.)

RECOMMND

adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 15 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.16 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7794 has been approvd and adopted by the Board of Supervisors and [has] [have] been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 22 MAP - PALEO PRIMP & MONITOR RECOMMND

County Paleontological Report (PDP) No. 1451, submitted for this case (TR36437), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Assessment for CEQA Compliance Review, Impact analysis, and Mitigation Recommendations for TR 36437, Riverside County, California", dated September 1, 2013.

PDP01451 concluded the older alluvial valley and alluvial fan deposits on the lower elevations within the project have a moderate to high paleontological resource sensitivity and could yield terrestrial vertebrate fossils during grading and earth-moving activities.
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).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

60.PLANNING. 23 MAP - MM-AQ-1 SCAQMD RECOMMND

PRIOR TO GRADING PERMIT ISSUANCE the Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - MM-AQ-1 SCAQMD (cont.)

RECOMMND

shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

- During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas by water truck, sprinkler system or other comparable means, shall occur in the mid-morning, afternoon, and after work has been completed for the day.

- Temporary signs shall be installed on the construction site along all unpaved roads and/or unpaved haul routes indicating a maximum speed limit of 15 miles per hour (MPH). The signs shall be installed before construction activities commence and remain in place during the duration of vehicle activities on all unpaved roads unpaved haul routes.

60.PLANNING. 24 MAP - MM-AQ-2 TITLE 13

RECOMMND

PRIOR TO GRADING PERMIT FINAL INSPECTION the Project applicant is required to provide proof of compliance with California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." Prior to grading permit issuance and building permit issuance, the County shall verify that the following note is included on the grading and building plans

-Temporary signs shall be placed on the construction site at all construction vehicle entry points and at all loading, unloading, and equipment staging areas indicating that heavy duty trucks and diesel powered construction equipment are prohibited from idling for more than five (5) minutes. The signs shall be installed before construction activities commence and remain in place during the duration of construction activities at all loading, unloading, and equipment staging areas.

- Project contractors shall be required to ensure

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60.PLANNING. 24 MAP - MM-AQ-2 TITLE 13 (cont.) RECOMMND

compliance with the note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.

60.PLANNING. 25 MAP - MM-AQ-3 LIMITED GRADING RECOMMND

Active grading and ground-disturbing activities shall be limited to a maximum of five (5) acres on any given day.

60.PLANNING. 26 MAP - M-PR-1 PRIMP RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared for review by the Riverside County Planning Department. The PRIMP shall identify monitoring measures for the portions of the Project site that encompass Quaternary sediments (i.e., within the lower elevations of the site). The PRIMP shall identify measures to be undertaken in the event that fossils are discovered, and shall identify the proper laboratory processing and curation for any fossils that may be uncovered during grading of the site. During grading activities within the portion of the site containing Quaternary sediments, a qualified paleontologist shall be present on-site at all times to monitor the ground disturbing activities for the presence of subsurface fossils, as specified in the PRIMP. If suspected paleontological resources (fossils) are encountered during grounddisturbing construction activities, the construction contractor shall temporarily halt ground-disturbing activities within 100 feet of the find until the resource is evaluated by the monitoring paleontologist to assess the significance of the find, and, if necessary, to develop appropriate treatment measures in consultation with the County of Riverside's staff archaeologist and as required by the PRIMP. At the completion of grading activities, a final report shall be prepared that includes the following: dates of site monitoring; results of the monitoring program; a listing of any fossils that were uncovered; and a description of any laboratory and curation activities that were undertaken. The final report shall be provided to the Riverside County Planning Department prior to final grading inspection.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - M-GS-3 OVEREX

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS the applicant shall provide the County for review and approval, all implementing grading plans for compliance with Mitigation Measure M-GS-3 which states:

During Project grading activities within areas of the site containing very old alluvial valley deposits, grading activities shall be monitored by a qualified geotechnical consultant. If very old alluvial deposits with expansion potential are present near final pad grade, and if warranted based on the recommendations of the geotechnical consultant, additional overexcavation shall be required.

60.PLANNING. 28 MAP - ALUC REQ M-HM-1

RECOMMND

Prior to issuance of grading, building, or occupancy permits, as appropriate, the Riverside County Building and Safety Department shall ensure compliance with or implementation of the following requirements of the Riverside County Airport Land Use Commission:

- a) All outdoor lighting proposed as part of the Project shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
- b) The following uses shall be prohibited:
 - i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator;
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport;
 - iii. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - ALUC REQ M-HM-1 (cont.)

RECOMMND

incinerators; and

iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

c) All potential purchasers and/or tenants of the proposed residences shall be provided a copy of the following notice:

"Notice of Airport in Vicinity: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)"

d) Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

60.PLANNING. 29 MAP - NOISE REQ M-N-1

RECOMMND

Prior to grading and building permit issuance, the County shall verify that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County or its designee to confirm compliance. These notes also shall be specified in bid documents issued to perspective construction contractors:

- During construction activities, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 MAP - NOISE REQ M-N-1 (cont.)

RECOMMND

consistent with manufacturers' standards.

- The construction contractor shall place all stationary construction equipment staging areas in locations in the southeastern portion of the site or along the southern site boundary in the eastern portion of the site in order to provide a maximum distance from nearby sensitive receptors (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities).

- All stationary construction equipment shall be placed so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities).

- All construction activities and haul truck deliveries shall be prohibited between the hours of six p.m. to six a.m. during the months of June through September, and between the hours of six p.m. and seven a.m. during the months of October through May.

60.PLANNING. 30 MAP - NOISE HAUL RTE M-HM-2

RECOMMND

Prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. A requirement to comply with the Construction Haul Route Exhibit shall be noted on all grading and building plans and also shall be specified in bid documents issued to perspective construction contractors.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

70.PLANNING. 2 MAP- MM M-BI-4

RECOMMND

Prior to issuance of building permits or approval of improvement plans, the Riverside County Building and Safety Department and/or Riverside County Transportation Department shall review all proposed landscaping elements to verify that none of the prohibited plant species as identified in Table 6-2 of the MSHCP are included in the plant palette.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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

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

EPD DEPARTMENT

80.EPD. 1 MAP - PERMANENT FENCING RECOMMND

Prior to the issuance of a building permit, the areas mapped as "CDFG Riparian" and are outside of the "Project Footprint" on Exhibit 7B of the document entitled "Biological Technical Report for the Yates Road/Hsieh Property " Dated November 16, 2012 updated October 8, 2013 and prepared by Glenn Lukos Associates, Inc. shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - PERMANENT FENCING (cont.) RECOMMND

any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 2 MAP - BIO MONITORING REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

80.EPD. 3 MAP - LIGHTING RECOMMND

Prior to the issuance of building permits, the Environmental Programs Division shall review proposed building plans to ensure that all proposed lighting is directed away from the on- and off-site portions of the Charlois Channel, and shall further ensure that lighting elements would be appropriately shielded to prevent light disturbance within Charlois Channel.

80.EPD. 4 MAP - APPROVED PLANTS RECOMMND

Prior to issuance of building permits, the Environmental Programs Division and/or the Riverside County Transportation Department Landscape Division shall review all proposed landscaping elements to verify that none of the prohibited plant species identified in Table 6-2 of section 6.1.4 of the WRMSHCP.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA (cont.) RECOMMND

plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings installed per NFPA 13D 2010 edition.Plans shall be submitted to the Fire Dept. for review and approval prior to installation.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36437 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT (cont.) RECOMMND

other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15

MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up

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80. PRIOR TO BLDG PRMT ISSUANCE

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

to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 18 MAP - Walls/Fencing Plans RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) RECOMMND

slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be vinal, unless facing a street where it shall be block. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns.

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19 MAP- NOISE M-N-4 RECOMMND

The Department of Public Health must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. The exterior unmitigated impact (second stories) for Charlois Road is approximately 67 Ldn Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Charlois Road.

80.PLANNING. 20 MAP - NOISE REQ M-N-1(2) RECOMMND

Prior to grading and building permit issuance, the County shall verify that the following notes are included on

TRACT MAP Tract #: TR36437

Parcel: 476-270-016

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - NOISE REQ M-N-1(2) (cont.)

RECOMMND

grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by Riverside County or its designee to confirm compliance. These notes also shall be specified in bid documents issued to perspective construction contractors:

- During construction activities, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

- The construction contractor shall place all stationary construction equipment staging areas in locations in the southeastern portion of the site or along the southern site boundary in the eastern portion of the site in order to provide a maximum distance from nearby sensitive receptors (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities).

- All stationary construction equipment shall be placed so that emitted noise is directed away from the noise sensitive receptors located nearest the Project site (i.e., existing residential uses to the west; the existing school use to the east; and future residential uses to the north, if constructed and occupied prior to commencement of construction activities).

- All construction activities and haul truck deliveries shall be prohibited between the hours of six p.m. to six a.m. during the months of June through September, and between the hours of six p.m. and seven a.m. during the months of October through May.

80.PLANNING. 21

MAP - NOISE WALLS M-HM-3

RECOMMND

Following completion of mass grading activities, and prior to issuance of any building permits, walls shall be constructed in the following locations in order to reduce construction-related noise effects to nearby sensitive receptors:

- Lots 1 through 8 and 99 through 102 facing Charlois Road on the eastern project boundary: construct a minimum 5-foot

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - NOISE WALLS M-HM-3 (cont.) RECOMMND

noise barrier (wall) along the boundary with Charlois Road;

- Lots 8, 9, 35 and 36 facing the northern project boundary: construct a minimum 5-foot m noise barrier (wall) along the northern Project boundary; and

- Lots 84 and 91 facing the Alegre Vista Road on the western project boundary: construct a minimum 5-foot noise barrier (wall). All required noise barriers may be constructed using one of the following materials:
a) Masonry block

The recommended barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) shall be filled with grout, caulking, or like material.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Charlois Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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 Valley-Wide Recreation and Park District, 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.

80.TRANS. 3 MAP - LC LANDSCAPE SECURITY

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

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

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

- a. Valley-Wide Recreation and Park District landscape plan set.
- b. HOA landscape plan set(s) for lots 103, 107, A and B.
- c. Typical front yard plan set.
- d. Backyard slopes over 3' landscape plan set.

80.TRANS. 5 MAP - WQMP CONSTRUCTION RECOMMND

The Applicant shall begin construction of all structural BMPs described in the approved project-specific WQMP in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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

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

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

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

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

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

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S RECOMMND

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

1.Precise grade inspection.

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

1.Installation of slope planting and permanent irrigation on required slopes.

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

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

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

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

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification 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

TRACT MAP Tract #: TR36437

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the [___ Recreation and Park District] [County of Riverside Economic Development Agency (EDA) for CSA No. ___].

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 6 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.16 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 42561.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12 MAP - ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP - NOISE MM 2 RECOMMND

1. Five-foot high (noise barriers) masonry block walls shall be constructed along the eastern site boundary (Charlois Road) of lots 1 - 12 of Tentative Tract 36437.

(Height taken from pages 2 and Exhibit 1-A of the

TRACT MAP Tract #: TR36437

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - NOISE MM 2 (cont.)

RECOMMND

Acoustical Report)

These walls shall be erected so that the top of each wall extends at least 5 feet above the pad elevation of the shielded lot. In cases where the road or rail line is elevated above the pad, the wall shall extend at least 5 feet above the highest point between the house and the road.

2.All homes with windows adjacent to Charlois Road shall use dual glazing at STC rating of 26 or higher or require a windows closed condition requiring mechanical air-conditioning on lots 1-12 facing Charlois Road.

3.All windows and doors assemblies used throughout the project should be free of cut outs and openings and shall well fitted and well-weather-stripped.

4.Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2X4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.

5.Provide roof / ceiling systems utilizing minimum 1/2" plywood sheathing that is well sealed to form, a continuous barrier with a minimum R-19 batt insulation in the joist cavities.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREETLIGHT INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 4 MAP - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

90.TRANS. 5 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6

MAP- LC LNDSCP INSPECT DEPOSIT

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP- LC LNDSCP INSPECT DEPOSIT (cont.) RECOMMND

 this condition upon determination of compliance.

