

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

March 10, 2009

**SUBJECT:** Conditional Use Permit No. 3569, Tentative Parcel Map No. 35671, Variance No. 1850 (Fast Track No. 2007-07)

**SECTION:** Development Review – Riverside Office

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |  |
|---|--|
| <input type="checkbox"/> Approve  | <input checked="" type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input checked="" type="checkbox"/> Publish in Newspaper:<br>Press Enterprise and The Californian  |
| <input type="checkbox"/> Place on Policy Calendar   | <input checked="" type="checkbox"/> Adopt Mitigated Negative Declaration<br><input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> Certify Environmental Impact Report   |
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Notify Property Owners   |
| <input type="checkbox"/> Place on Section of Initiation Proceeding  | <input checked="" type="checkbox"/> Labels provided  |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration  | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO  |
| <input type="checkbox"/> Labels provided:   |  |
| <input type="checkbox"/> If Set For Hearing:<br><input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |  |

**Designate Newspaper used by Planning Department for Notice of Hearing:**

Press Enterprise and The Californian

**Clerk Of The Board**

Please charge your time to case number(s): ZCUP03569  
ZPM35671  
ZVAR01850  
ZEA41581

**FILE COPY**

Bos sent

**Documents to be sent to County Clerk's Office for Posting:**

Notice of Determination  
Mitigated Negative Declaration  
Fish & Game Receipt (CFG4925)

3/24/09  
WB

Revised: 03/18/09

Y:\Planning Case Files-Riverside office\CUP03569\BOS\CUP03569 11A coversheet.doc

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

Ron  
3-24-09



The Honorable Board of Supervisors

RE: **CONDITIONAL USE PERMIT NO. 3569, TENTATIVE PARCEL MAP NO. 35671,**

**VARIANCE NO. 1850 (FAST TRACK NO. 2007-07)**

Page 2 of 2

approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of TENTATIVE PARCEL MAP NO. 35671,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of VARIANCE NO. 1850,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**Agenda Item No.:**  
**Area Plan: Winchester/Harvest Valley**  
**Zoning Area: Winchester**  
**Supervisory District: Third**  
**Project Planner: Jeff Horn**  
**Board of Supervisors Staff Report:**

**FAST TRACK NO. 2007-07**  
**CONDITIONAL USE PERMIT NO. 3569**  
**TENTATIVE PARCEL MAP NO. 35671**  
**VARIANCE NO. 1850**  
**ENVIRONMENTAL ASSESSMENT NO.: 41581**  
**Applicant: Mark Frost**  
**Engineer/Rep: Albert A. Webb & Associates**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Conditional Use Permit No. 3569** proposes to construct an 18.37 gross acre commercial center consisting of eleven (11) buildings totaling 135,500 square feet of building area, 701 standard parking stalls, and 29 handicapped stalls. The proposal consists of four (4) Major buildings totaling 90,950 square feet, three (3) retail Shops buildings totaling 26,300 square feet, three (3) fast food drive-thru pads totaling 14,400 square feet, and a 3,850 square foot convenience store pad with a gas station fuel area and drive-thru carwash.

**Tentative Parcel Map No. 35671** proposes a schedule 'E' subdivision of 18.37 gross acres into eight (8) commercial lots.

**Variance No. 1850** proposes to increase the number of free-standing signs allowed per parcel from a maximum of two (2) to three (3) free-standing signs on proposed parcel 1, to increase the number of free-standing signs allowed per parcel from a maximum of one (1) to two (2) free-standing signs on proposed parcel 5, and to increase the maximum height allowed for a free-standing pylon sign from 20 feet to 28 feet. (Ordinance No. 348, Section 19.4.a.)

The project site is located in the Harvest Valley/Winchester Area Plan, more specifically, easterly of Leon Road, and southerly Domenigoni Parkway.

### **BACKGROUND:**

Specific Plan 293 (Winchester Hills) was originally approved on May 14, 1996. The Winchester Hills Specific Plan consists of just over 2,000 gross acres with a residential build out of approximately 6,000 residential units in densities ranging one (1) dwelling unit per acre to 12 dwelling units per acre, as well as an additional 400 dwelling units within 114.8 acres of a mixed-use residential/office/retail town center; 62.8 acres of commercial; 440 acres of manufacturing; 57.7 acres of parks, four (4) elementary school sites on a total of 40 acres; 423.4 acres of dedicated open space; 161.3 acres conserved for the Salt Creek Flood Channel; and 172.1 acres devoted to major roadways.

