

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

324 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 17, 2009

SUBJECT: **TENTATIVE TRACT MAP NO. 33743-** (No Further Environmental Document Required) – Applicant: Rancon Group – Engineer / Representative: Stantec Consulting, Inc. – Third Supervisorial District – Winchester Area – Winchester/Harvest Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Rice Road – 5.61 Gross Acres – Zoning: Specific Plan (293 PA 39) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on February 4, 2009.

The Planning Department recommended Approval; and,

**THE PLANNING COMMISSION RECOMMENDED:**

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33743**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE  
DATE 4/15/09  
Tina Grande  
Departmental Concurrence

Policy

Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref. | District: Third | Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1.2

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 4, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**I. AGENDA ITEM 5.11: TENTATIVE TRACT MAP NO. 33743** – No Further Environmental Documentation Required – Applicant: Rancon Group – Engineer/Representative: Stantec Consulting, Inc - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Rice Road – 5.61 Gross Acres - Zoning: Winchester Hills Specific Plan (SP 293 PA 39) – APN(s): Portion of 461-280-008 and 461-280-011. (Quasi-Judicial)

**II. PROJECT DESCRIPTION**

Schedule A subdivision of 5.61 acres into one (1) lot for 57 condominium units and one (1) recreation area.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Adam Rush, at 951-955-6646 or e-mail [arush@rctlma.org](mailto:arush@rctlma.org).

The following spoke in favor of the subject proposal:

Frank Igo, Applicant's Representative, 41391 Kalmia, Ste. 200, Murrieta, Ca. 92562

No one spoke in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33743**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 5.11  
Area Plan: Winchester/Harvest Valley  
Zoning Areas: Winchester  
Supervisorial District: Third  
Project Planner: Russell Brady  
Planning Commission: February 4, 2009

TENTATIVE TRACT MAP NO. 33743  
EA 40493  
Applicant: Rancon Group  
Engineer: Stantec Consulting, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 33743 proposes a Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area.

The project is located northerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Rice Road.

### SUMMARY OF FINDINGS:

- |                                   |   |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1):    | Vacant  |
| 2. Surrounding Land Use (Ex. #1): | Vacant  |
| 3. Existing Zoning (Ex. #2):      | Specific Plan (SP 293 PA 39)  |
| 4. Surrounding Zoning (Ex. #2):   | Specific Plan (SP 293) to the north, east, south, and west                    |
| 5. General Plan:                  | Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio) |
| 6. Project Data:                  | Total Acreage: 5.61<br>Total Condominium Units: 57<br>Schedule: A             |
| 7. Environmental Concerns:        | See attached Environmental Assessment   |

### RECOMMENDATIONS:

APPROVAL of TENTATIVE TRACT MAP NO. 33743, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is not in conformance with the existing Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio) designation of the General Plan. However, the proposed project is in conformance with the High Density Residential (HDR) designation of SP293A5 and all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing Specific Plan (SP 293) 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.

*RMB*  
1-13-09

4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
8. The proposed project is in conformance with the Highway 79 Policy Area.

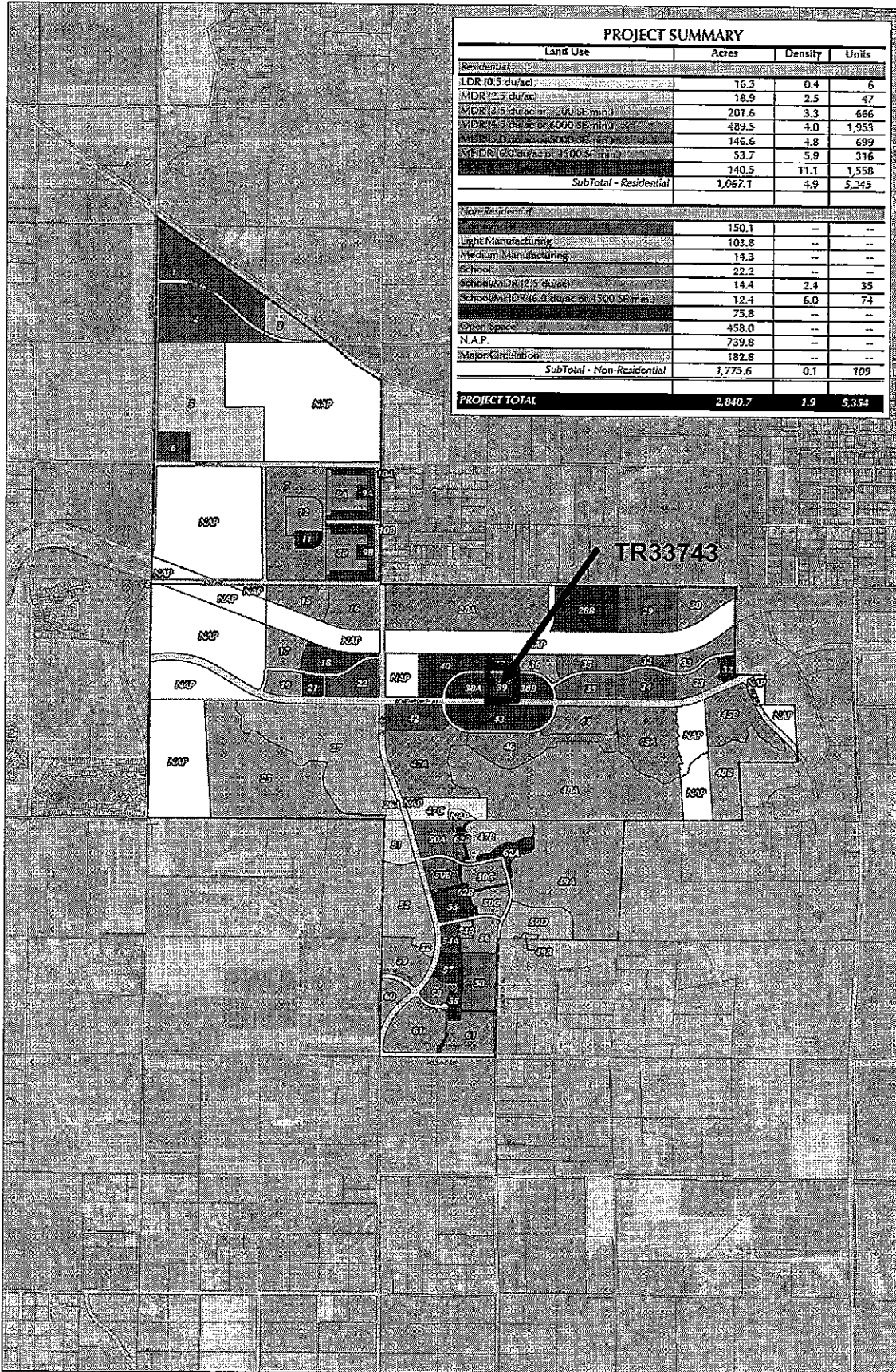
**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio) in the Harvest Valley/Winchester Area Plan.
2. The project site is designated High Density Residential (HDR) in Specific Plan No. 293 Amendment No. 5.
3. The project site is surrounded by properties that are designated Open Space: Recreation (OS:R) to the north, Community Development: High Density Residential (CD:HDR) (8-12 dwelling units per acre) to the east, south and west and Community Development: Medium High Density Residential (CD:MHDR) (5-8 dwelling units per acre) to the northeast.
4. The zoning for the subject site is Specific Plan (SP 293 PA 39).
5. The project site is surrounded by properties that are zoned Specific Plan (SP 293) to the north, east, south, and west.
6. The proposed project is permitted in the Specific Plan (SP 293 PA 39) zone.
7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant shall provide written assurance(s) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as detailed within the conditions of approval) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
9. The proposed project (TR33743) is being developed as a phase of the master planned community known as Winchester Hills Specific Plan (SP No. 293). EA 41176, prepared for SP293A5, analyzed all aspects of each phase of the specific plan, including all aspects of development of TR33743. In that regard, (i) no substantial changes to the project analyzed in the prior EA are proposed; (ii) no substantial changes with respect to the circumstances under which the proposed project is being undertaken which require major revisions to the prior EA; and (iii) no new information has become available which was not known at the time the prior EA was

prepared and could not have been known at that time. Thus, pursuant to Public Resources section 21166 and CEQA Guidelines section 15162, no new environmental documentation is required for the project.

**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 hazardous fire area;
  - b. A flood hazard zone;
  - c. An Alquist-Priolo earthquake fault hazard study zone; or
  - d. A city sphere of influence.
3. The project site is located within:
  - a. The boundaries of the Hemet Unified School Districts;
  - b. The Highway 79 Policy Area;
  - c. The Diamond Valley Lake dam inundation area;
  - d. Winchester Hills Master Drainage Plan;
  - e. Mt. Palomar Lighting Ordinance Zone B;
  - f. Valleywide Recreation & Parks District; and
  - g. The San Jacinto Valley Watershed.
4. The subject site is currently designated as Assessor's Parcel Numbers 461-180-056 and 461-180-057.



PROJECT SUMMARY			
Land Use	Acres	Density	Units
<b>Residential</b>			
LDR (0.5 du/ac)	16.3	0.4	6
MDR (2.5 du/ac)	18.9	2.5	47
MDR (3.5 du/ac or 7200 SF/lot)	201.6	3.3	666
MDR (4.5 du/ac or 6000 SF/lot)	489.5	4.0	1,953
MDR (5.5 du/ac or 5000 SF/lot)	146.6	4.8	699
MHDR (6.0 du/ac or 4500 SF/lot)	53.7	5.9	316
<b>SubTotal - Residential</b>	<b>1,067.1</b>	<b>4.9</b>	<b>5,245</b>
<b>Non-Residential</b>			
Light Manufacturing	150.1	--	--
Medium Manufacturing	103.8	--	--
School	22.2	--	--
School/MDR (2.5 du/ac)	14.4	2.4	35
School/MDR (6.0 du/ac or 4500 SF/lot)	12.4	6.0	74
Open Space	75.8	--	--
N.A.P.	458.0	--	--
Major Circulation	739.8	--	--
Major Circulation	182.8	--	--
<b>SubTotal - Non-Residential</b>	<b>1,773.6</b>	<b>0.1</b>	<b>109</b>
<b>PROJECT TOTAL</b>	<b>2,840.7</b>	<b>1.9</b>	<b>5,354</b>

# SP293

Planning Area	Land Use Designation	Max D.U.s in P.A.	Mapped D.U.s in P.A.	Projects	Lot #'s in project in P.A.	Built D.U.s in project in P.A.
1	C	0	0			0
2	C	0	0			0
3	MM	0	0			0
5	LM	0	0			0
6	C	0	0			0
7	M	400	243	TR31100	1-243	0
8	H	186	0			0
9	C	0	0			0
10	H	113	0			0
11	P	0	0			0
12	S	0	0			0
15	M	73	73	TR30266	1-12, 126-186	0
16	M	113	113	TR30266	13-125	0
17	M	58	58	TR30266	187-244	0
18	H	270	225	TR33498	1-225	0
19	School	52	0			0
21	Park	0	0			0
22	C	0	0			0
25	OPEN	0	0			0
26A	L	15	0			0
27	M	379	379	TR31892	1-379	0
28A	M	393	346	TR30808	1-346	0
28B	P	0	0			0
29	M	147	147	TR30322	1-147	0
30	M	87	83	TR31632	104-186	0
31	M	12	0			0
32	P	0	0			0
33	M	171	104	TR31632	1-104	0
34	M	157	125	TR30322	148-272	0
35	M	132	127	TR30809	1-127	0
36	S	0	0			0
37	P	0	0			0
38A	H	154	152	TR32818	1-152	0
38B	H	152	100	TR32817	1-100	0
39	C	0	0			0
40	H	108	100	TR32818	1-100	0
42	C	0	0			0
43	H	378	378	TR33145	1-378	0
44	M	85	85	TR30807	1-85	0
45A	M	251	178	TR31142	1-178	0
45B	M	188	0			0
46	M	405	269	TR30807	1-121	0
				TR30806	1-148	
47A	M	77	20	TR30806	149-161	0
47B	LM	68	30	TR30806	162-192	0
48A	OPEN	0	0			0
48B	OPEN	0	0			0
49	OPEN	0	0			0