90.TRANS. 7 MAP - LNDSCP INSPECTION RQMT RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80.TRANS.3 condition of approval entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS.6 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

Landscape Section shall clear this condition.

90.TRANS. 9 MAP - AS-BUILTS BMP RECOMMND

All structural BMPs described in the approved project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted. The Transportation Department will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots or phase within the map prior to the completion of these tasks.

90.TRANS. 10 MAP - BMP EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 11 MAP - BMP MAINT AND INSPECTION RECOMMND

The Applicant shall provide proof that a viable maintenance entity has been established. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.



April 1, 2013

Mr. Ryan Thomas
CV Communities, LLC
2850 Red Hill Avenue, Suite 200
Santa Ana, CA 92705

Subject: Tentative Tract Map No. 36437 – Highway 79 Policy Area Compliance

Dear Mr. Thomas:

The firm of Urban Crossroads, Inc. is pleased to submit this letter regarding the proposed Tentative Tract Map No. 36437 ("Project") compliance with the Highway 79 Policy Area.

The 40.16 acre Project is located within the County of Riverside's Highway 79 Policy Area, and is therefore, required to comply with a reduction in proposed development intensity in order to achieve a minimum nine (9) percent reduction in trip generation compared to the RCIP General Plan Buildout traffic model land use designations.

The site is designated as Medium Density Residential, which allows residential densities of two (2) to five (5) units per acre, is assumed in the model that a "mid" range can be developed at 3.5 units per acre. The Highway 79 policy reduces the allowed density on sites within the Policy Area by nine (9) percent of this "mid" range; therefore, on a site designated as MDR2 in the Highway 79 Policy Area, the maximum allowed density would be 3.19 units per acre ($3.5 \times 0.91 = 3.19$). As such, the proposed Project density of 3.19 units per acre is multiplied by the net total acres of 40.16, based on this calculation the proposed Project could develop approximately 128 dwelling units. As shown on Table 1, the 40.16-acre Project site could potentially be developed with a maximum intensity of 128 single family dwelling units. The RCIP land use designation (128 single family detached dwelling units) could potentially generate 1,219 trip-ends per day with 96 AM peak hour trips and 128 PM peak hour trips.

The proposed Project (107 single family detached dwelling units) will generate approximately 1,019 trip-ends per day with 80 AM peak hour trips and 107 PM peak hour trips. As shown on Table 1, the proposed Project results in a reduction that exceeds the minimum nine (9) percent reduction. As such, the proposed Project is in compliance with the trip generation requirements for the Highway 79 Policy Area.

Mr. Ryan Thomas
CV Communities, LLC
April 1, 2013
Page 2

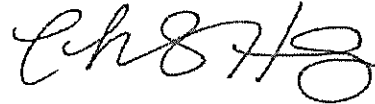
If you have any questions, please contact me directly at (949) 660-1994, extension 204.

Respectfully submitted,



Aric Evatt, PTP
Principal

JN:08066-05 Letter



Charlene Hwang, PE
Senior Transportation Engineer

**Table 1
Project Trip Generation Summary**

Land Use	ITE LU	Units ²	AM Peak Hour			PM Peak Hour			Daily
	Code		Inbound	Outbound	Total	Inbound	Outbound	Total	
ITE Trip Generation Rates¹									
Single Family Detached Residential	210	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52
Land Use	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Summary									
RCIP Designation (MDR)	128	DU	24	72	96	81	47	128	1,219
Proposed Project	107	DU	20	60	80	67	40	107	1,019
Area/Trip Reduction	21	DU	4	12	16	14	7	21	200
Percent Reduction	16%		17%	17%	17%	17%	15%	16%	16%

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Ninth Edition (2012).

² DU = Dwelling Units



August 17, 2012

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RIVERSIDE CO. DEPT. OF ENVIRONMENTAL HEALTH
3880 LEMON ST , 2ND FLOOR
RIVERSIDE , CA 92501

Dear RIVERSIDE CO. DEPT. OF ENVIRONMENTAL HEALTH:

Re: SAN53 – Will Serve TR 36437, APN's 476-270-001 thru 476-270-016

Eastern Municipal Water District (EMWD) is willing to provide water and sewer service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for the service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Development Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4467.

Sincerely,

BRIAN RAINES
CIVIL ENGINEER II
NEW BUSINESS DEVELOPMENT

rainesb@emwd.org

Section 3.2.J Letters

For December Planning Commission hearing for
TR36437



CV Communities

A CITY VENTURES COMPANY

August 15, 2013

Mr. Richard M. Chen
3812 E. Kirkwood Ave
Orange, CA 92869

Re: French Valley Property

Dear Mr. Chen:

Thank you so much for taking the time to speak to me on the phone the other day. As discussed, we are moving forward with the development of the property immediately to the north of your parcel in French Valley. We are planning for about 105 single family detached homes within our development and expect construction to begin as early as the first of the year. In addition to our development, the local school district is planning to build a brand new high school immediately to the east of your property.

We are working with the school district and another developer to our north to coordinate the construction of streets, sewer, water and storm drain systems in the immediate area. The installation of the street, sewer and water will bring these facilities closer to your property. The storm drain system will be design to accept the water directly from your property. You will NOT be asked to financially participate in any of this construction. We may simply need you cooperation to allow the construction of some of these facilities at the boundary of your property.

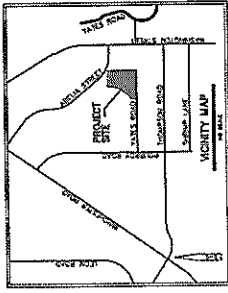
I have attached copy of the map for our tract an aerial map showing the storm drain system from our tract that outlets at the Shrimp Lane channel to the south.

As your friendly neighbor, I would like to meet with you to explain what we are doing in further detail. If you would like me to discuss any of this with Phil Rheingans, I can call him as well.

Sincerely,

CV Communities, LLC

Adam Smith
Vice President



- LEGEND**
- CURET MANUFACTURING
 - COMMUNITY CENTER
 - ▨ HOSPITAL
 - ▧ INDUSTRIAL
 - ▩ PUBLIC FACILITY
 - PARKING LOT
 - ▬ ROAD
 - ▭ WALKWAY
 - ▮ FENCED FACILITY
 - ▯ FENCED FACILITY
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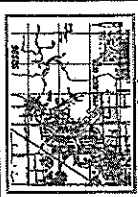
TABLE NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT	TOTAL AREA (SQ. FT.)
1	TABLE 1	1000	100%	1000
2	TABLE 2	2000	200%	2000
3	TABLE 3	3000	300%	3000
4	TABLE 4	4000	400%	4000
5	TABLE 5	5000	500%	5000
6	TABLE 6	6000	600%	6000
7	TABLE 7	7000	700%	7000
8	TABLE 8	8000	800%	8000
9	TABLE 9	9000	900%	9000
10	TABLE 10	10000	1000%	10000



DATE PREPARED: JUNE 14, 2012
 TENTATIVE TRACT NO. 36-437
 CONCEPTUAL STORM DRAIN EXHIBIT
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SHEET NO. 1 OF 1

PREPARED FOR:
 M.D. CHAMBERLAIN
 10000 W. 10TH STREET, SUITE 100
 RIVERSIDE, CALIFORNIA 92504
 (951) 754-7554

* CHECK THE PLANNING AND ZONING DEPARTMENT FOR THE LATEST REGULATIONS AND ORDINANCES.
 ** VERIFY THE EXISTING UTILITIES AND RECORDS FOR THE PROJECT AREA.
 *** CONSULT WITH THE APPROPRIATE AGENCIES FOR PERMITS AND APPROVALS.
 **** CONSULT WITH THE APPROPRIATE AGENCIES FOR RECORDS AND INFORMATION.



LEGEND

1. TRACT BOUNDARIES

2. EXISTING AND PROPOSED STREETS

3. EXISTING AND PROPOSED ALLEYS

4. EXISTING AND PROPOSED DRIVEWAYS

5. EXISTING AND PROPOSED SIDEWALKS

6. EXISTING AND PROPOSED UTILITY LINES

7. EXISTING AND PROPOSED EROSION CONTROL MEASURES

8. EXISTING AND PROPOSED LANDSCAPE PLANTINGS

9. EXISTING AND PROPOSED FENCES

10. EXISTING AND PROPOSED SIGNAGE

11. EXISTING AND PROPOSED LIGHTING

12. EXISTING AND PROPOSED SECURITY MEASURES

13. EXISTING AND PROPOSED PUBLIC UTILITIES

14. EXISTING AND PROPOSED PRIVATE UTILITIES

15. EXISTING AND PROPOSED WATER FEATURES

16. EXISTING AND PROPOSED LANDSCAPE ARCHITECTURE

17. EXISTING AND PROPOSED SITE FURNISHINGS

18. EXISTING AND PROPOSED SITE UTILITIES

19. EXISTING AND PROPOSED SITE ACCESSORIES

20. EXISTING AND PROPOSED SITE OBSTACLES

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR WATER SUPPLY AND SEWERAGE CONSTRUCTION.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR EROSION CONTROL.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SECURITY.

6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR LIGHTING.

7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SIGNAGE.

8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR FENCES.

9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR UTILITY LINES.

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SIDEWALKS.

11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR DRIVEWAYS.

12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR STREETS.

GENERAL NOTES

1. THE TRACT BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

2. THE EXISTING AND PROPOSED STREETS, ALLEYS, DRIVEWAYS, SIDEWALKS, UTILITY LINES, EROSION CONTROL MEASURES, LANDSCAPE PLANTINGS, FENCES, SIGNAGE, LIGHTING, SECURITY MEASURES, PUBLIC UTILITIES, PRIVATE UTILITIES, WATER FEATURES, LANDSCAPE ARCHITECTURE, SITE FURNISHINGS, SITE UTILITIES, AND SITE ACCESSORIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

3. THE EXISTING AND PROPOSED UTILITY LINES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

4. THE EXISTING AND PROPOSED EROSION CONTROL MEASURES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

5. THE EXISTING AND PROPOSED LANDSCAPE PLANTINGS SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

6. THE EXISTING AND PROPOSED FENCES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

7. THE EXISTING AND PROPOSED SIGNAGE SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

8. THE EXISTING AND PROPOSED LIGHTING SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

9. THE EXISTING AND PROPOSED SECURITY MEASURES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

10. THE EXISTING AND PROPOSED PUBLIC UTILITIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

11. THE EXISTING AND PROPOSED PRIVATE UTILITIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

12. THE EXISTING AND PROPOSED WATER FEATURES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

13. THE EXISTING AND PROPOSED LANDSCAPE ARCHITECTURE SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

14. THE EXISTING AND PROPOSED SITE FURNISHINGS SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

15. THE EXISTING AND PROPOSED SITE UTILITIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

16. THE EXISTING AND PROPOSED SITE ACCESSORIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

17. THE EXISTING AND PROPOSED SITE OBSTACLES SHOWN ON THIS MAP ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.

PROPOSED SITE

1. THE PROPOSED SITE IS SHOWN ON THIS MAP AS A SERIES OF LOTS AND BLOCKS.

2. THE PROPOSED SITE IS TO BE DEVELOPED AS A RESIDENTIAL TRACT.

3. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.

4. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR WATER SUPPLY AND SEWERAGE CONSTRUCTION.

5. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.

6. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR EROSION CONTROL.

7. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SECURITY.

8. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR LIGHTING.

9. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SIGNAGE.

10. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR FENCES.

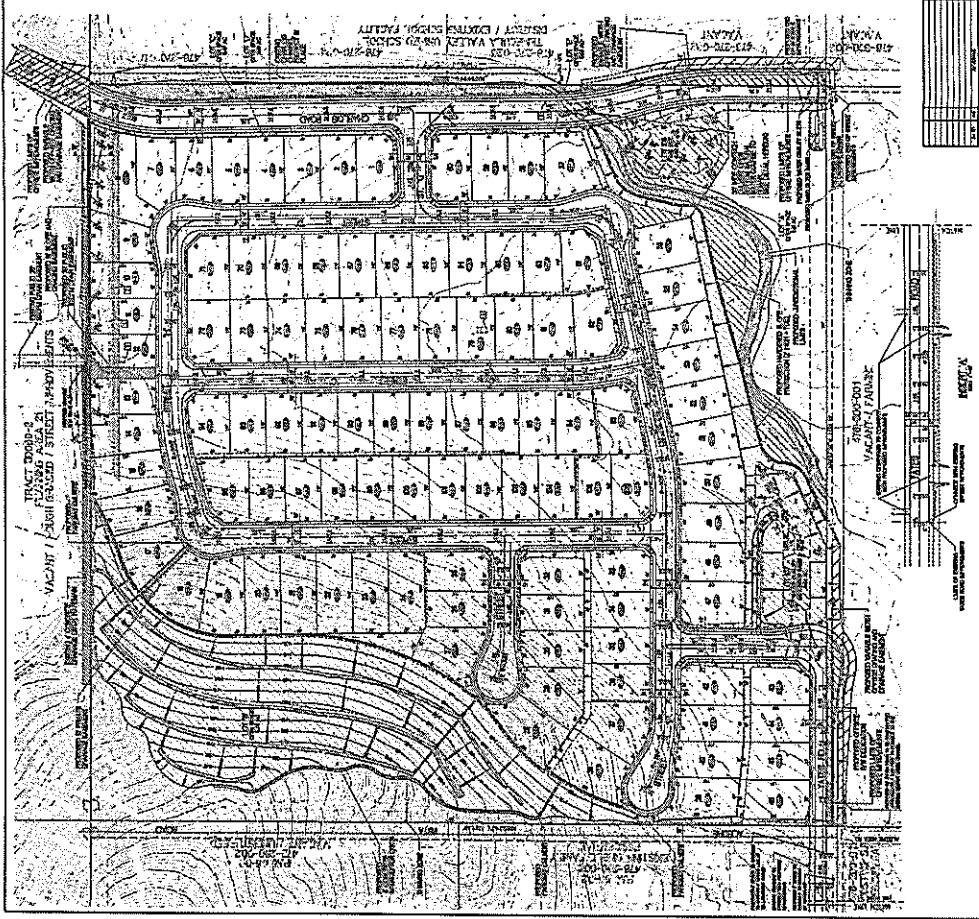
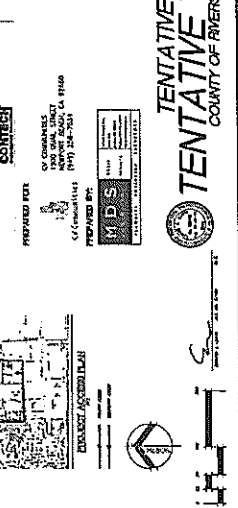
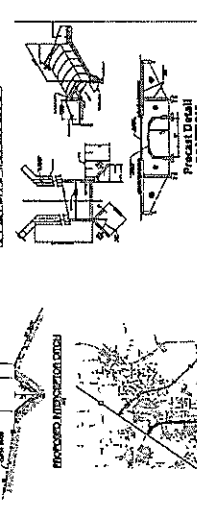
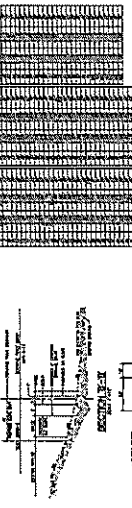
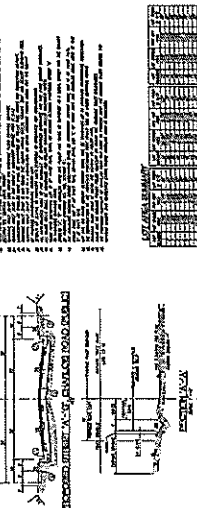
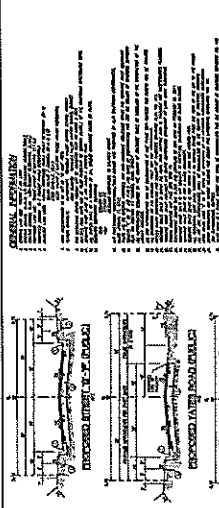
11. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR UTILITY LINES.

12. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SIDEWALKS.

13. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR DRIVEWAYS.

14. THE PROPOSED SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR STREETS.

**AMENDED NO. 2
SCHEDULE 'A'
TENTATIVE TRACT MAP No. 36437
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 1 OF 1**





< WebShip > > > > >

800-322-5555 www.gso.com

Ship From:
ADAM SMITH
CITY VENTURES
1900 QUAIL STREET
NEWPORT BEACH, CA 92660

Tracking #: 522516332



PDS

Ship To:
RICHARD CHEN
MR. RICHARD CHEN
3812 E. KIRKWOOD AVENUE
ORANGE, CA 92869

ORC

D

ORANGE

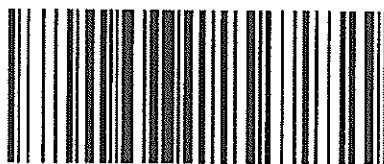
D92869A

COD:
\$0.00

Reference:
CV COMM - YATES ROAD

Delivery Instructions:

Signature Type:
OK TO LEAVE



15065405

Print Date : 08/15/13 11:48 AM

Package 1 of 1

Print All

LABEL INSTRUCTIONS:

- Do not copy or reprint this label for additional shipments - each package must have a unique barcode.
- STEP 1 - Use the "Send Label to Printer" button on this page to print the shipping label on a laser or inkjet printer.
- STEP 2 - Fold this page in half.
- STEP 3 - Securely attach this label to your package, do not cover the barcode.
- STEP 4 - Request an on-call pickup for your package, if you do not have scheduled daily pickup service or Drop-off your package at the nearest GSO drop box. Locate nearest GSO dropbox locations using this link.

ADDITIONAL OPTIONS:

TERMS AND CONDITIONS:

By giving us your shipment to deliver, you agree to all the service terms and conditions described in this section. Our liability for loss or damage to any package is limited to your actual damages or \$100 whichever is less, unless you pay for and declare a higher authorized value. If you declare a higher value and pay the additional charge, our liability will be the lesser of your declared value or the actual value of your loss or damage. In any event, we will not be liable for any damage, whether direct, incidental, special or consequential, in excess of the declared value of a shipment whether or not we had knowledge that such damage might be incurred including but not limited to loss of income or profit. We will not be liable for your acts or omissions, including but not limited to improper or insufficient packaging, securing, marking or addressing. Also, we will not be liable if you or the recipient violates any of the terms of our agreement. We will not be liable for loss, damage or delay caused by events we cannot control, including but not limited to acts of God, perils of the air, weather conditions, act of public enemies, war, strikes, or civil commotion. The highest declared value for our GSO Priority Letter or GSO Priority Package is \$500. For other shipments the highest declared value is \$10,000 unless your package contains items of "extraordinary value", in which case the highest declared value we allow is \$500. Items of "extraordinary value" include, but not limited to, artwork, jewelry, furs, precious metals, tickets, negotiable instruments and other items with intrinsic value.



Print

Close

DELIVERY REPORT FOR TRACKING # 522616005

Shipment Detail

Ship To Name:	MR. RICHARD CHEN		
Ship To Location:	ORANGE, CALIFORNIA		
Delivery Status:	DELIVERED	Tracking #:	522616005
Ship Date:	8/28/2013	Delivery Date:	8/29/2013
Delivery Time:	2:48 PM	Signed By:	Front door

Transit Notes

Date/Time	Note
08/28/13 6:45 PM	ARRIVAL SCAN - DELIVERY SCHED FOR 08/29/2013
08/29/13 7:37 AM	ON ROUTE FOR DELIVERY
08/29/13 2:48 PM	SHIPMENT DELIVERED



CV Communities

A CITY VENTURES COMPANY

August 28, 2013

Mr. Richard M. Chen
3812 E. Kirkwood Avenue
Orange, CA 92869

Subject: Property requiring storm drain facilities

Dear Mr. Chen:

As you are aware, CV Communities, LLC is processing Tentative Tract Map 36437, located directly north of your property [APN: 476-300-001], specifically at the northeast corner of Yates Road and Magdalena Road. As we discussed on the phone, this project will require some storm drain improvements that may require the construction of new inlet structures or replacement of the already existing temporary inlet structures on your property. These inlets would be located near the existing street right of way. You have already verbally acknowledged you intent to cooperate with our efforts to construct this storm drain system; with this letter I am asking you to provide me with a written acknowledgment of you intent to cooperate. We will provide this letter to the Riverside County Planning Department for their file, showing that we are both cooperative, good neighbors in this regard. Providing them this letter will help us process our map for approval. Again, we will not ask for any financial contribution from you for the construction of this storm drain system.

By signing below, you are not agreeing to anything. Rather, you are only acknowledging your intent to cooperate. Please sign below and return this letter to me in the provided envelope. Thank you for your help and we look forward to continuing our relationship as good neighbors.

Sincerely,

CV Communities, LLC

Adam Smith
Vice President

Acknowledged:

Mr. Richard Chen
Owner APN 476-300-001

From: GSO
To: Adam Smith
Subject: GSO Shipment Delivery Notification - 522516332
Date: Friday, August 16, 2013 11:21:23 AM

DELIVERY NOTIFICATION:

Tracking Number: 522516332

Ship Date: 8/15/2013

Ship From: Adam Smith, CITY VENTURES

Ship To: RICHARD CHEN, MR. RICHARD CHEN
3812 E. KIRKWOOD AVENUE
ORANGE CA 92869

Billing Reference: CV Comm - Yates Road

Delivered At: 8/16/2013 11:20 AM

Signed By: Under door

SENDER COMMENTS:

Please use the following link to track the status of this shipment online:

<http://www.gso.com/deliveryinfo/request.aspx?x=4uDTD3sOmGWXH%2hgGC7ZH6%2bHdAbRSINUpCTOPytoelJ4PmdNuwXw3lwOhFO2pi0j1OlnQYK52XB6hD2M04t6NWmEKDBfBjCPxxBP1%2bPpa03NoIDHDNY3JnOmVYXF>

Please DO NOT REPLY TO THIS MESSAGE. For general inquiries, contact GSO customer service at 1-800-322-5555.

Visit us at: <http://www.gso.com>

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CV Communities

A CITY VENTURES COMPANY

December 11, 2013

Mr. Adrian Peters
3090 Bristol Street, Suite 200
Costa Mesa, CA 92626

Subject: Adjacent property easements

Dear Adrian:

CV Communities is processing Tentative Tract Map 36437, located directly south of your property, Tract 30069-2. As we have discussed, there are several easements and dedications necessary along our common property boundary, which are depicted in the attached exhibits and described below:

1. Exhibit A- Permission to Grade. The 15 foot temporary grading easement is necessary to facilitate the grading of our project.
2. Exhibit B- Storm Drain Easement. This easement is required to enable the construction of a 36" RCP from the existing outlet through TTM 36437. All costs associated with the construction of the 36" RCP will be the responsibility of CV Communities.
3. Exhibit C- Street Dedication. In order to accommodate the realignment of Charlois Road, a revised alignment and new dedication is required. According to MDS, the additional dedication will not encroach into the existing pad area of the lot.
4. Exhibit D- Street Vacation. To accommodate the new dedication, the old road alignment for Charlois will need to be vacated.
5. Exhibit E- Maintenance Easement- This easement will be granted to Lennar who will in turn landscape and turner over to their HOA for long-term maintenance.

With this letter I am asking you to provide me with a written acknowledgment of your intent to cooperate. We will provide this letter to the Riverside County Planning Department for their file, showing that we are both cooperative, good neighbors in this regard. Prior to the map approval, I would like to document these items in a more formal agreement.

Please sign below and return this letter to me in the provided envelope. Thank you for your help and we look forward to continuing our relationship as good neighbors.