# SP293

50A	M	82	0			0
50B	LM	151	0			0
51	M	33	0			0
52	M	154	0			0
53	M	181	0			0
54	C	0	0			0
55	P	0	0			0
56	S	0	0			0
57	H	168	0			0
58	M	87	0			0
59	OPEN	0	0			0
60	M	45	0			0
61	M	165	0			0
<b>Total</b>		<b>5,690</b>	<b>3,335</b>			<b>0</b>
				TR30976	in process	
				TR30977	in process	
				TR32318	in process	
				TR31100M1	in process	
				PM35983	in process	
				TR33743	in process	
				TR34677	in process	

Supervisor Stone  
District 3

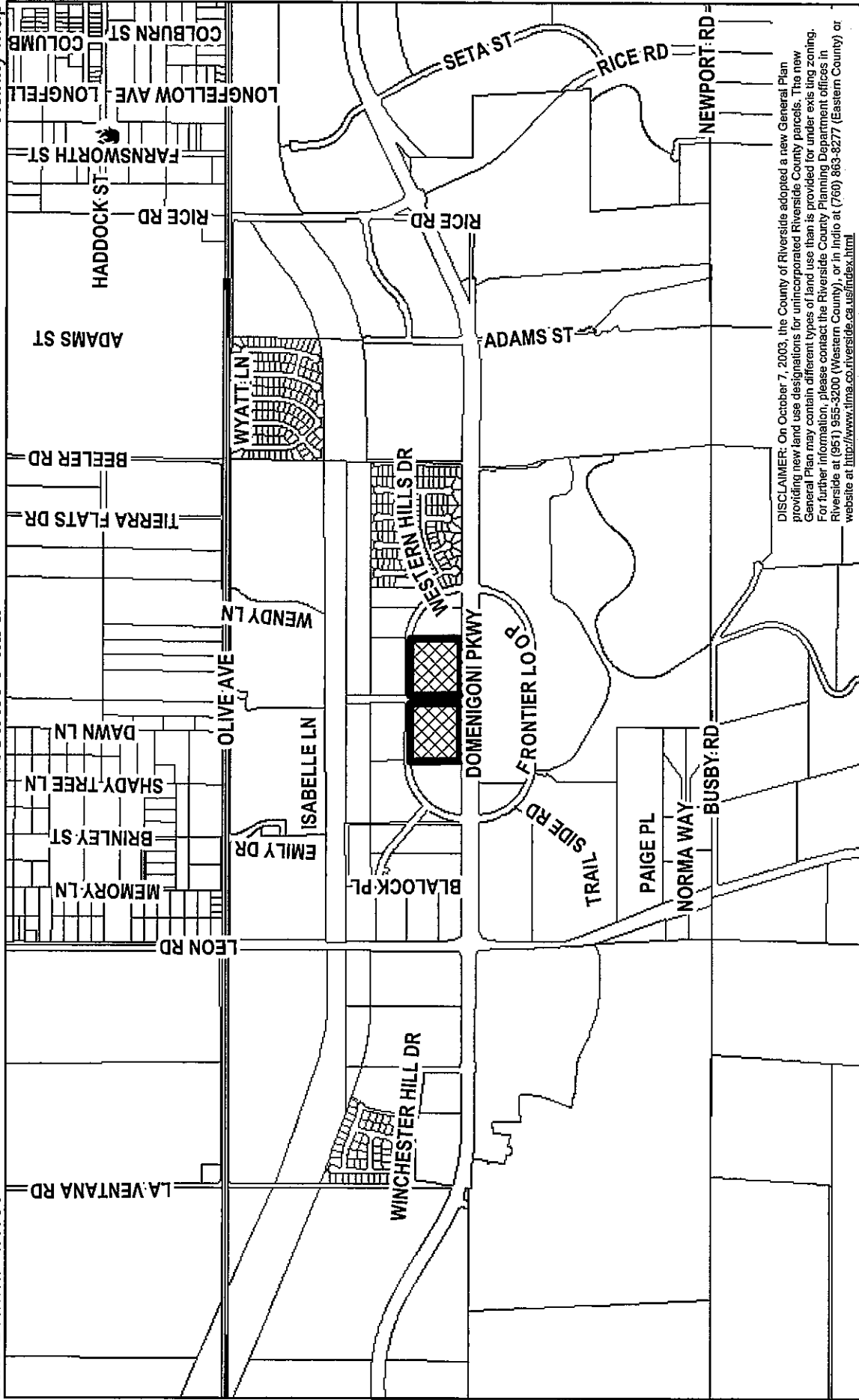
TR33743

Planner: Russell Brady  
Date: 2/4/09

Date Drawn: 1/7/09

VICINITY MAP

Vicinity Map



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 Inyo at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

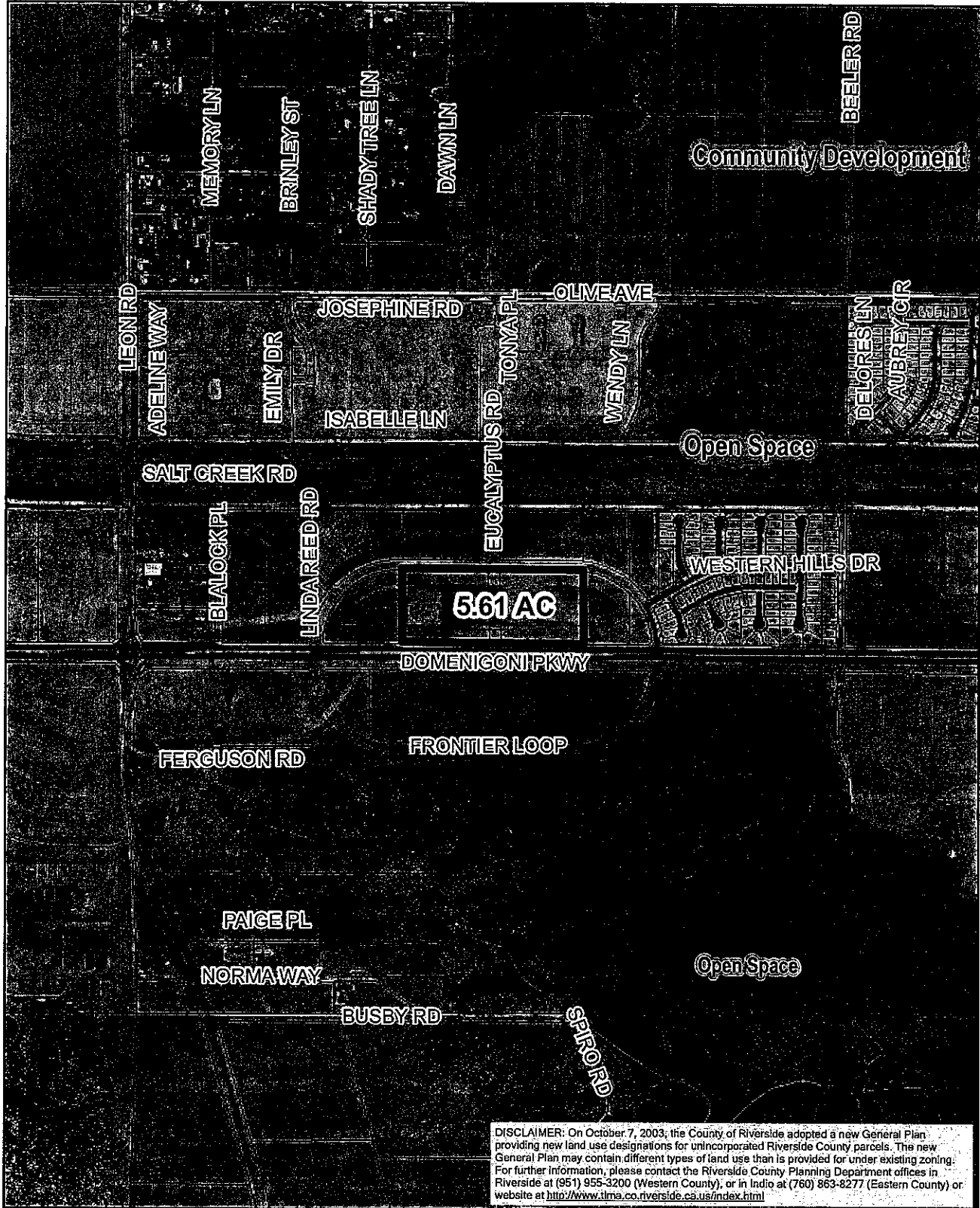
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 461-18  
Thomas  
Bros. Pg. 869 C1