Sincerely,

CV Communities, LLC

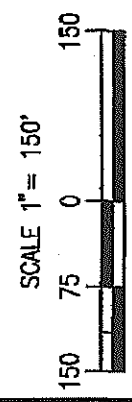
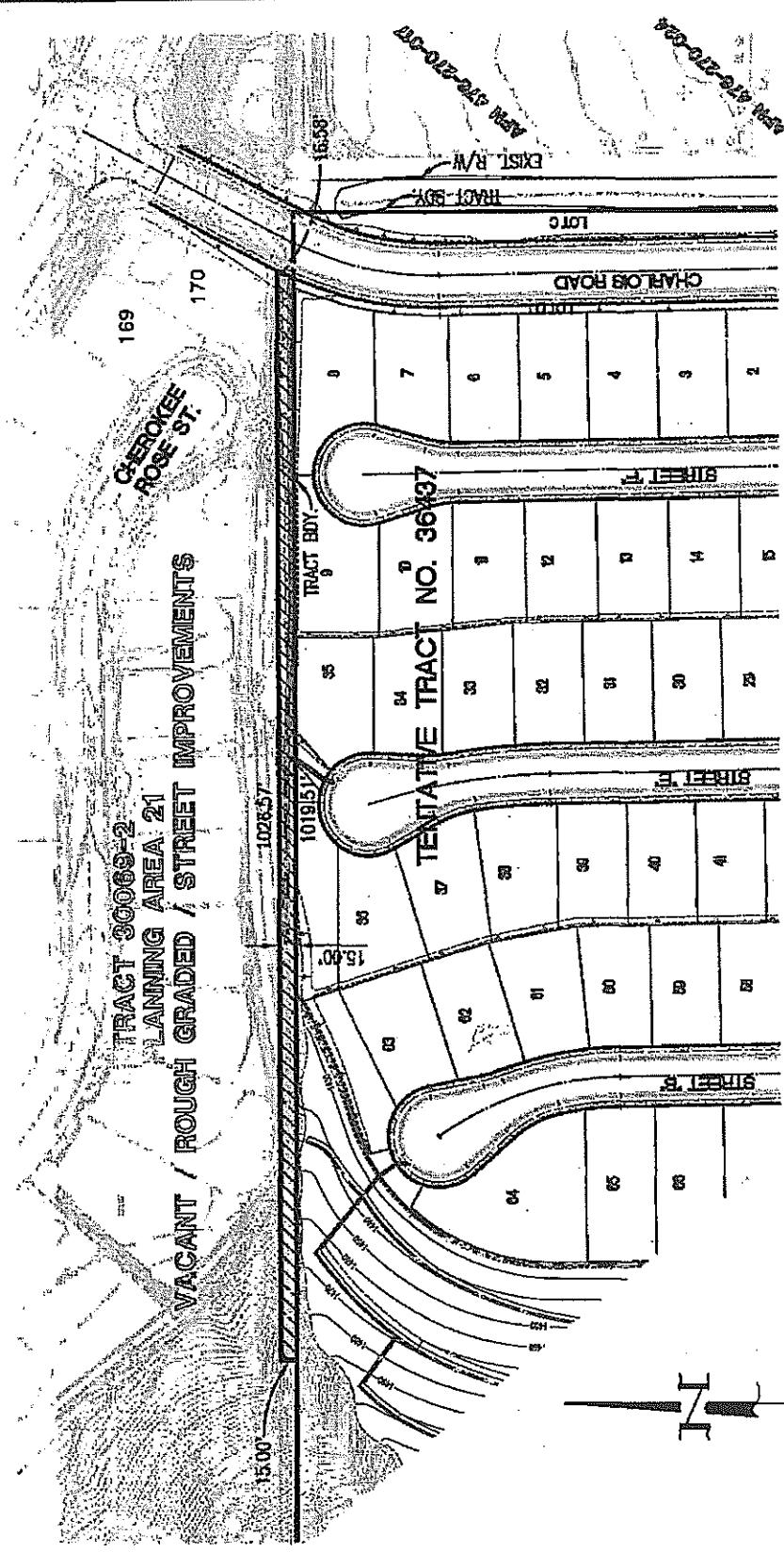

Michael White
Vice President

Acknowledged:


Authorized Representative

12-12-13
Brookfield Homes ADRIAN PETERS
BROOKFIELD RESIDENTIAL

EXHIBIT A
(PERMISSION TO GRADE)



LEGEND
 INDICATES SUBJECT AREA

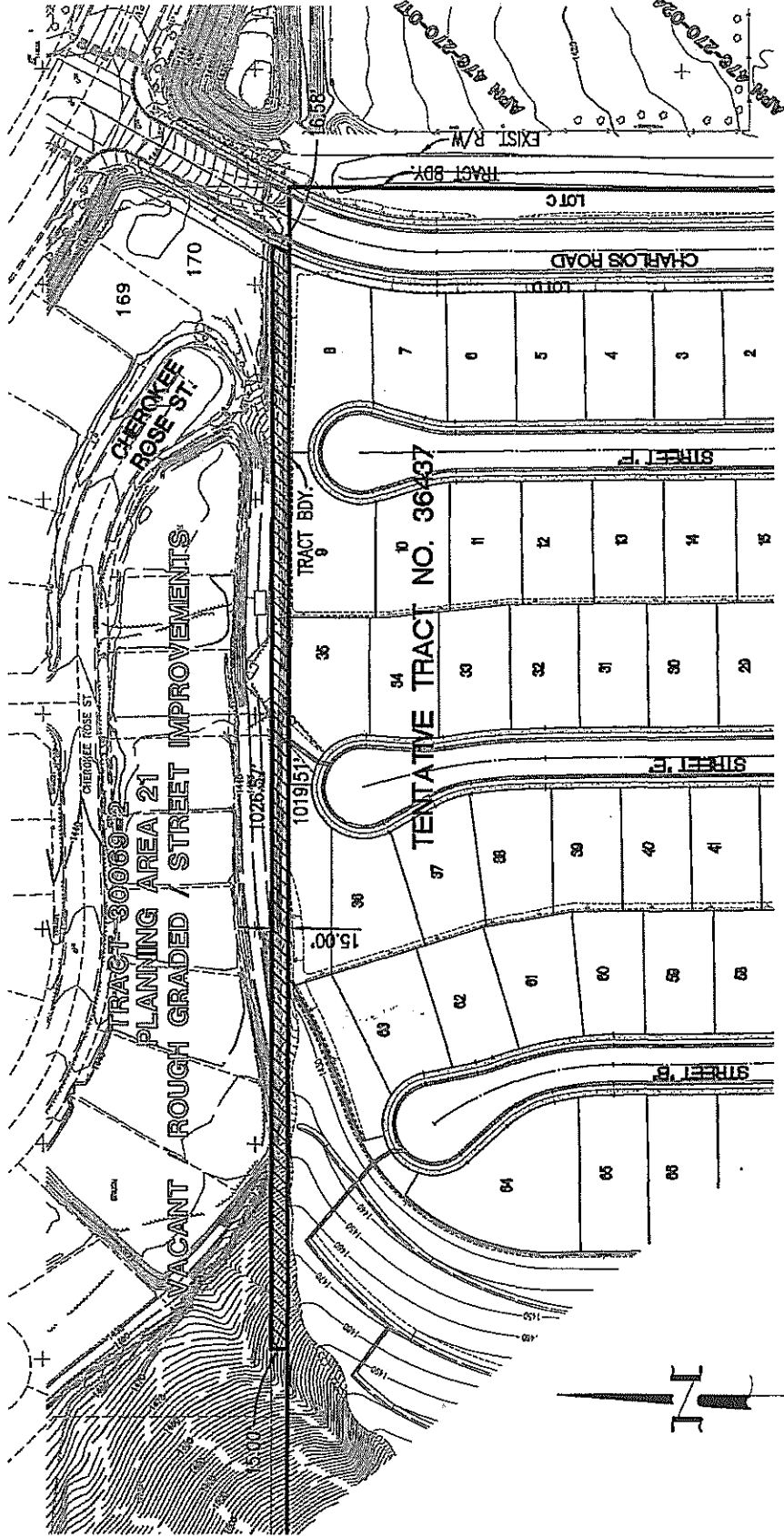
OWNER/DEVELOPER
 CV INLAND INVESTMENTS 1, LP
 1900 QUAIL STREET
 NEWPORT BEACH, CA 92660
 (949) 232-9641

ENGINEER
MDS
 CONSULTING
 PLANNERS ENGINEERS SURVEYORS

MORBE
 B SCHULTZ

17200 Pacific Ave.
 Suite 350
 Irvine, CA 92614
 Voice 949-251-5821
 FAX 949-251-0518

EXHIBIT "A"
(PERMISSION TO GRADE)



SCALE 1" = 150'



GRAPHIC SCALE

LEGEND

▨ INDICATES SUBJECT AREA

OWNER/DEVELOPER

CV INLAND INVESTMENTS 1, LP
1900 QUAIL STREET
NEWPORT BEACH, CA 92660
(949) 232-9641

ENGINEER

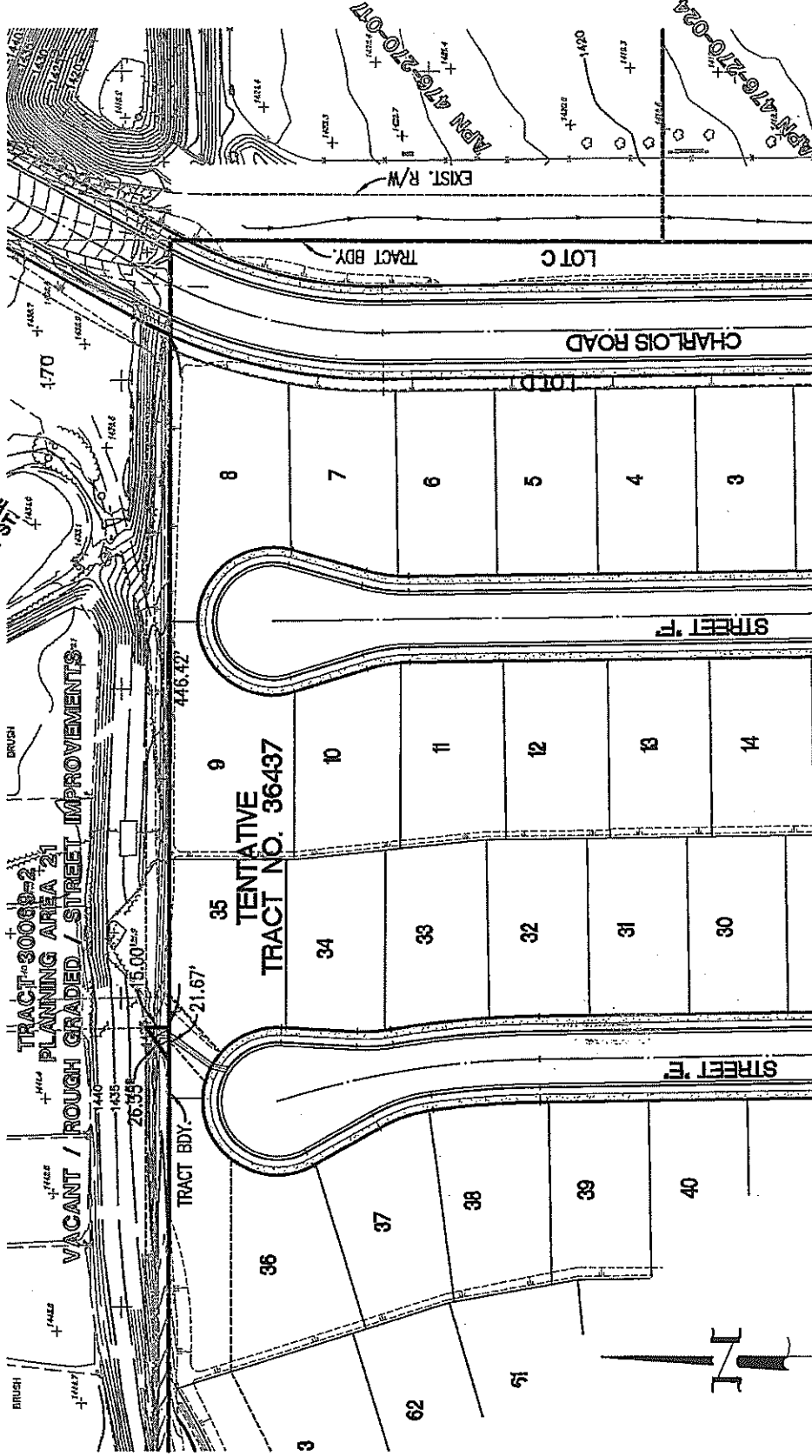
MDS
CONSULTING

MORSE

17820 Redhill Ave.
Suite 300
Irvine, CA 92614
Voice 949-251-8821
FAX 949-251-0519

PLANNERS ENGINEERS SURVEYORS

EXHIBIT "B"
(STORM DRAIN EASEMENT)