Area: Winchester  
Township/Range: T5SR2W  
Section : 9



**TR33743**  
**DEVELOPMENT OPPORTUNITY**

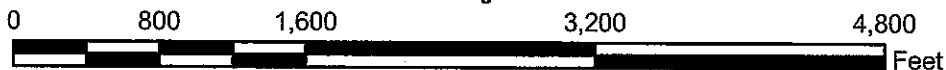


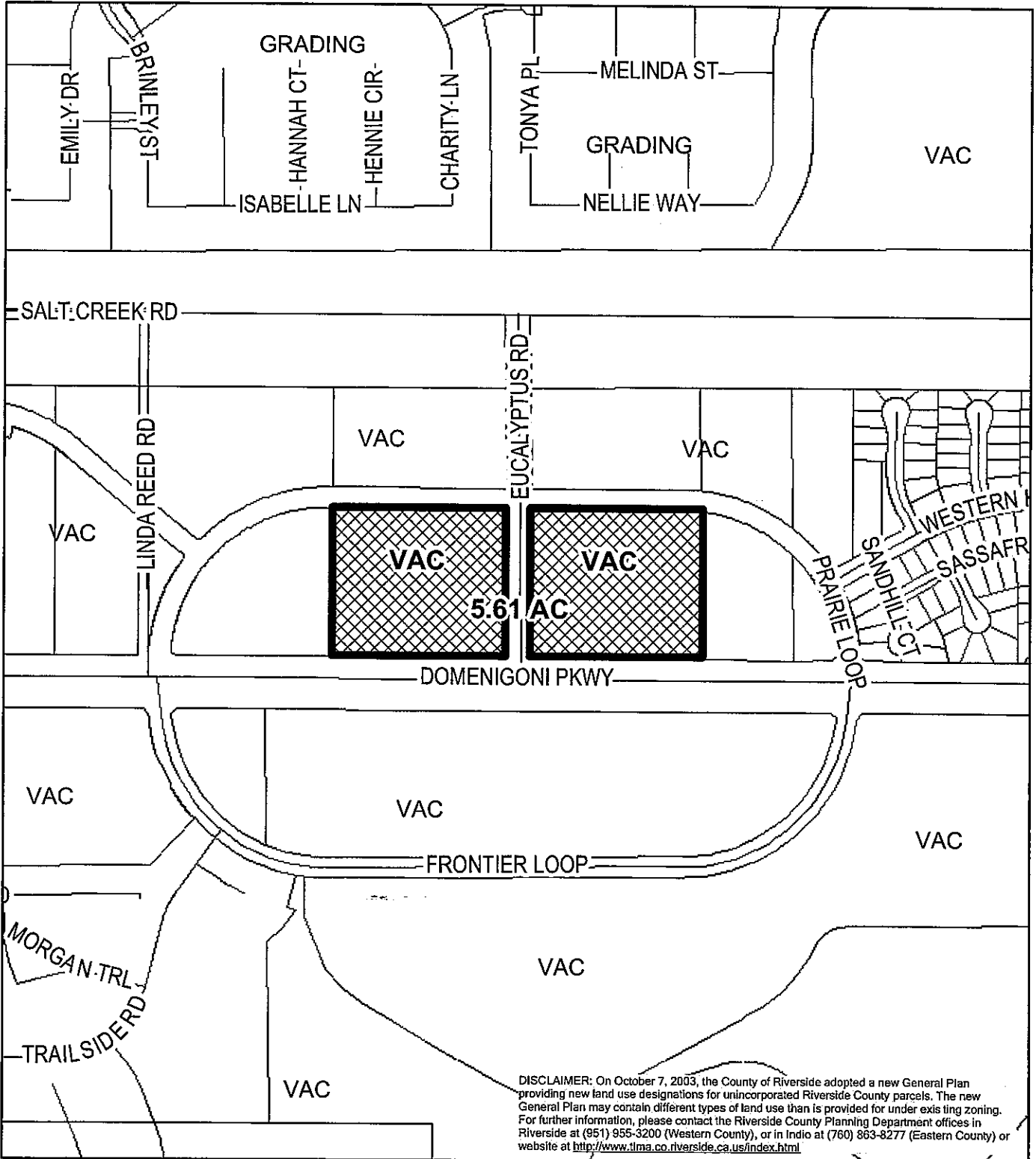
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: Winchester  
Township/Range: T5SR2W  
Section: 32



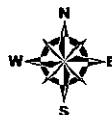
Assessors  
Bk. Pg. 461-18  
Thomas  
Bros. Pg. 869 C1





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

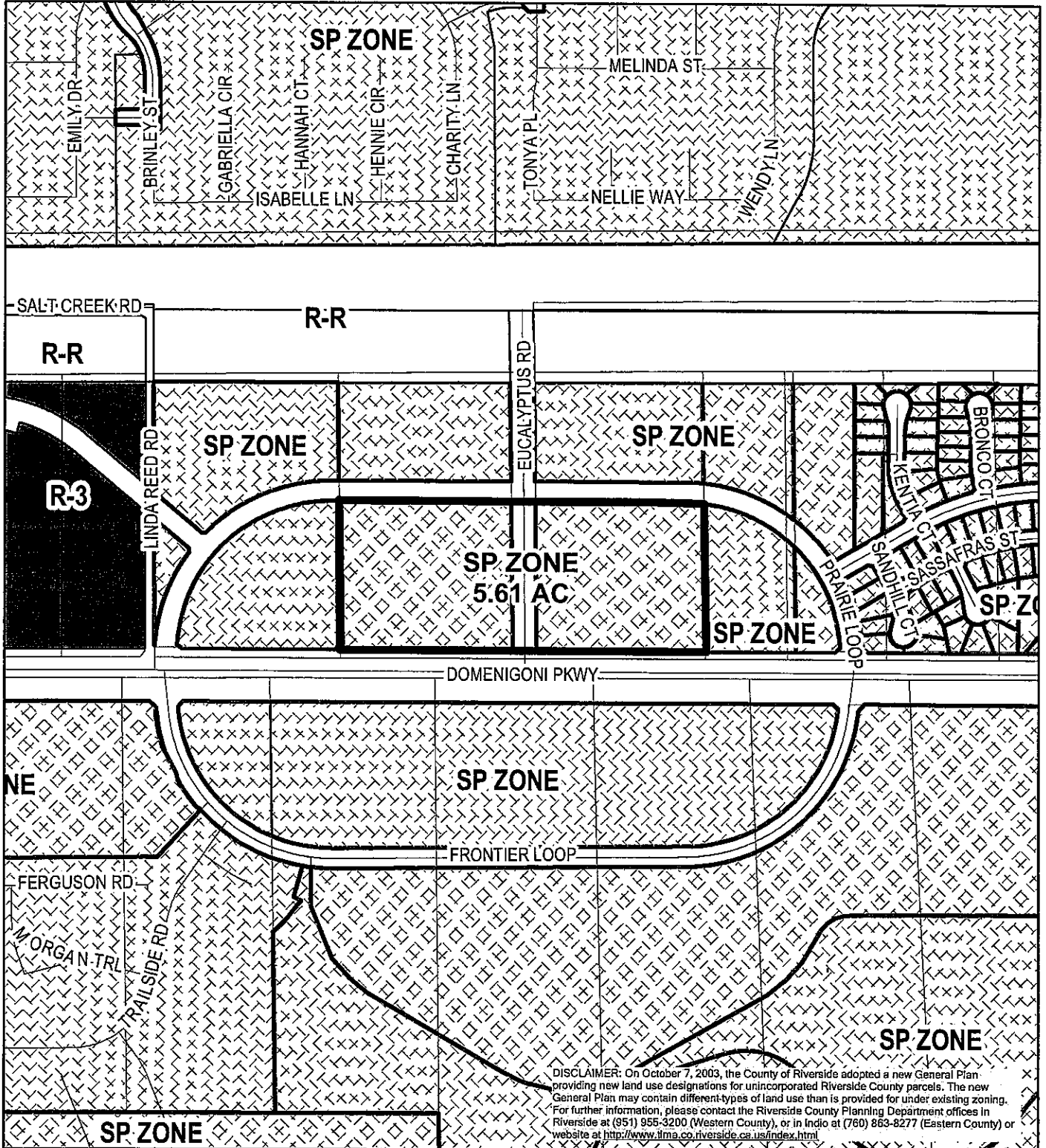
Area: Winchester  
 Township/Range: T5SR2W  
 Section: 32



Assessors  
 Bk. Pg. 461-18  
 Thomas  
 Bros. Pg. 869 C1

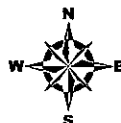


**TR33743**  
**EXISTING ZONING**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

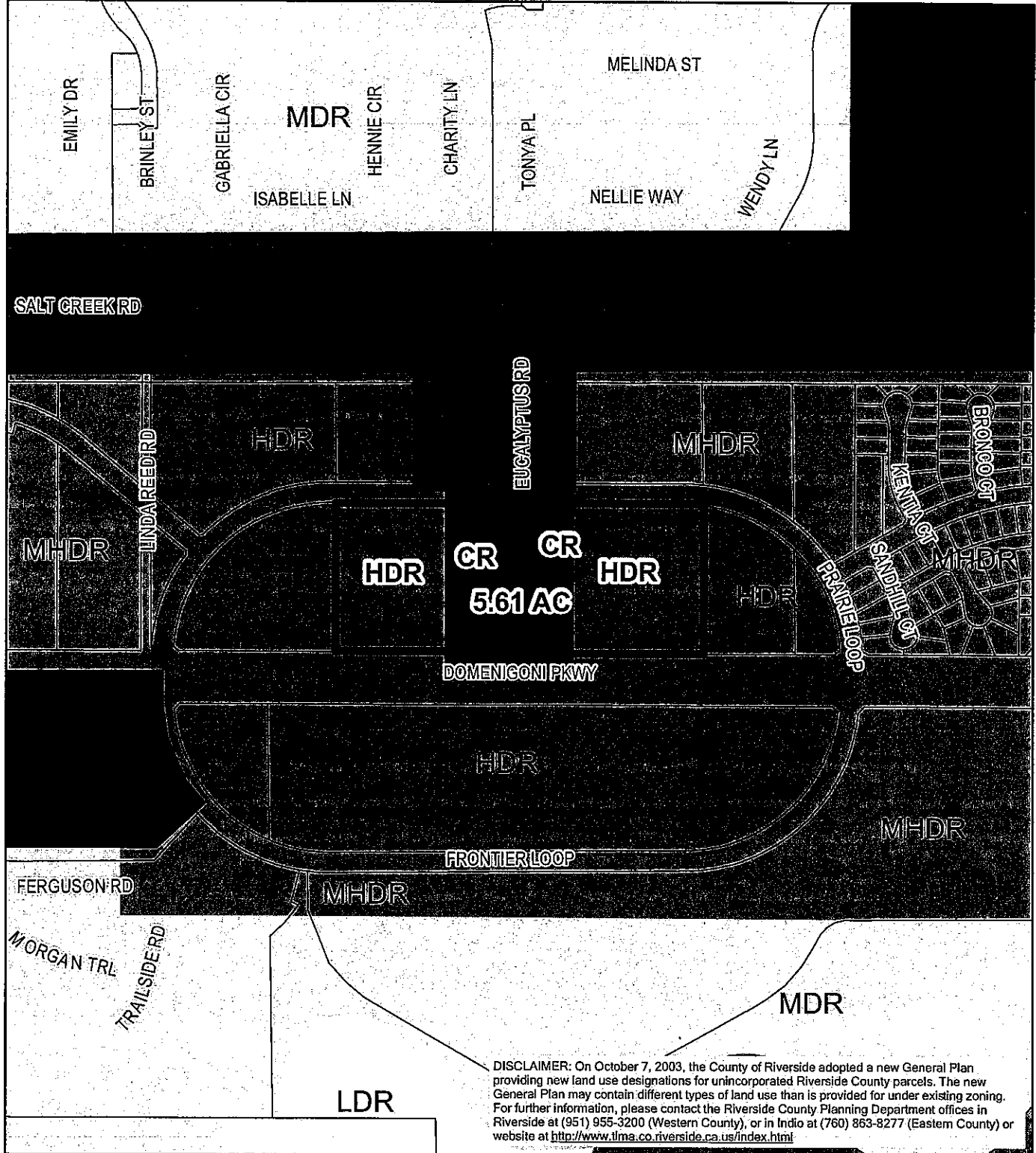
Area: Winchester  
 Township/Range: T5SR2W  
 Section : 32



Assessors  
 Bk. Pg. 461-18  
 Thomas  
 Bros. Pg. 869 C1



**TR33743**  
**Existing General Plan**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: Winchester  
 Township/Range: T5SR2W  
 Section : 32