SCALE 1" = 100'



GRAPHIC SCALE

LEGEND

INDICATES SUBJECT AREA

OWNER/DEVELOPER

CV INLAND INVESTMENTS 1, LP
1900 QUAIL STREET
NEWPORT BEACH, CA 92660
(949) 232-9641

ENGINEER

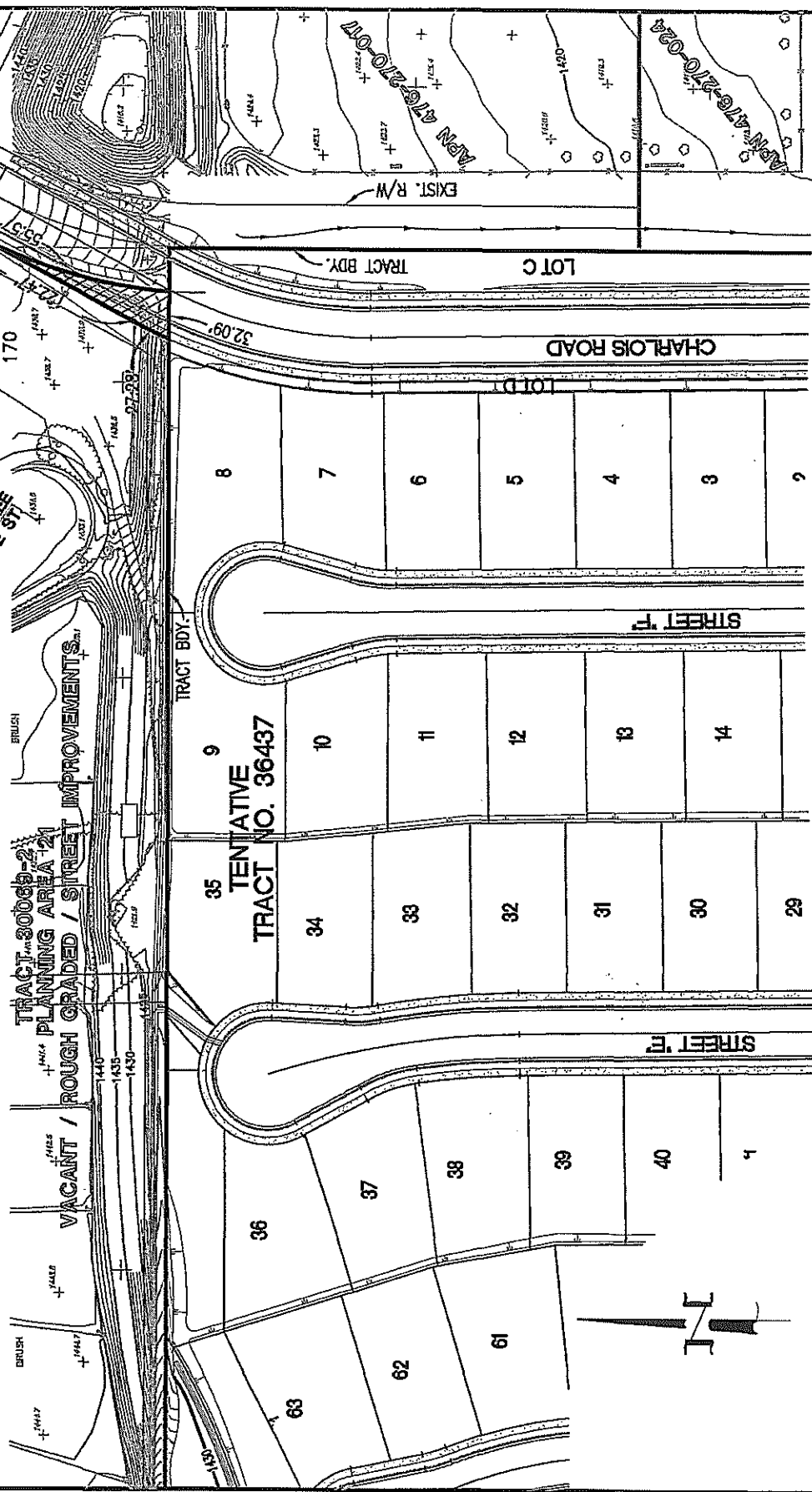
MDS
CONSULTING

PLANNERS ENGINEERS SURVEYORS

MORBE
SCHULTZ

17020 Red Hill Ave.
Suite 300
Irvine, CA 92614
Voice: 949-251-0921
Fax: 949-251-0916

EXHIBIT "C"
(STREET DEDICATION)



SCALE 1" = 100'



GRAPHIC SCALE

LEGEND

INDICATES SUBJECT AREA

OWNER/DEVELOPER

CV INLAND INVESTMENTS 1, LP
1900 QUAIL STREET
NEWPORT BEACH, CA 92660
(949) 232-9641

ENGINEER

MDS
CONSULTING

MORSE

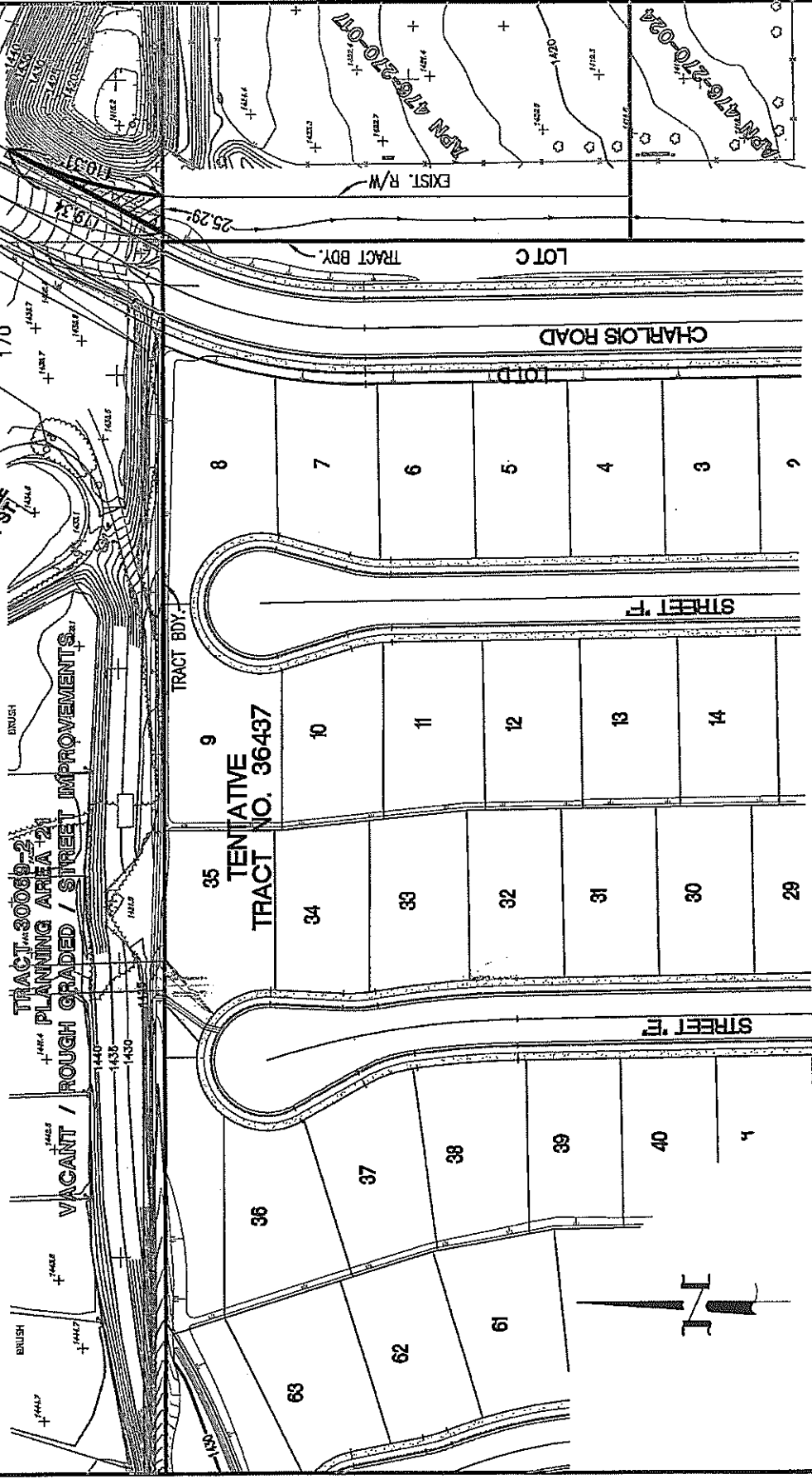
BCHULTZ

17320 Peach St Ave
Suite 350
Irvine, CA 92614
Voice 949-251-8821
FAX 949-251-0518

PLANNERS ENGINEERS SURVEYORS

EXHIBIT "D"

(STREET R/W ABANDONMENT)



SCALE 1" = 100'