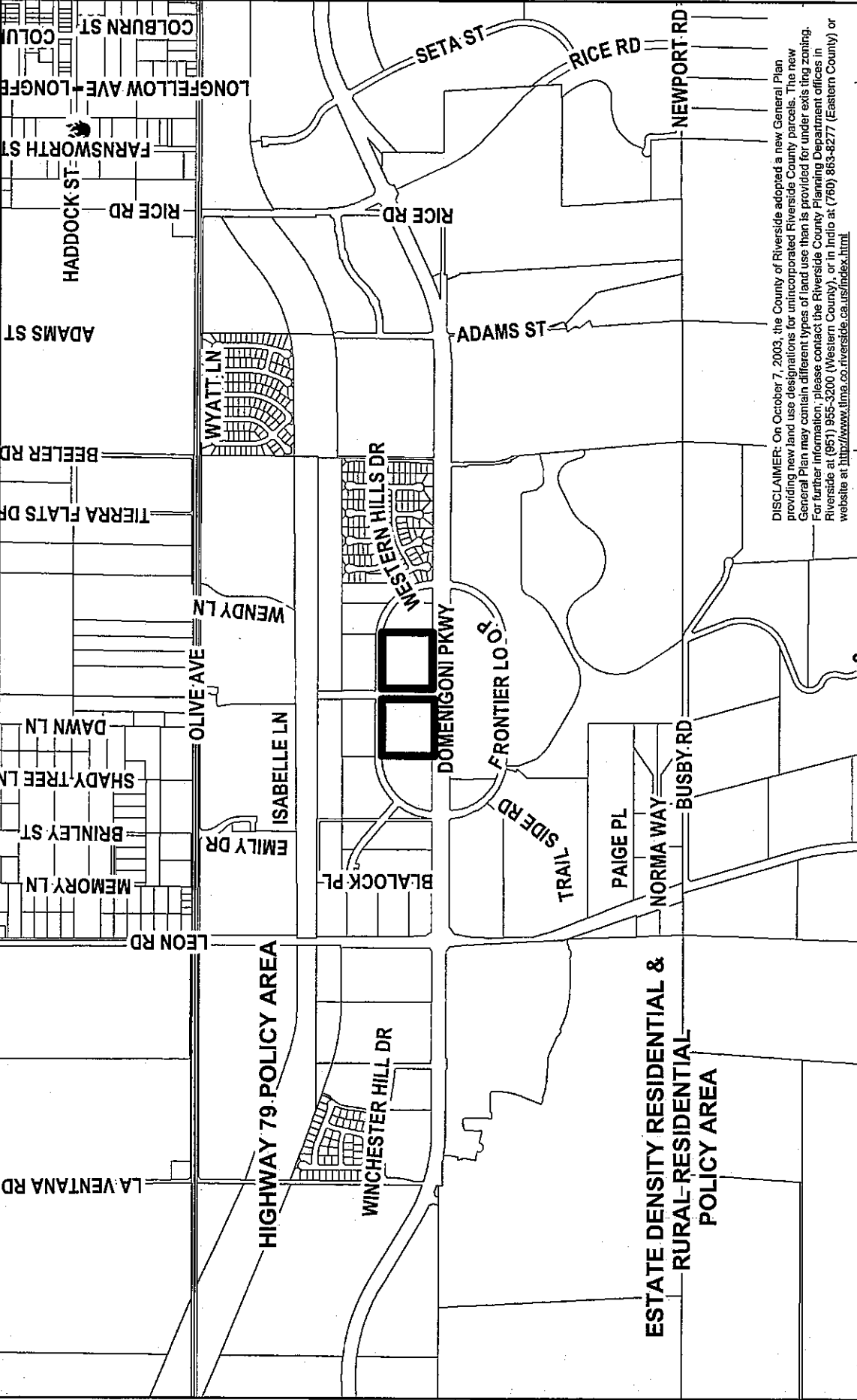
Assessors  
 Bk.Pg. 461-18  
 Thomas  
 Bros. Pg. 869 C1



Supervisor Stone  
District 3  
Date Drawn: 1/7/09

TR33743  
POLICY AREAS

Planner: Russell Brady  
Date: 2/4/09  
Exhibit 8



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.tlmg.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 461-18  
Thomas  
Bros. Pg. 869 C1

Area: Winchester  
Township/Range: T5SR2W  
Section : 9





# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40493  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 33743  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Russell Brady  
**Telephone Number:** 951-955-1888  
**Applicant's Name:** Rancon Group  
**Applicant's Address:** 41391 Kalmia Street, suite 200, Murrieta, CA 92567  
**Engineer's Name:** Stantec Consulting Inc.  
**Engineer's Address:** 277 Rancheros Drive, Suite 300, San Marcos, CA 92069

### I. PROJECT INFORMATION

#### A. Project Description:

**Tentative Tract Map No. 33743** proposes a Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area.

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

**C. Total Project Area:** 5.61 Acres

<b>Residential Acres:</b> 5.61	<b>Lots:</b> 1	<b>Units:</b> 57	<b>Projected No. of Residents:</b> 171
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 461-280-008 and 461-280-011

**E. Street References:** northerly of Domenigoni Parkway, easterly of Leon Road, westerly of Rice Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 2 West, Section 32

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the community of Winchester. The project site lies approximately 1,000 feet south of the Salt Creek Channel. Vegetation is mostly non-native grassland. The surrounding area is primarily vacant from previous agricultural uses. The surrounding area has numerous residential tentative maps at various stages of development at primarily medium and high densities.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements for the various land use designations on the project site. The proposed project meets the Highway 79 Policy Area requirements of the General Plan and all applicable land use policies. EA41176 fully addressed all Land Use Element impacts.

2. **Circulation:** The proposed project provides greater opportunities for pedestrian and bicycle use and therefore reduces the reliance on automobiles for transportation. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan. EA41176 fully addressed all Circulation Element impacts.
3. **Multipurpose Open Space:** The project includes a private active recreation area which will be maintained by Valley-Wide Recreation and Parks District and will serve this project. The proposed project has been conditioned to dedicate the appropriate park land and/or pay the appropriate park mitigation fees pursuant to the Quimby Act. The proposed project meets with all other applicable Multipurpose Open Space element policies. EA41176 fully addressed all Open Space Element impacts.
4. **Safety:** The proposed project is a subsidence susceptible area, the Diamond Valley Lake dam inundation area, and a 100-year FEMA flood zone. The proposed project is not located within any other special hazard zone (including fault zone, high fire area, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies. EA41176 fully addressed all Safety Element impacts.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design and conditioning of the project. The proposed project meets with all other applicable Noise element policies. EA41176 fully addressed all Noise Element impacts.
6. **Housing:** The proposed project meets with all applicable Housing element policies. EA41176 fully addressed all Housing Element impacts.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets all other applicable Air Quality element policies. EA41176 fully addressed all Air Quality Element impacts.

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

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Commercial Retail (CR) (0.20-0.35 floor area ratio)

**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):** Harvest Valley / Winchester

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Open Space: Recreation (OS:R) to the north, Community Development: High Density Residential (CD:HDR) (8-12 dwelling units per acre) to the east, south and west and Community Development: Medium High Density Residential (CD:MHDR) (5-8 dwelling units per acre) to the northeast.
4. **Overlay(s) and Policy Area(s), if any:** Highway 79 Policy Area

**H. Adopted Specific Plan Information**

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

I. **Existing Zoning:** Specific Plan No. 260 Planning Area 39

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Specific Plan (SP 293) to the north, east, south, and west

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

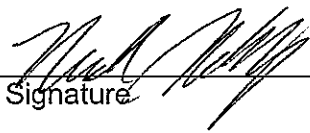
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier

EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

December 22, 2008

Date

Russell Brady

Printed Name

For Ron Goldman, Planning Director

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 8 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33743 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No.33743, Amended No. 2, dated 9/22/06.

APPROVED EXHIBIT B = Elevations for Tentative Tract Map No. 33743, Exhibit B, dated 9/22/06.

APPROVED EXHIBIT C = Floorplans for Tentative Tract Map No. 3343, Exhibits C-1, C-2, and C-3, dated 9/22/06.

CONCEPTUAL LANDSCAPING = Landscape Plans for Tentative Tract Map No. 33743, Exhibit L, dated 11/24/08.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 9 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule A subdivison of 5.61 acres into one lot for 57 condominium units and one recreation area.

10. EVERY. 10 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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10. GENERAL CONDITIONS

10. EVERY. 11                    MAP - 90 DAYS TO PROTEST                    RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP-GIN INTRODUCTION                    RECOMMND

Improvement 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 Grading Division conditions of approval.

10.BS GRADE. 2                    MAP-G1.2 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 & Safety Department.

10.BS GRADE. 3                    MAP-G1.3 DISTURBS NEED G/PMT                    RECOMMND

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

10.BS GRADE. 4                    MAP-G1.6 DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 6                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 10                    MAP-G2.22 PVT RD GDG PMT                    RECOMMND

Constructing a private road requires a grading permit.

10.BS GRADE. 11                    SMP G-26 APPROVED CONDITIONS                    RECOMMND

ALL PRIOR BUILDING & SAFETY DEPARTMENT CONDITIONS APPROVED UNDER SURFACE MINING PERMITRECLAMATION PLAN)\_\_\_ (insert case number)\_\_\_ (INCLUDING OTHER REVISIONS AND SUBSTANTIAL CONFORMANCES) SHALL REMAIN IN EFFECT DURING THE LIFE OF THIS \_\_\_ (REVISED PERMIT/SUBSTANTIAL CONFORMANCE)\_\_\_ UNLESS SPECIFICALLY REMOVED OR REPLACED BY ANOTHER CONDITION.

FIRE DEPARTMENT

10.FIRE. 1                            MAP\* -#16-HYDRANT/SPACING                            NOTAPPLY

Schedule \_ fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than \_\_\_\_\_ feet apart in any direction, with no portion of any lot frontage more than \_\_\_\_\_ feet from a hydrant. Minimum fire flow shall be \_\_\_\_\_ GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

10.FIRE. 2                            MAP\* -#15-POTENTIAL FIRE FLOW                            RECOMMND

The water mains shall be capable of providing a potential fire flow 2500 GPM and an actual fire flow available from any one hydrant shall be 1500 GPM for 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 3                            MAP\* -#14-COM/RES HYD/SPACING                            RECOMMND

Approved super fire hydrants, (6"x4"x2 1/2"x2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any BUILDING more than 165 feet from a fire hydrant. Each hydrant can be no less than than 25 feet.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                        MAP FLOOD HAZARD REPORT                            RECOMMND

Tract 33473 is a proposal to subdivide 5.6-acres into 1 lot for condominium units in the Winchester area. The project is located on the north side of (old Patton Road) Newport Road, approximately 2000 feet east of Leon Road.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

The site consists of relatively flat land that drains towards to Salt Creek to the north. The developer has proposed a system of storm drains and streets to collect onsite runoff and drain the site. The tentative tract map shows a storm drain in proposed "Prairie Loop". This storm drain is not part of the current version of the Master Drainage Plan for Winchester Hills CFD. This development would need to construct the proposed storm drains shown on the exhibit to Salt Creek Channel. Salt Creek Channel is considered an adequate outlet, therefore no increased runoff mitigation would be required.

The site receives offsite flows from the south. In order to protect the site, this development needs the improvements proposed with the Newport Road improvements. Additionally, unless Line 1 per the master drainage plan for the Winchester Hills Specific Plan/CFD (SP 293) has been constructed by another development, the developer of this site will be conditioned to construct Line 1 and Line 2 or their functional equivalent as approved by the Chief Engineer from this tract to Salt Creek Channel. This would require some offsite improvements that shall be addressed in the environmental assessment for this tract.

A water quality basin is proposed to treat the onsite runoff for Tract 33473 (and Tract 32817 and a portion of Tract 32818). The applicant's engineer has submitted a preliminary WQMP that indicates the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. A final design of the basin will not be required until the improvement plan stage of this development. However, the basin may need modifications at the plan check stage.

The site is located within the bounds of the Salt Creek Channel, Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due would be based on the fee in effect at the time of payment.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2                    MAP CONSTRUCT STORM DRAIN                    RECOMMND

This development would need to construct the proposed storm drain shown in proposed Street "B" on the tentative map exhibit.

In order to protect the site, this development needs the improvements proposed with the Newport Road improvements. In addition, unless Line 1 and Line 2 per the master drainage plan for the Winchester Hills Specific Plan/CFD (SP 293) has been constructed by another development, the developer of this tract shall construct Line 1 and Line 2 or their functional equivalent as approved by the Chief Engineer from this tract to Salt Creek Channel.

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. 5                    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. 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 stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or

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10. GENERAL CONDITIONS

10.FLOOD RI. 6                    MAP COORDINATE DRAINAGE DESIGN (cont.)                    RECOMMND

offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 14                    MAP WATERS OF THE US (NO FEMA)                    RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 16                    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.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and

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10. GENERAL CONDITIONS

10.FLOOD RI. 16                    MAP SUBMIT FINAL WQMP =PRELIM (cont.)                    RECOMMND

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.

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. 18                    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.

PLANNING DEPARTMENT

10.PLANNING. 5                    MAP - MAP ACT COMPLIANCE                    RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

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10. GENERAL CONDITIONS

10.PLANNING. 6                    MAP - FEES FOR REVIEW                    RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8                    MAP - LANDSCAPE MAINTENANCE                    RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 12                    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. 13                    MAP - RES. DESIGN STANDARDS                    RECOMMND

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 10 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 the lot is 60 feet.
- g. The maximum height of any building is 50 feet.
- h. The minimum parcel size is 7,200 square feet.
- i. No more than 60% of the lot shall be covered by structure.

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10. GENERAL CONDITIONS

10.PLANNING. 13                   MAP - RES. DESIGN STANDARDS (cont.)                   RECOMMND

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, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 15                   MAP - CW & SP DESIGN STDS                   RECOMMND

The land divider shall comply with the Countywide Design Standards and Guidelines adopted by the Board of Supervisors January 13, 2004 and Specific Plan Design Standards and Guidelines. If Countywide design Standards and Guidelines differ from the SPECIFIC PLAN, the SPECIFIC PLAN shall take precedence.

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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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.
5. Each phase shall have a separate wall and fencing plan.

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10. GENERAL CONDITIONS

10.PLANNING. 19                   MAP - REQUIRED MINOR PLANS (cont.)                   RECOMMND

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. 20                   MAP - IF HUMAN REMAINS FOUND                   RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources 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 recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

This condition implements condition 30.PLANNING.33 of the SPECIFIC PLAN.

10.PLANNING. 21                   MAP - GEO01756                   RECOMMND

County Geologic Report (GEO) No. 1756, submitted for this project (TR33743), was prepared by Geocon Inland Empire, Inc. and is entitled: "Preliminary Geotechnical Investigation, Youseff Parcel, Patton Avenue, Winchester Area, Riverside County, California", dated October 26, 2004. Geocon Inland Empire, Inc. prepared the following additional reports:

"Tentative Tract 33743, Patton Avenue (Newport Road), Winchester Area, Riverside County, California, Geotechnical Opinion", dated November 21, 2006.

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - GEO01756 (cont.)

RECOMMND

"Response to Riverside County Comments, Tentative Tract 33743, Patton Avenue (Newport Road), Winchester Area, Riverside County, California", dated March 27, 2007.

These reports are herein incorporated as a part of GEO No. 1756.

GEO No. 1756 concluded:

1.The nearest active fault to the site is the San Jacinto Fault Zone located about 16.5 kilometers northeast of the site. The maximum credible earthquake on this fault is estimated to be 7.2 Mw.

2.The design peak ground acceleration is estimated to be .38g.

3.There is a potential for liquefaction at the site.

4.The geotechnical consultant determined that total anticipated liquefaction-induced settlement will be 3.85 inched with a differential settlement of 1.9 inches.

GEO No 1756 recommended:

1.The UBC seismic design coefficients presented in section 5.2 of the report should be used for the design of onsite structures.

2.The consultant has recommended that a 6-12 foot thick mat of compacted fill will reduce the settlement to approximately 1 inch over a span of 40 feet, and that this fill mat will mitigate the potential effects of liquefaction.

GEO No. 1756 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1756 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 21           MAP - GEO01756 (cont.) (cont.)           RECOMMND

An environmental constraints sheet (ECS) shall be prepared relative to the liquefaction potential at this site as described elsewhere in this conditions set.

10.PLANNING. 22           SP - LANDSCAPING PLANS           RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

10.PLANNING. 24           USE - LANDSCAPING REVIEW/COMPL           RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans.

10.PLANNING. 25           MAP - VIABLE LANDSCAPING           RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSKP/IRRIG INSTALL INS."

10.PLANNING. 26           PPA - WATER-EFFICIENT MODELS           RECOMMND

All model homes shall comply with the water-efficient landscape requirements pursuant to Ordinance No. 348.3446, Article XIXf, the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).

10.PLANNING. 27           PPA - WATER-EFFICIENT SAMPLES           RECOMMND

The seller shall provide home buyers with sample water-efficient landscape and irrigation plans, the current version of the Riverside County Guide to California Landscaping, and additional educational materials as approved by the Planning Department upon

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10. GENERAL CONDITIONS

10.PLANNING. 27                    PPA - WATER-EFFICIENT SAMPLES (cont.)                    RECOMMND

the sale of each dwelling unit within the project. The plans shall include a key identifying the common names of the plants used in the landscaping.

10.PLANNING. 28                    MAP- INADVERTANT ARCHAEO FIND                    RECOMMND

If during ground disturbance activities, significant cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Significant 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 finds 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 resource 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 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 or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

TRANS DEPARTMENT

10.TRANS. 1                    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

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10. GENERAL CONDITIONS

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

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. 2                    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 - TS/EXEMPT                    RECOMMND

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

10.TRANS. 7                    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.

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10. GENERAL CONDITIONS

10.TRANS. 8 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - PRELIM PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a preliminary grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The preliminary 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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1                    MAP - PRELIM PHASE GRADING (cont.)                    RECOMMND

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 preliminary 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 proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                    MAP - WATER PLAN                    RECOMMND

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 2                    MAP - MONEY                    RECOMMND

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 3                   MAP - SEWER PLAN - COUNTY                   RECOMMND

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 4                   MAP - ANNEX FINALIZED                   RECOMMND

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

FIRE DEPARTMENT

50.FIRE. 1                       MAP\*--#88-ECS-AUTO/MAN GATES                   RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic or manual minimum 24 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 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. Hydraulic gradient analysis shall accompany all plans, should include any modeling information or infrastructure.

50.FIRE. 3                       MAP-#53-ECS-WTR PRIOR/COMBUS                   RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

02/11/09  
08:04

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4                      MAP\* -#70-ECS-ADDRESS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The address will be clearly visible from public roadway. A permanent monument will be provided for the address. Block, brick, or rock stand no less than 3 feet in height and 1 foot in width. Address numbers will be minimum 3 inch letter height, 3/8 inch stroke, reflectorized contrasting with the background colors of the sign. Contact Fire Department for Guide line.

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 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5                    MAP WRITTEN PERM FOR GRADING (cont.)                    RECOMMND

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 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.

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50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 9                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 3                      PRJ - SP FINAL ZONING MAP                      RECOMMND

PRIOR TO MAP RECORDATION, the planning area 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 with this land division 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 PRJ - SP FINAL ZONING MAP (cont.) RECOMMND

standards in the existing zone but will merely be providing an accurate legal description of the affected planning area. This change of zone shall be approved and adopted by the Board of Supervisors.

This condition implements condition 30.PLANNING.19 of the SPECIFIC PLAN.

50.PLANNING. 4 PRJ - SP COMMON AREA MAIN RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

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.

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6

PRJ - SP CC&R PRI COMN AREA

RECOMMND

PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 PRJ - SP CC&R PRI COMN AREA (cont.)

RECOMMND

the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

50.PLANNING. 7 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8                    MAP - FINAL MAP PREPARER                    RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 9                    MAP - SURVEYOR CHECK LIST                    RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 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 SP zone, and with the Riverside County Integrated Project (RCIP).

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.

50.PLANNING. 10                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until Specific Plan No. 293, Amendment No. 5 and Change of Zone No. 7461 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. 12                    MAP - ANNEX TO PARK DISTRICT                    RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valleywide Recreation and Parks District.

This condition implements condition 30.PLANNING.17 of the SPECIFIC PLAN.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37            MAP - ECS LIQUEFACTION (cont.)            RECOMMND

this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 38            MAP - INFRASTR. PARTICIPATION            RECOMMND

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37) Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 38            MAP - INFRASTR. PARTICIPATION (cont.)            RECOMMND

performance requirements stated herein.

This condition implements SPECIFIC PLAN condition  
30.PLANNING.35

50.PLANNING. 39            MAP - PA 28B PARK AGREEMENT            RECOMMND

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

This condition implements SPECIFIC PLAN condition  
30.PLANNING.36

TRANS DEPARTMENT

50.TRANS. 1                MAP-NEWPORT EXT CFD MENIFEE-79            RECOMMND

Prior to the recordation of the final map, a Community Facilities District (CFD) or other funding mechanism acceptable to the Transportation Department shall be formed and ready to fund for the construction of the extension of Newport Road from Menifee Road to SR-79, as determined by the Transportation Department.

50.TRANS. 3                MAP - EXISTING MAINTAINED            RECOMMND

Domenigoni Parkway [Newport Road] along Tract boundary is a paved County maintained road and shall be improved with concrete curb-and-gutter located 55 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 76 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 91. (55'/76')

50.TRANS. 4                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 project boundaries at a grade and alignment as approved by the Riverside County

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4                    MAP - IMP PLANS (cont.)                    RECOMMND

Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 5                    MAP - PART-WIDTH                    RECOMMND

Prairie Loop (Along the property frontage) shall be improved with 34 feet of asphalt concrete pavement within a 52 feet part-width dedicated right-of-way in accordance with County Draft Standard No. 103.

50.TRANS. 6                    MAP - OFF-SITE INFO                    RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 9                    MAP - EASEMENT                    RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 10                    MAP - ACCESS RESTRICTION                    RECOMMND

Lot access shall be restricted on Newport Road/Domenigoni Parway and so noted on the final map.

50.TRANS. 11                    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. 12                    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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15                      MAP - LANDSCAPING                      RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Newport Road/Domenigoni Parkway. Landscaping plans shall be submitted on standard County Plan sheet format (24' X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 17                      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. 18                      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. 19                      MAP - OFF-SITE ACCESS 1                      RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for paved access road to a paved and maintained road. Said access road shall be constructed in accordance with County Draft Standard No. 106. (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 easterly and westerly extensions of Prairie Loop to Newport Road

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21                      MAP - STREET SWEEPING                      RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 22                      MAP - STREETLIGHT PLAN                      RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 23                      MAP - STREET LIGHTS-CSA/L&LMD                      RECOMMND

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. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 25                      MAP - LANDSCAPING APP. ANNEX                      RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25                    MAP - LANDSCAPING APP. ANNEX (cont.)                    RECOMMND

Assessment District.

50.TRANS. 28                    MAP - R & B B D                    RECOMMND

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E of the Menifee Valley Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

50.TRANS. 32                    MAP- CORNER CUT-BACK I                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 39                    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.