LEGEND

INDICATES SUBJECT AREA

ENGINEER

MDS
CONSULTING

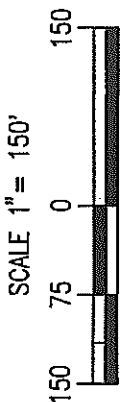
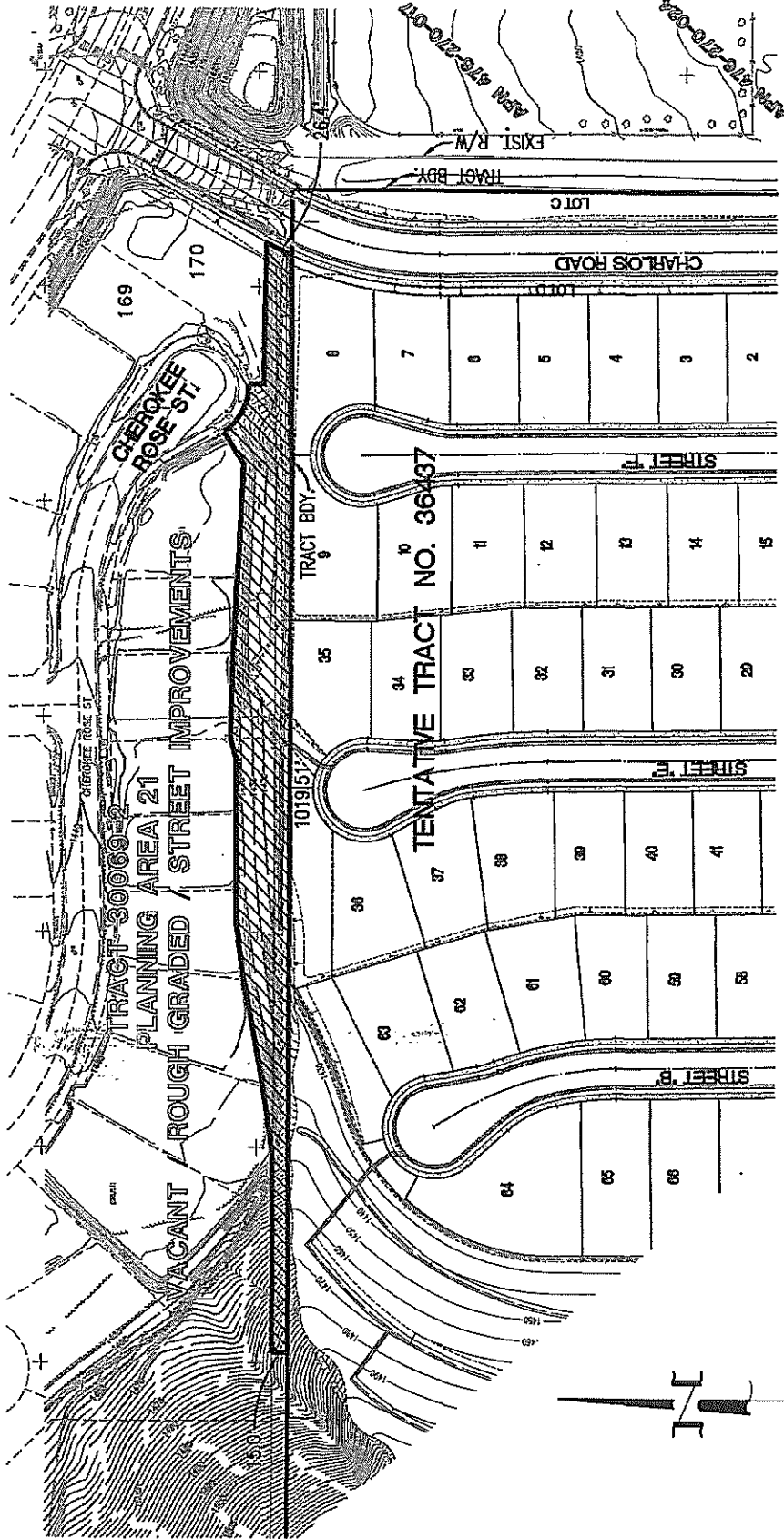
PLANNERS ENGINEERS SURVEYORS

17320 Redhill Ave.
Suite 300
Irvine, CA 92614
Voice: 949-251-8821
FAX: 949-251-0518

MORSE

SCHULTZ

EXHIBIT "E"
(MAINTENANCE EASEMENT)



OWNER/DEVELOPER
CV INLAND INVESTMENTS 1, LP
1900 QUAIL STREET
NEWPORT BEACH, CA 92660
(949) 232-9641

ENGINEER
MDS
CONSULTING
MORRIS SCHULTZ
17020 Red Hill Ave.
Suite 350
Irvine, CA 92614
Voice: 949-231-0821
Fax: 949-231-0716
PLANNERS ENGINEERS SURVEYORS

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

DATE: March 28, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Surveyor
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept. – Ind. Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner

Riverside Transit Agency
ALUC
Temecula Unified School District
Eastern Municipal Water District
Southern California Edison Co.
Reg. Water Quality Control Board
Air Quality Mgmt. Dist. –South Coast
Valley Wide- Loretta Domenigoni

CHANGE OF ZONE NO. 7794 and TENTATIVE TRACT MAP NO. 36437 – EA42561 – Applicant: CV Communities – Engineer/Representative: Ryan Thomas. – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) – Location: Westerly of Charlois Road northerly of Yates Road – 40.16 Gross Acres - Zoning: Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) - REQUEST: The **Change of Zone** proposes to change the zoning on the site from Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1). The **Tract Map** proposes a Schedule A subdivision of 40.16 acres into 107 residential lots with a minimum lot size 7,200 sq. ft., 1 water quality lot, and one park lot. - APN(s): 476270001, 476270002, 476270003, 476270004, 476270005, 476270006, 476270007, 476270008, 476270009, 476270010, 476270011, 476270012, 476270013, 476270014, 476270015, 476270016

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 28, 2013**. 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 **Matt Straite**, Project Planner, at (951) 955-8631 or email at **mstraite@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.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/24/2013,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR 36437 For

Company or Individual's Name Planning Department,

Distance buffered 800'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

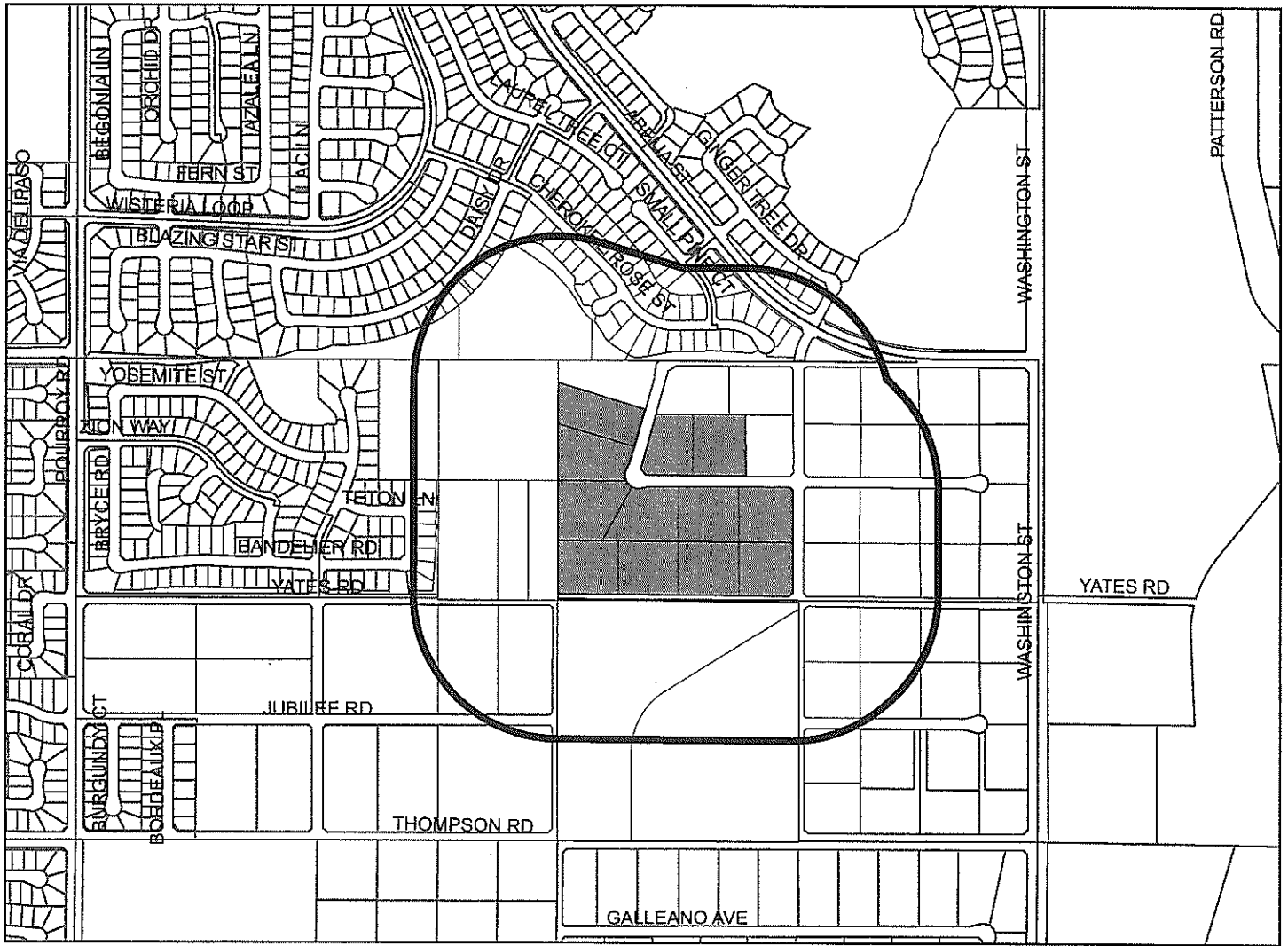
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

*checked by
Matt S.
expire 4/24/14*

TR36437 (800 feet buffer)



Selected Parcels

476-251-002	476-251-008	476-251-001	476-231-006	476-290-010	476-382-001	476-382-002	476-382-003	476-382-004	476-400-021
476-400-022	476-400-023	476-400-024	476-400-025	476-400-026	476-400-027	476-400-028	476-400-029	476-400-030	476-400-031
476-400-032	476-400-033	476-400-034	476-400-035	476-401-001	476-401-002	476-401-003	476-401-004	476-401-005	476-401-006
476-401-007	476-401-008	476-401-009	476-401-010	476-401-011	476-410-001	476-410-002	476-410-003	476-410-004	476-410-005
476-410-006	476-410-007	476-410-008	476-410-009	476-410-010	476-410-011	476-410-012	476-410-013	476-410-014	476-410-015
476-410-016	476-410-017	476-231-004	476-251-004	476-221-016	476-251-003	476-260-003	476-290-012	476-260-002	476-270-001
476-270-002	476-270-003	476-270-004	476-270-005	476-270-006	476-270-007	476-270-008	476-270-009	476-270-010	476-270-011
476-270-012	476-270-013	476-270-014	476-270-015	476-270-016	476-260-004	476-221-015	476-290-011	476-260-005	476-231-003
476-221-017	476-251-007	476-260-001	476-231-005	476-251-006	476-231-001	476-300-001	476-290-009	476-020-011	476-270-017
476-270-018	476-270-019	476-270-022	476-270-023	476-270-024	476-270-025	476-270-026	476-270-027	476-270-030	476-270-031
476-270-032	476-300-002	476-300-003	476-300-004	476-300-005	476-300-008	476-300-009	476-300-010	476-300-011	476-020-012
476-221-018	476-231-002	476-231-010	476-251-016	476-382-008	476-401-012	476-410-018	476-410-019	476-410-020	476-410-021

First 120 parcels shown



825 412.5 0 825 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 476221015, APN: 476221015
DANIEL FANOLLA
32269 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476231006, APN: 476231006
BRANDON COX
32367 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476221016, APN: 476221016
CATHERINE SACAYAN, ETAL
32283 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476231010, APN: 476231010
PARK DIST, ETAL
C/O SAMUEL W GOEPP
P O BOX 907
SAN JACINTO CA 92581

ASMT: 476221017, APN: 476221017
CHRISTINE PETERSEN, ETAL
32438 QUIET TRAIL DR
WINCHESTER CA 92596

ASMT: 476251001, APN: 476251001
ANN DINI
35634 DENALI WAY
WINCHESTER, CA. 92596

ASMT: 476231001, APN: 476231001
MICHELLE ROGERS
32311 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476251002, APN: 476251002
FRANCES INGERSOLL, ETAL
35646 DENALI WAY
WINCHESTER, CA. 92596

ASMT: 476231003, APN: 476231003
ERIN LORGE
32325 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476251003, APN: 476251003
CLIFFORD NINO, ETAL
35658 DENALI WAY
WINCHESTER, CA. 92596

ASMT: 476231004, APN: 476231004
WINALYN PETERS, ETAL
32339 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476251004, APN: 476251004
KENDRA MEYER, ETAL
35670 DENALI WAY
WINCHESTER, CA. 92596

ASMT: 476231005, APN: 476231005
JENNIFER PETERSON, ETAL
32353 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476251005, APN: 476251005
KAP CARROLL, ETAL
35682 DENALI WAY
WINCHESTER, CA. 92596