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                    MAP-G2.1 GRADING BONDS                    RECOMMND

Grading in excess of 199 cubic yards will require 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-G2.4GEOTECH/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. 4                    MAP-G2.7DRNAGE DESIGN Q100                    RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 7                    MAP-G2.14OFFSITE 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                    MAP-G2.14OFFSITE GDG ONUS (cont.)                    RECOMMND

necessary to perform the grading herein proposed.

60.BS GRADE. 12                    MAP-G1.4 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 (916) 657-1146.

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. 13                    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. 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 and the Environmental Programs 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 will be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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.

60.FLOOD RI. 7                    MAP ADP FEES                    RECOMMND

Tract 33743 is located within the limits of the Salt Creek Channel, Winchester/North Hemet 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 PRJ - SP ARCHAEO M/M PROGRAM

RECOMMND

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 TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

This condition implements condition 30.PLANNING.33 of the SPECIFIC PLAN.

60.PLANNING. 2 PRJ - SP PALEON M/M PROGRAM

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2                    PRJ - SP PALEON M/M PROGRAM (cont.)                    RECOMMND

limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

This condition implements condition 30.PLANNING.24 of the SPECIFIC PLAN.

60.PLANNING. 6                    PRJ - SP SKR FEE CONDITION                    RECOMMND

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.61 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.28 of the SPECIFIC PLAN.

60.PLANNING. 18                    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. 19 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP- NATIVE AM. MONITORING

RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the

Pechanga Tribe will monitor ground disturbance activities. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1                      MAP-#50C-TRACT WATER VERIFICA (cont.)                      RECOMMND

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.

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 33743 is located within the limits of the Salt Creek Channel, Winchester/North Hemet 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 PRJ - SCHOOL MITIGATION RECOMMND

PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified School District shall be mitigated in accordance with state law

This condition implements condition 30.PLANNING.31 of the SPECIFIC PLAN.

80.PLANNING. 4 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 5 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 6 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9 MAP - ELEVATION RECOMMND

Elevations shall substantially conform to APPROVED EXHIBIT B.

80.PLANNING. 10 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on APPROVED EXHIBIT B.

80.PLANNING. 11 MAP - PARKING SPACES RECOMMND

159 parking spaces (114, garage, 45 standard) are required in accordance with County Ordinance No. 348. 11 parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12            MAP - CONFORM FINAL SITE PLAN            RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 15            MAP - ACOUSTICAL STUDY            RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

This condition implements condition 30.PLANNING.6 of the SPECIFIC PLAN.

80.PLANNING. 17            MAP - SUBMIT BUILDING PLANS            RECOMMND

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

80.PLANNING. 18            MAP - FEE BALANCE            RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 20            MAP - FNL SITE DEV PLOT PLAN            RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FNL SITE DEV PLOT PLAN (cont.)

RECOMMND

Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines and Specific Plan Design Guidelines.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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. 22 MAP - WALLS/FENCING PLOT PLAN

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22                    MAP - WALLS/FENCING PLOT PLAN (cont.)                    RECOMMND

current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

3. An eight foot (8') decorative block wall is required along Newport Road. The block wall shall be adequately screened from view with landscaping.

4. A combination four foot (4') high block wall and view fence is required along Prairie Loop.

5. The proposed walls shall be consistent with the recommendations of the project acoustic study.

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

80.PLANNING. 23                    MAP - ENTRY MONUMENT PLOT PLAN                    RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be 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:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23                    MAP - ENTRY MONUMENT PLOT PLAN (cont.)                    RECOMMND

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).

This condition implements condition 30.PLANNING.28 of the Specific Plan.

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

80.PLANNING. 24                    MAP - MODEL HOME COMPLEX                    RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 25 MAP - BUILDING SEPARATION 2

RECOMMND

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

80.PLANNING. 26 MAP - LANDSCAPING SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27                   MAP - LNDSCP E INSPECTION DEPOS                   RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

80.PLANNING. 36                   MAP - FRONT YARD LANDSCAPING                   RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.

80.PLANNING. 37                   MAP - PARKING/LANDSCAPING PLAN                   RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3                      MAP - GARAGE DOOR 1                      RECOMMND

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP-G4.1E-CL 4:1 OR STEEPER                      RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2                      MAP-G4.2 1/2"/FT/3FT MIN                      RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FIRE DEPARTMENT

90.FIRE. 1                      MAP - VERIFICATION INSPECTION                      RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office      (951)955-4777  
Indio office            (760)863-8886

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 PC-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete Residential Fire Sprinkler System per NFPA 13R 1999 Edition. Sprinkler system(s) with pipe sizes n 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). Sprinkler riser room must have indicating exterior and/or interior door signs. Plans must be submitted in triplicate with current fee to the Fire Department for review and approval prior to installation.

Permit number, name of business or project must be on the plans by the job site address. (current sprinkler deposit base fee is \$307.00 per riser)

Applicant/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 with current fee to the Fire Department for review and approval prior to installation. (contact Fire Department for guideline handout) (current monitoring deposit base fee is \$192.00)

90.FIRE. 3 PC-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant/developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. (contact Fire Department for guideline handout)

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

90. PRIOR TO BLDG FINAL INSPECTION

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

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.

90.FLOOD RI. 3                    MAP IMPLEMENT WQMP                    RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP - BLOCK WALL ANTIGRAFFITI                    RECOMMND

The land divider/permit holder shall construct an eight (8) foot high decorative block wall along Newport Road and a minimum four (4) foot high decorative block wall along Prairie Loop. 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. In addition to the anti-graffiti coating, one Desiduous and one Evergreen vine species shall be planted on the walls.

90.PLANNING. 5                    MAP - LANDSCAPING COMPLIANCE                    RECOMMND

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5                   MAP - LANDSCAPING COMPLIANCE (cont.)                   RECOMMND

Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 6                   MAP - QUIMBY FEES (2)                   RECOMMND

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

90.PLANNING. 7                   MAP - CONCRETE DRIVEWAYS                   RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 8                   MAP - FENCING COMPLIANCE                   RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 13                  MAP - SKR FEE CONDITION                  RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.61 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

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13                   MAP - SKR FEE CONDITION (cont.)                   RECOMMND

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. 15                   MAP- ROLL-UP GARAGE DOORS                   RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 18                   MAP - LNDSKP/IRRIG INSTALL INS                   RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSKPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.

90.PLANNING. 19                   MAP - SPECIMEN TREES REQUIRED                   RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 20                   MAP - COMPLY W/ LNDSKP/IRRIG                   RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 MAP - COMPLY W/ LNDSCP/IRRIG (cont.)

RECOMMND

Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 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.
- 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.

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1                    MAP - 80% COMPLETION (cont.)                    RECOMMND

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. 2                    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. 3                    MAP - STREET SWEEPING                    RECOMMND

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 4                    MAP - STREET LIGHTS INSTALL                    RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

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

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

90.TRANS. 5                    MAP - UTILITY INSTALL                    RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as

02/11/09  
08:04

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 55

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - UTILITY INSTALL (cont.)

RECOMMND

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.

**COMPREHENSIVE PROJECT REVIEW**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: January 9, 2006

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Building & Safety (Grading)  
Co. Geologist  
Commissioner Petty  
Environmental Programs Department  
P.D. Trails Coord. - J. Jolliffe  
Supervisor Stone  
Regional Parks and Open Space  
Riverside Co. Waste Dept.  
Riverside Co. Sheriff's Dept.  
CSA #146

**RECEIVED**  
**JAN 18 2006**  
**FACILITIES/PLANNING**

Riverside Transit Agency  
Hemet Unified School District  
GTE  
Eastern Municipal Water District  
Southern Ca Edison Company  
Southern Ca Gas Company  
CA Dept. of Fish and Game  
US Fish and Wildlife Service  
US Postal Service  
Caltrans #8  
Winchester Homeowner's Association  
Santa Ana Regional WQCB  
EIC

**TENTATIVE TRACT MAP NO. 33743 - EA40493** - Applicant: D.R. Horton Continental Series - Engineer/Representative: Stantec Consulting Inc - Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Commercial Retail (CR) - Location: North of Newport Road, east of Linda Reed Road, west of Beeler Road - 5.61 Gross Acres - Zoning: Specific Plan (SP #293) - **REQUEST:** Tract Map No. 33743 proposes to subdivide 5.61 acres into one lot for 57 condominium units - APNs: 461-180-056, 461-180-057 - Related Cases: TR32817 - Concurrent Cases: N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on February 2, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady**, Project Planner, at (951) 955-1888

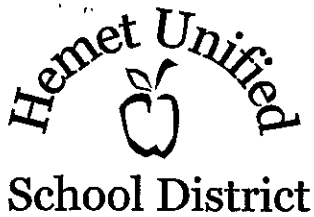
COMMENTS:

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.*



**Dr. Philip O. Pendley**  
Superintendent

**Dr. Jonathan Greenberg**  
Deputy Superintendent

**Richard Beck**  
Assistant Superintendent

**Mary Wulfsberg**  
Assistant Superintendent

**District Administration  
Office**

2350 W. Latham Ave.  
Hemet, CA 92545  
(951) 765-5100  
Fax: (951) 765-5115  
[www.hemetusd.k12.ca.us](http://www.hemetusd.k12.ca.us)

**Governing Board**

Mike Cook  
Marilyn Forst  
Gisela Gosch  
Charlotte Jones  
David Peters  
Phyllis Petri  
Bill Sanborn

January 18, 2006

Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

RE: TM 33743, Russell Brady-- Planner

This letter is in response to your request that the Hemet Unified School District provide you with certain information relating to school facilities, which might potentially serve this Tract.

The current permanent school facilities in the Hemet Unified School District have an original design capacity of 17,447 students. Presently our enrollment is approximately 22,874 and is steadily increasing. We are accommodating the extra enrollment with interim portable facilities but have reached a point where our core facilities at all sites have become saturated.

Therefore, we wish to advise you that as of the date of this letter, the Governing Board of Hemet Unified School District has made no determination as to which of its school facilities might be available to serve your tract at the time of the subdivisions completion and occupancy. It is possible that we may place students from this development at schools that have available space. You may view our current school boundaries at our web site [www.hemetusd.k12.ca.us](http://www.hemetusd.k12.ca.us).

The District's current developer fee rate is \$3.51 per square foot for single and multi-family dwelling units. Our senior residential and commercial rates are .33 cents per square foot. PLEASE CONTACT THE HEMET UNIFIED SCHOOL DISTRICT FACILITIES DEPARTMENT FOR FEE CALCULATION PRIOR TO ISSUING A CHECK. Payment of these fees is required prior to receiving building permits. Please contact the District for information regarding the possibility of a Community Facilities Agreement for your development.

A bus fee has been implemented in our District at an annual cost of \$210.00 per student or \$110.00 per semester per student.