ASMT: 476251006, APN: 476251006
MARTHA AVILA, ETAL
21401 DAWES ST
PERRIS CA 92570

ASMT: 476260004, APN: 476260004
ROBIN DRISCOLL, ETAL
32460 YATES RD
WINCHESTER, CA. 92596

ASMT: 476251007, APN: 476251007
LAURA HERNANDEZ, ETAL
32365 BANDELIER RD
WINCHESTER, CA. 92596

ASMT: 476260005, APN: 476260005
PATRICIA MILLER, ETAL
32480 YATES RD
WINCHESTER, CA. 92596

ASMT: 476251008, APN: 476251008
CONNIE COURTNEY, ETAL
32353 BANDELIER RD
WINCHESTER, CA. 92596

ASMT: 476270016, APN: 476270016
CV COMMUNITIES
C/O CITY VENTURES HOMEBUILDING LLC
1900 QUAIL ST
NEWPORT BEACH CA 92660

ASMT: 476251016, APN: 476251016
PARK DIST, ETAL
537 E FLORIDA AVE
HEMET CA 92543

ASMT: 476290009, APN: 476290009
SHERRIE CULLINGS
25060 HANCOCK AVE 103 149
MURRIETA CA 92562

ASMT: 476260001, APN: 476260001
PENNY LEW, ETAL
31614 SCENIC DR
LAGUNA BEACH CA 92651

ASMT: 476290010, APN: 476290010
WAYNE WILSON, ETAL
32375 YATES RD
WINCHESTER, CA. 92596

ASMT: 476260002, APN: 476260002
COSCAN STEWART PARTNERSHIP
C/O COSCAN/STEWART PARTNERSHIP
1522 BROOKHOLLOW DR 1
SANTA ANA CA 92705

ASMT: 476290011, APN: 476290011
PATRICIA FULMER, ETAL
32415 YATES RD
WINCHESTER, CA. 92596

ASMT: 476260003, APN: 476260003
CONSTANCE GOSSELIN, ETAL
32310 YATES RD
WINCHESTER, CA. 92596

ASMT: 476290012, APN: 476290012
PENNY KLOUTSINIOTIS, ETAL
2388 UKIAH WAY
UPLAND CA 91786

ASMT: 476300001, APN: 476300001
RICHARD CHEN
3812 KIRKWOOD
ORANGE CA 92669

ASMT: 476300011, APN: 476300011
TEMECULA VALLEY UNIFIED SCHOOL DIST
31350 RANCHO VISTA RD
TEMECULA CA 92592

ASMT: 476410017, APN: 476410017
BROOKFIELD 30069
C/O RICHARD A CUOCO
3090 BRISTOL ST STE 300
COSTA MESA CA 92626

ASMT: 476410021, APN: 476410021
PARK DIST, ETAL
P O BOX 907
SAN JACINTO CA 92581

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/16/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR36437 For

Company or Individual's Name Planning Department,

Distance buffered 800'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

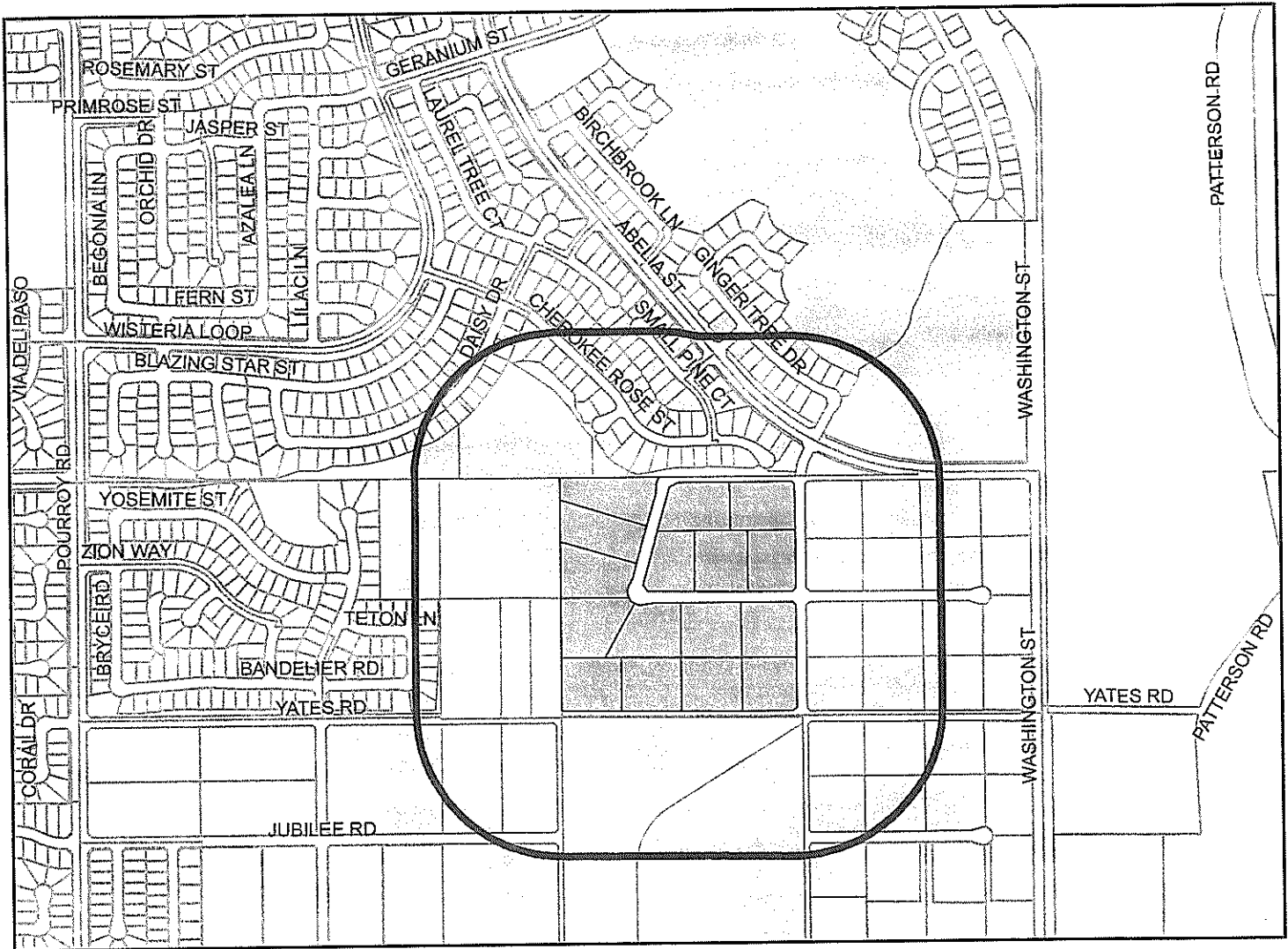
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

*Checked by
MATS.
EHP 6/16/14*

TR36437 (800 feet buffer)



Selected Parcels

476-251-002 476-251-008 476-251-001 476-231-006 476-290-010 476-380-004 476-381-009 476-381-010 476-381-011 476-381-012
 476-381-013 476-381-014 476-381-015 476-382-001 476-382-002 476-382-003 476-382-004 476-382-005 476-382-006 476-382-007
 476-400-018 476-400-019 476-400-020 476-400-021 476-400-022 476-400-023 476-400-024 476-400-025 476-400-026 476-400-027
 476-400-028 476-400-029 476-400-030 476-400-031 476-400-032 476-400-033 476-400-034 476-400-035 476-400-036 476-400-037
 476-400-038 476-400-039 476-400-042 476-400-043 476-400-044 476-400-045 476-401-001 476-401-002 476-401-003 476-401-004
 476-401-005 476-401-006 476-401-007 476-401-008 476-401-009 476-401-010 476-401-011 476-410-001 476-410-002 476-410-003 476-410-004
 476-410-005 476-410-006 476-410-007 476-410-008 476-410-009 476-410-010 476-410-011 476-410-012 476-410-013

First 120 parcels shown



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: 476221014, APN: 476221014
CHERYL ORONA, ETAL
32255 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476231003, APN: 476231003
ERIN LORGE
32325 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476221015, APN: 476221015
DANIEL FANOLLA
32269 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476231004, APN: 476231004
WINALYN PETERS, ETAL
32339 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476221016, APN: 476221016
CATHERINE SACAYAN, ETAL
32283 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476231005, APN: 476231005
JENNIFER PETERSON, ETAL
32353 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476221017, APN: 476221017
CHRISTINE PETERSEN, ETAL
32438 QUIET TRAIL DR
WINCHESTER CA 92596

ASMT: 476231006, APN: 476231006
BRANDON COX
32367 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476222001, APN: 476222001
LUCY LANE
32304 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476231007, APN: 476231007
TIMOTHY STEGING
32381 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476222002, APN: 476222002
KELLY GHAZARIAN, ETAL
32290 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476231008, APN: 476231008
AMELIA CRUZ, ETAL
32395 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476231001, APN: 476231001
MICHELLE ROGERS
32311 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476231010, APN: 476231010
PARK DIST, ETAL
C/O SAMUEL W GOEPP
P O BOX 907
SAN JACINTO CA 92581

ASMT: 476232005, APN: 476232005
MARGARET RAY, ETAL
42730 DE LUZ RD
MURRIETA CA 92562

ASMT: 476251005, APN: 476251005
KAP CARROLL, ETAL
35682 DENALI WAY
WINCHESTER, CA. 92596

ASMT: 476232006, APN: 476232006
CINDI GREEN
32332 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476251006, APN: 476251006
MARTHA AVILA, ETAL
21401 DAWES ST
PERRIS CA 92570

ASMT: 476232007, APN: 476232007
DEBORAH GANSKE
32318 DAISY DR
WINCHESTER, CA. 92596

ASMT: 476251007, APN: 476251007
LAURA HERNANDEZ, ETAL
32365 BANDELIER RD
WINCHESTER, CA. 92596

ASMT: 476251001, APN: 476251001
ANN DINI
35634 DENALI WAY
WINCHESTER, CA. 92596

ASMT: 476251008, APN: 476251008
CONNIE COURTNEY, ETAL
32353 BANDELIER RD
WINCHESTER, CA. 92596

ASMT: 476251002, APN: 476251002
FRANCES INGERSOLL, ETAL
35646 DENALI WAY
WINCHESTER, CA. 92596

ASMT: 476251016, APN: 476251016
PARK DIST, ETAL
537 E FLORIDA AVE
HEMET CA 92543

ASMT: 476251003, APN: 476251003
CLIFFORD NINO, ETAL
35658 DENALI WAY
WINCHESTER, CA. 92596

ASMT: 476260001, APN: 476260001
PENNY LEW, ETAL
31614 SCENIC DR
LAGUNA BEACH CA 92651

ASMT: 476251004, APN: 476251004
KENDRA MEYER, ETAL
35670 DENALI WAY
WINCHESTER, CA. 92596

ASMT: 476260002, APN: 476260002
COSCAN STEWART PARTNERSHIP
C/O COSCAN/STEWART PARTNERSHIP
1522 BROOKHOLLOW DR 1
SANTA ANA CA 92705

ASMT: 476260003, APN: 476260003
CONSTANCE GOSSELIN, ETAL
32310 YATES RD
WINCHESTER, CA. 92596

ASMT: 476290012, APN: 476290012
PENNY KLOUTSINIOTIS, ETAL
2388 UKIAH WAY
UPLAND CA 91786

ASMT: 476260004, APN: 476260004
ROBIN DRISCOLL, ETAL
32460 YATES RD
WINCHESTER, CA. 92596

ASMT: 476300001, APN: 476300001
RICHARD CHEN
3812 KIRKWOOD
ORANGE CA 92669

ASMT: 476260005, APN: 476260005
PATRICIA MILLER, ETAL
32480 YATES RD
WINCHESTER, CA. 92596

ASMT: 476300011, APN: 476300011
TEMECULA VALLEY UNIFIED SCHOOL DIST
31350 RANCHO VISTA RD
TEMECULA CA 92592

ASMT: 476270016, APN: 476270016
CV COMMUNITIES
C/O CITY VENTURES HOMEBUILDING LLC
1900 QUAIL ST
NEWPORT BEACH CA 92660

ASMT: 476410017, APN: 476410017
BROOKFIELD 30069
C/O RICHARD A CUOCO
3090 BRISTOL ST STE 300
COSTA MESA CA 92626

ASMT: 476290009, APN: 476290009
SHERRIE CULLINGS
25060 HANCOCK AVE 103 149
MURRIETA CA 92562

ASMT: 476410021, APN: 476410021
PARK DIST, ETAL
P O BOX 907
SAN JACINTO CA 92581

ASMT: 476290010, APN: 476290010
WAYNE WILSON, ETAL
32375 YATES RD
WINCHESTER, CA. 92596

ASMT: 476290011, APN: 476290011
PATRICIA FULMER, ETAL
32415 YATES RD
WINCHESTER, CA. 92596

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

Témecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Mike White
CV Communities LLC
1900 Quail Street
Newport Beach CA 92660



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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. 7794 and TENTATIVE TRACT MAP NO. 36437

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

CV Communities

Project Applicant

1900 Quail Street Newport Beac CZ 92660

Address

Westerly of Charlois Road northerly of Yates Road

Project Location

The Change of Zone proposes to change the zoning on the site from Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1). The Tract Map proposes a Schedule A subdivision of 40.16 acres into 102 residential lots with a minimum lot size 7,200 sq. ft., 1 water quality lot, and one park lot.