The following is a list of our schools, enrollment and capacity:

SCHOOL	GRADE LEVEL	CBEDS ENROLLMENT	PERMANENT CAPACITY**	CAPACITY EXCESS or Shortfall
Acacia Middle	6-8	846	808	-38
Alessandro High	9-12	407	180	-227
Bautista Creek Elem	K-5	927	650	-277
Cawston Elementary	K-5	658	750	92
Cottonwood School	K-8	305	250	-55
Dartmouth Middle	6-8	1014	1080	66
Diamond Valley Middle	6-8	1548	1450	-98
Fruitvale Elementary	K-5	782	550	-238
Hamilton Schools	K-12	1029	917	-112
Harmony Elementary	K-5	818	750	-68
Helen Hunt Jackson	6-12	519	231	-289
H.E.L.P.	7-12	72	50	-22
Hemet Elementary	K-5	843	575	-268
Hemet High School	9-12	2585	1566	-1019
Idyllwild School	K-8	335	300	-35
Jacob Wiens Elementary	K-5	733	750	17
Little Lake Elementary	K-5	829	550	-279
McSweeny Elementary	K-5	703	750	47
Ramona Elementary	K-5	810	550	-60
Santa Fe Middle	6-8	1224	1053	-171
Valle Vista Elementary	K-5	716	550	-166
West Valley High	9-12	3003	2376	-627
Whittier Elementary	K-5	1054	650	-404
Winchester Elementary	K-5	453	400	-53
<b>TOTAL</b>		<b>22,213</b>	<b>17,736</b>	<b>-4,477</b>

Enrollment Projection 2005/2006

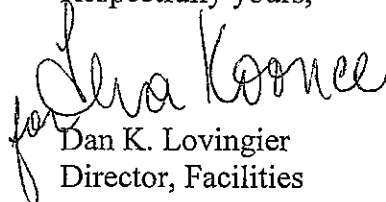
(Data does not include Independent Studies or Home/Hospital)

\* CBEDS enrollment as of October 2005

\*\*Loaded at the State Standard to allow for K-3 Class Size Reduction of 25 (K-5) and 27 (7-12)

In the interest of fairness and our desire to keep the public informed, we are formally requesting that you make this letter and information available to any potential buyers.

Respectfully yours,

  
 Dan K. Lovingier  
 Director, Facilities



**Riverside County**  
**Waste Management Department**

*Flans W. Kernkamp, General Manager-Chief Engineer*

January 19, 2006

Russell Brady, Project Planner  
Riverside County Planning Department  
9<sup>th</sup> Floor, CAC – P.O. Box 1409  
Riverside, CA 92502-1409

**RE: Tentative Tract Map No. 33743 — 57 Condominium Units on 5.61 Acres**


Dear Mr. Brady:

The Riverside County Waste Management Department (Department) has reviewed the proposed project, located east of Linda Reed Road, north of Newport Road, and west of Beeler Road in Winchester. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- 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.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma  
Planner


DM#40460





Department of **Public Health**  
Riverside County Community Health Agency

**Date:** April 26, 2006

**To:** Russell Brady  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-3157

**From:** Steven T. Uhlman, REHS, CIH, JD   
Public Health Program Chief  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5050 Fax: (951) 358-5443

**Report written by:** Kacey Gill  
Industrial Hygienist I 

**Report Reviewed by:** Steven D. Hinde, REHS, CIH   
Senior Industrial Hygienist

**Project Reviewed:** Tentative Tract 33743

**Reference Number:** 95811

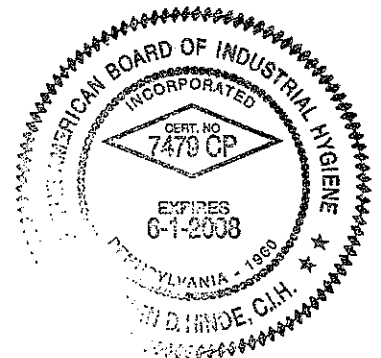
**Applicant:** David DeMoranville  
D.R. Horton  
5927 Priestly Drive, Suite 200  
Carlsbad, California 92008

**Noise Consultant** Urban Crossroads, Inc.  
41 Corporate Park, Suite 300  
Irvine, California 92606

**Review Stage:** First Review

**Information  
Provided:**

"Winchester Hills TTM 33743 Preliminary Noise Study County of Riverside, California", which is report number JN: 03017-02, dated August 16, 2005, and a revision dated February 14, 2006.



**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 43,100 assumed for Newport Road (the County General Plan classifies Newport Road as a 6 lane "Urban Arterial" roadway). Average daily traffic (ADT) of 10,400 assumed for "B" Street (the County General Plan classifies "B" Street as a "Collector" roadway), quoted from the "Harvest Valley / Winchester Area Plan Circulation Figure 8", which is dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Urban Arterial Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

**For Collector Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.4	73.6	13.6	10.22
Med. Truck	1.84	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of "B" Street to the nearest building face is estimated to be about 48 feet.
5. The distance from the centerline of Newport Road to the nearest building face is estimated to be about 86 feet.
6. Modeling for both "B" Street and Newport Road was done using a "hard site" assumption.
7. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
8. 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.
9. 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, the distance between the roadways and the outdoor use area will provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

**Recommendations:**

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

**Four-foot high** (noise barriers) masonry block wall shall be constructed along the northern site boundary ("**B**" Street) of lots 1-3 and lot 19 of Tentative Tract 33743.

**Nine-foot high** (noise barriers) masonry block wall or combination berm and block wall shall be constructed along the southern site boundary (**Newport Road**) of lots 7-10 of Tentative Tract 33743.

(Heights are taken from Exhibit 1-A of the Acoustical Report. See attached map.)

These walls shall be erected so that the top of each wall extends at least 4 to 9 feet (depending upon location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 4 to 9 feet (depending upon location) above the highest point between the homes and the road.

For multi-family developments such as this, the County of Riverside only requires mitigation of a designated outdoor use area to the 65 dBA Ldn exterior noise standard. The reason for this is that residents of multi-unit developments do not have their own backyard areas, so the designated outdoor use area will serve as the exterior living area for the residents.

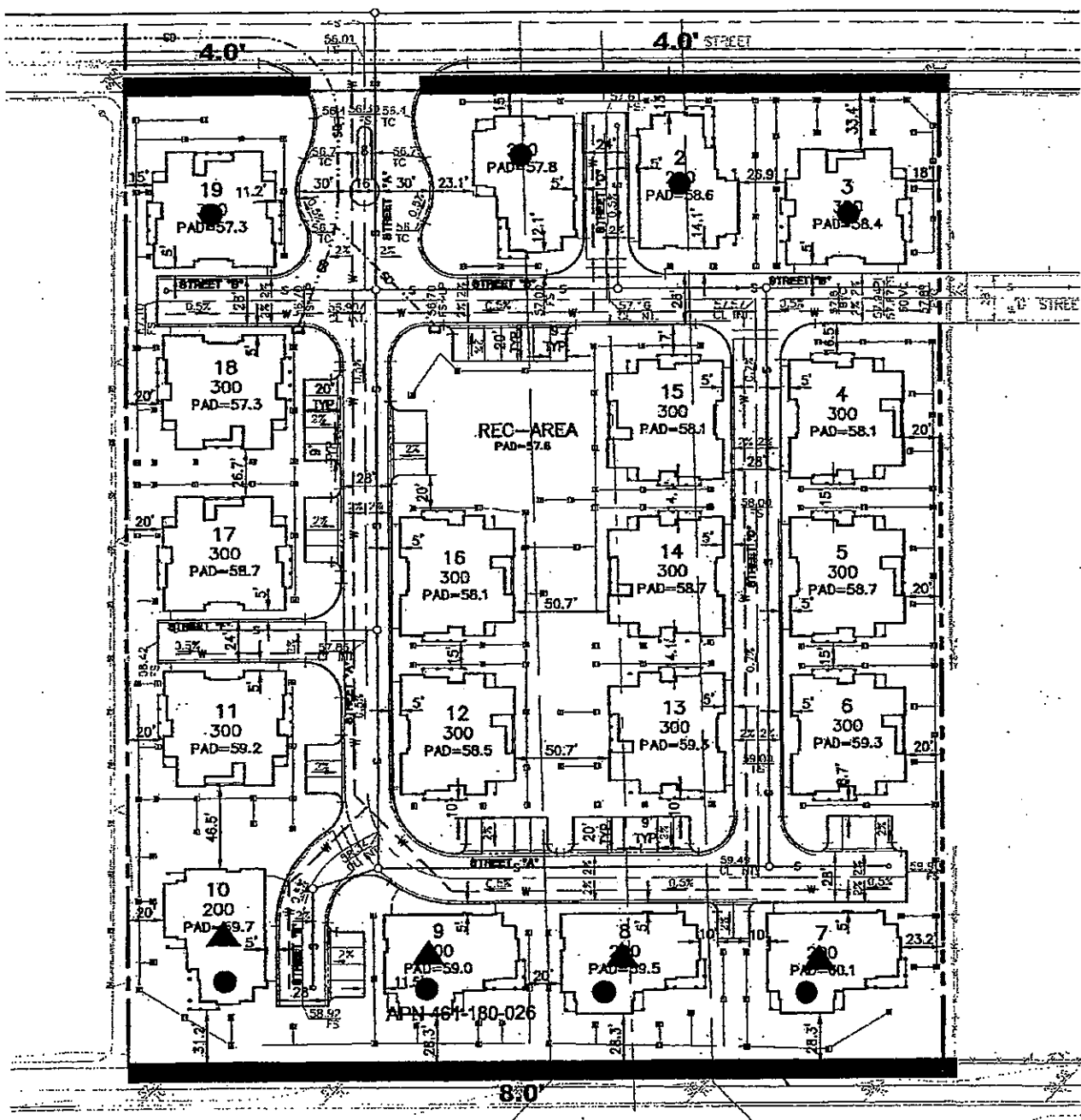
This is an option here instead of the four foot wall around the lots on "B" Street; however, without the benefit of the noise attenuation provided by the noise barriers, the windows will need a higher STC rating in order to meet the interior noise standard of 45 dBA Ldn. For this reason, the noise barriers recommended by the noise consultant are the better option for this particular project.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impacts (second stories) for Newport Road and "B" Street are 76 Ldn and 68 Ldn respectively. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Newport Road and "B" Street.
3. The applicant shall pay review fees (prior to pulling building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed




# Tentative Tract 33743

EXHIBIT 1-A

"B" STREET



**LEGEND:**

-  = NOISE BARRIER LOCATION
- 8.0'** = ELEVATION (TOP OF BARRIER)
-  = "WINDOWS CLOSED" CONDITION REQUIRING A MEANS OF MECHANICAL VENTILLATION (e.g. AIR CONDITIONING) PER UBC REQUIREMENTS.
-  = PROVIDE UPGRADED WINDOWS WITH STC RATING 31 OR HIGHER FOR HOMES FACING NEWPORT ROAD

**NEWPORT ROAD**  
(BY OTHERS)



## NOTICE OF PUBLIC HEARING

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **Riverside County** Planning Commission to consider the project shown below:

**TENTATIVE TRACT MAP NO. 33743** – No Further Environmental Documentation Required – Applicant: Rancon Group – Engineer/Representative: Stantec Consulting, Inc - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Rice Road – 5.61 Gross Acres - Zoning: Winchester Hills Specific Plan (SP 293 PA 39) - **REQUEST:** Schedule A subdivision of 5.61 acres into one (1) lot for 57 condominium units and one (1) recreation area – APN(s): Portion of 461-280-008 and 461-280-011. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: February 4, 2009  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Ray Juarez, at 951-955-2419 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT,  
Attn: Ray Juarez, P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 1/7/09