Project Description

This is to advise that the Riverside County Planning Commission, 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 Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 1/22/2013
Y:\Planning Case Files-Riverside office\TR36437\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42561 ZCFG05938 .

FOR COUNTY CLERK'S USE ONLY



VALLEY-WIDE RECREATION & PARK DISTRICT
P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

**BOARD OF
DIRECTORS**

Larry Minor
President

Frank Gorman
Vice President

Steve Simpson
Secretary

John Bragg
Director

Rose Salgado
Director

Dean Wetter
General Manager

October 28, 2013

Ryan Thomas
CV Communities
1900 Quail Street
Newport Beach, CA 92660

RE: TM NO. 36437 – YATES PROPERTY MAINTENANCE EXHIBIT

Dear Ryan:

Valley-Wide Recreation and Park District has reviewed and approved the maintenance exhibit with the following changes as shown in the attachment and as noted below:

1. Within the legend, please change the total irrigated landscaped area on Charlois Road and "G" Street from 19,051 square feet to 18,310 square feet.
2. Within the legend, please also change the six (6) foot masonry wall totaling 837 linear feet to the following verbiage:

"VWRPD face of wall maintenance 975 linear feet"

Please submit two (2) 11"x17" colored maintenance exhibits and one (1) AutoCAD format as shown in our Standards and Specifications Manual for signature.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
Valley-Wide Recreation and Park District

Attachment: Red-lined maintenance exhibit

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1307523

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CV COMMUNITIES LLC \$2,156.25
paid by: CK 11303
paid towards: CFG05938 CALIF FISH & GAME: DOC FEE
EA42561
at parcel #:
appl type: CFG3

By _____ Aug 08, 2013 16:16
MGARDNER posting date Aug 08, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1307524

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277
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Received from: CV COMMUNITIES LLC \$9.00
paid by: VI 010836
paid towards: CFG05938 CALIF FISH & GAME: DOC FEE
EA42561
at parcel #:
appl type: CFG3

By _____ Aug 08, 2013 16:17
MGARDNER posting date Aug 08, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$9.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1210670

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: CV COMMUNITIES LLC \$64.00
paid by: MC 085012
EA42561
paid towards: CFG05938 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 21, 2012 14:36
MBRASWEL posting date Nov 21, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 3.5
Area Plan: Countywide
Supervisory District: All Districts
Project Planner: David Mares
Planning Commission: February 19, 2014

CHANGE OF ZONE NO. 7819
CEQA Exempt
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The proposed amendment is one of a series of phased amendments to the Land Use Ordinance of Riverside County (Ordinance No. 348) which were recently authorized for initiation by the Board of Supervisors and will apply countywide. This amendment proposes to revise Section 18.8, "Nonconforming Structures and Uses," of Ordinance No. 348. It will eliminate all time limits on how long a legal structure or use can continue (amortization period), once the County has changed the underlying zoning designation so that the structure or use now conflicts with the requirements for the new zone. Removal of the amortization period will allow existing structures and uses to continue for an undefined period of time with certain exceptions. In light of the elimination of the amortization periods, Section 18.8 has also been revised to provide the County with the ability to revoke the nonconforming status of such structures and uses.

This amendment also impacts Section 21.52 of Ordinance No. 348 by providing a definition for "nonconforming structure" rather than "nonconforming building."

BACKGROUND:

The Board of Supervisors and the County Executive Office have stressed the need to make changes to our business practices in order to become more "Business Friendly," encourage economic activity and expand the job base in Riverside County, while providing for quality development that enhances our quality of life.

Ordinance No. 348 is the primary regulatory code which governs the review and approval of the land use and zoning applications in the County. The Board of Supervisors has approved a phased approach to amending Ordinance No. 348 in order to implement changes in an incremental manner as soon as they are reviewed, considered and adopted. This process should provide tangible immediate benefits rather than delaying implementation of all revisions at a later date in time.

RECOMMENDATIONS:

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

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7819, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.

D.M.

2. The proposed amendment revises Section 18.8 and Section 21.52 of Ordinance No. 348.
3. The ordinance amendment will apply to existing legal nonconforming structures and uses within the unincorporated County. The revisions proposed by this amendment will not alter the existing verification requirements for legal nonconforming structures and uses as set forth in Section 18.8 of Ordinance No. 348.
4. The Planning Department has found that in accordance with CEQA Guidelines Section 15061(b)(3), Change of Zone No. 7819 does not have the potential for causing a significant effect on the environment. Section 15061(b)(3) states that "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment because this ordinance amendment does not create any reasonably foreseeable physical change in the environment. Change of Zone No. 7819 would apply to existing legal structures and uses. No new land disturbance or development project is associated with this ordinance amendment and it does not commit the County to approve any new development.

CONCLUSIONS:

1. The proposed amendment is in conformance with the Land Use Designations established for the unincorporated areas of Riverside County and with all other elements of the Riverside County General Plan as the amendment does not eliminate or add legal nonconforming structures or uses.
2. The proposed project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The amendment covers all properties and parcels within the unincorporated areas of Riverside County.

ORDINANCE NO. 348.4773

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348

RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 18.8 of Ordinance No. 348 is amended to read as follows:

“SECTION 18.8. NONCONFORMING STRUCTURES AND USES. The following provisions shall apply to all nonconforming structures and uses:

- a. CONTINUATION OF NONCONFORMING STRUCTURE OR USE. Any nonconforming structure or use may be continued provided there are no structural alterations or expansion of the use except as hereinafter allowed. The growing of agricultural crops is not subject to the provisions of this section. Agricultural uses that involve permanent structures are subject to this section, however such uses shall be permitted to incorporate any changes or improvements that are required by any County ordinance or state law, including structural alterations that are necessary as a part thereof.
- b. VERIFICATION OF NONCONFORMING STRUCTURE OR USE. When it is necessary to obtain from the County a written verification of the nonconforming status of a structure or use the following procedure shall apply:
 - (1) APPLICATION. Every application for a determination of nonconforming structure or use status shall be made in writing to the Planning Department on the forms provided by the Planning Department, shall be accompanied by the filing fee as set forth in Ordinance No. 671, and shall include the following information:
 - a) Name, address and phone number of applicant (or representative) and the property owner.
 - b) Assessor's Parcel Number of the premises involved.
 - c) A site plan drawn in sufficient detail to clearly describe the following:
 1. Physical dimensions of the property.

2. Location and dimensions of all existing structures.
3. Setback dimensions.
4. Location and dimensions of all driveways, parking areas, landscape areas, fences, and walls.
5. Location and dimensions of all adjacent roadways showing location of street centerline and all existing improvements such as sidewalks, curbs, gutters, or curb cuts.

- d) Panoramic photographs showing all sides of the on-site property, and adjacent off-site properties.
- e) Current zoning (with change of zone case number) and date it was adopted and became effective.
- f) Prior zoning designation.
- g) Written statement of justification for the nonconforming subject use of the property.
- h) Supporting documentation showing that the site has been in continuous use. Documentation may include, but is not limited to: bills of sale, bills of lading, utility bills, property tax records, Board of Equalization records, Employment Development Department records, fictitious business statement, Articles of Incorporation, canceled business checks, sales receipts, rental or lease agreements, or licenses.
- i) Such other information as determined necessary by the Planning Department.

(2) REVIEW AND NOTICE OF DECISION. Not less than 30 days from acceptance of an application as complete, the Planning Department shall verify the current zoning and supporting documentation submitted with the application. If the nonconforming structure or use is substantiated, the Planning Department shall complete a "Certificate of Nonconforming Structure or Use" which shall include the following information: Assessor's Parcel Number, site address, nature of nonconforming use, and such other information as deemed appropriate. If the subject structure or use is not able to be substantiated, the Planning Department shall prepare a letter of denial of the nonconforming structure or use to include the following information: Assessor's

1 Parcel Number, nature of nonconforming structure or use, and justification for the denial of the
2 request.

3 c. REVOCATION OF NONCONFORMING STRUCTURE OR USE. The County may revoke the right to
4 continue a nonconforming structure or use pursuant to the procedures for permit revocation set forth in
5 Section 18.31 of this ordinance. Said revocation shall be made on the basis that the nonconforming
6 structure or use is detrimental to the public health, safety and welfare or is a public nuisance.

7 d. EXPANSION OF NONCONFORMING STRUCTURE OR USE. The total square footage of an existing
8 nonconforming structure or use, excluding mobile homes, may be expanded a maximum of 25 percent on
9 the same parcel of land from the time the structure or use was deemed nonconforming. Such expansion
10 shall require issuance of a building permit only.

11 e. LOSS OF NONCONFORMING STATUS.

12 (1) Any part of a structure or land occupied by a nonconforming use which is changed to or replaced by a
13 use that conforms to the provisions of this ordinance as they apply to the particular zone shall not
14 thereafter be used or occupied by a nonconforming use.

15 (2) Any part of a structure or land occupied by a nonconforming use, which use is discontinued for 1 year
16 or more, shall thereafter be used in conformity with the provisions of this ordinance and the
17 nonconforming right shall be lost.

18 f. ISSUANCE OF PERMIT FOR STRUCTURE PRIOR TO ESTABLISHMENT OF NONCONFORMING
19 STATUS. Any structure for which a permit has been legally issued before the effective date of an
20 amendment to this ordinance making the use nonconforming, may nevertheless be continued and
21 completed in accordance with the plans and specifications upon which the permit was issued.

g. DAMAGE TO NONCONFORMING STRUCTURE. The provisions of this section shall not prevent the
reconstruction, repairing, rebuilding, or replacement and continued use of any nonconforming structure that
is damaged by fire, explosion or acts of God.

h. APPLICATION OF SECTION NONCONFORMING STRUCTURES AND USES. The provisions of this
section apply to structures and uses which become nonconforming by reason of the adoption of this

1 ordinance or any amendment thereof, as of the effective date of such adoption or amendment. No use shall
2 be deemed to have become nonconforming by virtue of decreased lot size resulting solely from the
3 acquisition of any portion of the lot for public road or storm or drainage channel purposes or the adoption
4 of any specific plan for such purpose.”

4 Section 2. Section 21.52 of Ordinance No. 348 is amended to read as follows:

5 “Section 21.52. NONCONFORMING STRUCTURE.

6 A building or structure which was legal when established, but which because of the adoption or amendment of this
7 ordinance conflicts with the provisions of this ordinance applicable to the district in which such building or
8 structure is situated.”

9 Section 3. This ordinance shall take effect thirty (30) days after its adoption.

10 BOARD OF SUPERVISORS OF THE COUNTY
11 OF RIVERSIDE, STATE OF CALIFORNIA

11 BY: _____
12 Chairman

13 ATTEST: Kecia Harper-Ihem
14 CLERK OF THE BOARD:

14 By: _____

15 Deputy

16 (SEAL)

17 APPROVED AS TO FORM
18 January 22, 2014

19 By: _____
20 KARIN WATTS-BAZAN,
21 Principal Deputy County Counsel