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR 33743 For

Company or Individual's Name Planning Department

Distance buffered ~~600'~~ 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

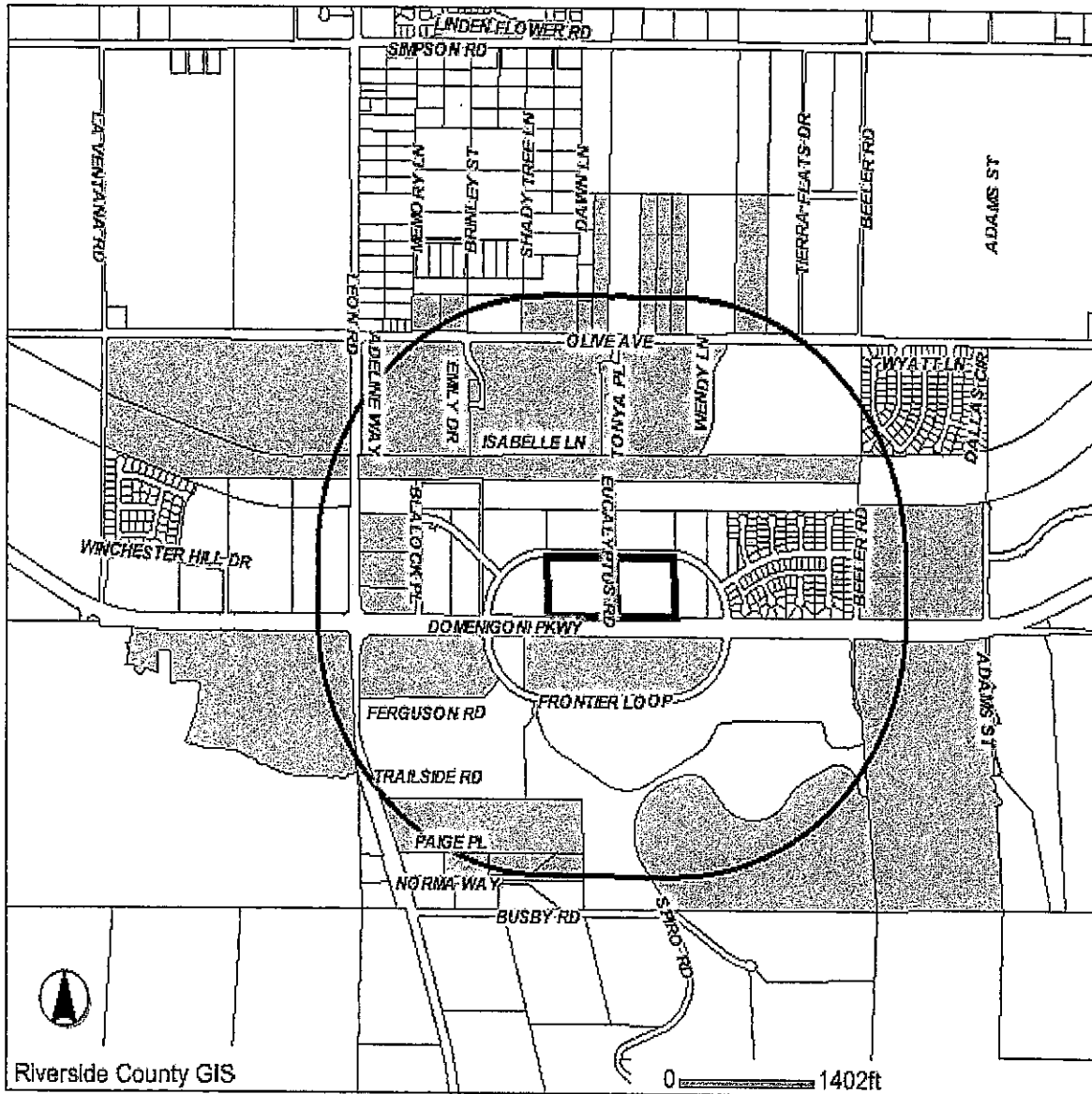
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*V. Nguyen* 1/13/09  
Expires - 7/7/09

2400 feet buffer



**Selected parcel(s):**

- 461-160-022 461-160-029 461-170-006 461-190-020 461-190-021 461-190-022 461-190-041
- 461-190-067 461-190-072 461-190-082 461-200-028 461-210-025 461-231-006 461-231-028
- 461-250-001 461-260-046 461-280-016 461-280-020 461-280-021 461-280-022 461-280-024
- 461-280-025 461-280-026 462-030-055 462-030-056 462-040-009 462-050-003 462-050-006
- 462-050-009 462-050-010 462-050-011 462-060-015

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...01/7/2009

APN: 461160022 ASMT: 461160022  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

APN: 461160029 ASMT: 461160029  
PULTE HOME CORP  
2 TECHNOLOGY DR  
IRVINE CA 92618

APN: 461170006 ASMT: 461170006  
PIM BLUECAP WINCHESTER  
C/O SCOTT GALE  
4100 NEWPORT PL STE 730  
NEWPORT BEACH CA 92660

APN: 461190020 ASMT: 461190020  
CHARLES L GREEN  
PATTI L GREEN  
31152 NORMA WAY  
WINCHESTER CA. 92596

APN: 461190021 ASMT: 461190021  
DAVID LORD  
TAMMY AGUILAR  
221 N EL CAMINO REAL 64  
OCEANSIDE CA 92054

APN: 461190022 ASMT: 461190022  
SHANNON E BAUMGARTNER  
P O BOX 226  
WINCHESTER CA 92596

APN: 461190041 ASMT: 461190041  
RANCON WINCHESTER VALLEY 85  
41391 KALMIA ST 200  
MURRIETA CA 92562

*ok*  
~~APN: 461190067 ASMT: 461190067  
RANCON WINCHESTER VALLEY 200  
41391 KALMIA ST 200  
MURRIETA CA 92562~~

APN: 461190072 ASMT: 461190072  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

APN: 461190082 ASMT: 461190082  
WR MARKETPLACE  
C/O MARK FROST  
30001 GOLDEN LANTERN  
LAGUNA NIGUEL CA 92677

*ok*  
~~APN: 461200028 ASMT: 461200028  
RANCON WINCHESTER VALLEY 63  
C/O DAN STEPHENSON  
41391 KALMIA ST STE 200  
MURRIETA CA 92562~~

*ok*  
~~APN: 461210025 ASMT: 461210025  
RANCON WINCHESTER VALLEY 155  
41391 KALMIA ST STE 200  
MURRIETA CA 92562~~

APN: 461231006 ASMT: 461231006  
FIELDSTONE WINCHESTER VALLEY  
2 ADA STE 200  
IRVINE CA 92618

APN: 461231028 ASMT: 461231028  
VALLEY WIDE RECREATION & PARK DIST  
537 E FLORIDA AVE  
HEMET CA 92543



APN: 461250001 ASMT: 461250001  
WOODS VENTURE  
C/O PACWEST GROUP INC  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

APN: 461260046 ASMT: 461260046  
WOOD VENTURE  
C/O PACWEST GROUP INC  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

APN: 461280016 ASMT: 461280016  
RIVERSIDE COUNTY FLOOD CONTROL  
1995 MARKET ST  
RIVERSIDE CA 92501

APN: 461280020 ASMT: 461280020  
DEBOER HARRY FAMILY TRUST  
C/O HARRY DEBOER  
29370 LEON RD  
WINCHESTER CA 92596

APN: 461280021 ASMT: 461280021  
HARRY DEBOER  
29370 LEON RD  
WINCHESTER CA 92596

APN: 461280022 ASMT: 461280022  
ROBERT E CLARK  
HAZEL CLARK  
P O BOX 213  
WINCHESTER CA 92596

APN: 461280024 ASMT: 461280024  
FIELDSTONE COMMUNITY PARK  
2 ADA STE 200  
IRVINE CA 92618

APN: 461280025 ASMT: 461280025  
SHEA HOMES LTD PARTNERSHIP  
C/O SARAH CORDONE  
1250 CORONA POINTE NO 600  
CORONA CA 92879

APN: 461280026 ASMT: 461280026  
COMMUNITY PARK 124  
C/O JUDY ROSEN  
41391 KALMIA NO 200  
MURRIETA CA 92562

APN: 462030055 ASMT: 462030055  
BANK OF NEW YORK  
C/O RECONTRUST CO  
1757 TAPO CANYON RD SVW88  
SIMI VALLEY CA 93063

APN: 462030056 ASMT: 462030056  
SYLVIA JURADO  
31210 OLIVE AVE  
WINCHESTER CA. 92596

APN: 462040009 ASMT: 462040009  
MARWAN SABHA  
ILKA SABHA  
EBRAHIM TALEBI  
SALLY ANN TALEBI  
C/O EBRAHIM TALEBI  
27551 ALMENDRA  
MISSION VIEJO CA 92691

APN: 462050003 ASMT: 462050003  
DOROTHY COON  
JAMES D COON  
ANGELA LEVENDOWSKY  
JAMES H PASTO  
C/O JAMES PASTO  
4402 FAIRMONT AVE  
SAN DIEGO CA 92116

APN: 462050006 ASMT: 462050006  
HUSHMAND TAGHDIRI  
3112 BOSTONIAN  
LOS ALAMITOS CA 90720

APN: 462050009 ASMT: 462050009  
3 AG  
45621 CORTE ROYAL  
TEMECULA CA 92592

APN: 462050010 ASMT: 462050010  
3AG  
C/O CHICAGO TITLE /RANCH & CONST  
27645 JEFFERSON AVE  
TEMECULA CA 92590

APN: 462050011 ASMT: 462050011  
ROBERT I TOFT  
NORMA J TOFT  
309 REGAL OAK CT  
NEWBURY PARK CA 91320

APN: 462060015 ASMT: 462060015  
BEELER 64  
41391 KALMIA ST 200  
MURRIETA CA 92562

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Growth Management,  
U.S. Postal Service  
P.O. Box 19001  
San Bernardino, CA 92423

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

**ATT:**  
RANCON GROUP  
41391 KALMIA ST STE 200  
MURRIETA CA 92567

East Sierra and Inland Deserts, Reg. 6  
California State Dept. of Fish & Game  
3602 Inland Empire Blvd., # C220  
Ontario, CA 91764

ATTN: Division Manager  
Ecological Service,  
U.S. Fish & Wildlife Service  
6010 Hidden Valley Rd.  
Carlsbad, CA 92011

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

**ENG:**  
STANTEC CONSULTING INC  
277 RANCHEROS DR STE 300  
SAM MARCOS CA 92069

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

ATTN: Executive Officer  
Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main St., Suite 500  
Riverside, CA 92501-3348

Winchester Homeowners' Assoc.  
P.O. Box 122  
Winchester, CA 92596

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th 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.

EA 40493, Tentative Tract Map No. 33743

Project Title/Case Numbers

Ray Juarez

County Contact Person

(951) 955-2419

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Rancon Group

Project Applicant

41391 Kalmia St. Ste. 200, Murrieta, CA 92562

Address

Northerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Rice Road

Project Location


The Tentative Tract Map is a Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on February 4, 2009, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Although the project could have a significant effect on the environment, NO FURTHER 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. (\$64.00)
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, 9th Floor, Riverside, CA 92501.



Signature

URBAN REGIONAL PLANNER IV

Title

APRIL 14, 2009

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\TR33743\NOD Form TR33743.doc Revised 01/15/08

Please charge deposit fee case#: ZEA40493 ZCFG3937 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* R0524137

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: DR HORTON CONTINENTAL  
paid by: CK 15404  
EA40493

\$64.00

paid towards: CFG03937 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By CYUHAS Dec 01, 2005 14:48  
posting date Dec 01, 2005

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!