Five (5) Amendments to Specific Plan 293 have been applied for since the project's original approval. A1-A3 have been Approved, while A4 and A5 are active cases at the time of this report. Amendment No. 5 was approved at the February 5, 2009 Planning Commission, and the project is expected to be heard by the Board of Supervisors. The modified SPC0293A5 condition set in "RECOMMEND" status has been included within this report.

**SUMMARY OF FINDINGS:**

- |    |                                    |   |
|----|------------------------------------|---|
| 1. | General Plan Land Use:             | Commercial Retail (CR)  |
| 2. | Surrounding General Plan Land Use: | Medium High Density Residential (MHDR) (5-8 dwelling units per acre) to the north and Specific Plan No. 293 to the east, south, and west.           |
| 3. | Existing Land Use:                 | Vacant Land   |
| 4. | Existing Zoning:                   | Commercial in Specific Plan No. 293, Planning Area No. 42   |
| 5. | Surrounding Zoning:                | Rural Residential (R-R) and General Residential (R-3) to the north, and Specific Plan to the east, south, and west.                                 |
| 6. | Project Data:                      | Conditional Use Permit<br>Schedule "E" Parcel Map<br>Total Acreage: 18.37 acres<br>135,500 square feet of building area<br>730 total parking spaces |
| 7. | Environmental Concerns:            | See attached environmental assessment.  |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41581**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3569**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35671**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **VARIANCE NO. 1850**, 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 in conformance the Specific Plan No. 293 (Winchester Hills), and with all other elements of the Riverside County General Plan
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, the adopted zoning ordinance for Specific Plan 293 (Winchester Hills), and all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "E" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

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

**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 proposed use, a 135,500 square foot commercial center, is permitted, subject to approval of a Conditional Use Permit within the boundaries of Specific Plan No. 293.
2. The project site is designated Commercial Retail (CR).
3. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(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.
4. The project site is surrounded by properties which are designated Medium High Density Residential (MHDR) (5-8 dwelling units per acre) to the north and Specific Plan No. 293 to the east, south, and west.
5. The project site's existing zoning classification is commercial within Specific Plan
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) and General Residential (R-3) to the north, and Specific Plan to the east, south, and west.
7. The proposed use, a 135,500 square foot commercial center, is consistent with the development standards set forth in the commercial classification within Specific Plan No. 293.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 41581 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources

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

**INFORMATIONAL ITEMS:**

1. As of this writing, Planning Staff has received no letters in support or opposition to this development proposal.
  
1. The project site is not located within:
  - a. An Alquist-Priolo earthquake fault hazard study zone;
  - b. A hazardous fire area;
  - c. A city sphere of influence; or
  - d. A 100-year flood zone or dam inundation area.
  
2. The project site is located within:
  - a. The boundaries of the Hemet Unified School District;
  - b. An area with low potential for liquefaction
  - c. The Highway 79 Policy Area;
  - d. The Valley Wide Recreation and Parks District;
  - e. San Jacinto Valley Watershed, and
  - f. A State Fire Responsibility Area.
  
3. The subject site is currently designated as Assessor's Parcel Numbers 461-190-062
  
4. This project was filed with the Planning Department on September 26, 2007
  
5. This project was reviewed by the Land Development Committee three (2) times on the following dates and November 15, 2007, April 24, 2008, and October 9, 2008
  
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,646.14.

# Fast Track Authorization



Case No.: \_\_\_\_\_

FTA No. 2007-07

SUPERVISOR: Jeff Stone

SUPERVISORIAL DISTRICT: 3

Company Name: The Frost Company Contact Person: Mark Frost

Address: 30001 Golden Lantern, Laguna Niguel, CA 92677

Phone: (949) 683-9040 Fax: \_\_\_\_\_

Architectural/Engineering Firm: Webb Associates Firm Contact: Sandy Chandler

Firm Address: 3788 McCray Street, Riverside, CA 92506

Firm Phone: (951) 686-1070 Firm Fax: (951) 788-1256

Land Use Application(s):  General Plan Amendment  Conditional Use Permit  Change of Zone  
 Plot Plan  Parcel Map

Other \_\_\_\_\_

### Site Location:

Assessor's Parcel Number(s) 461-190-082

Cross Streets/Address Southeast corner of Leon & Newport Rd., Winchester Valley

Land Use Designation: CR

Zoning SP293 Site Acreage 17.5

### Site located in:

Agua Mansa Enterprise Zone  Coachella Valley Enterprise Zone  Riverside County Recycling Market Development Zone

Assessment District \_\_\_\_\_  Community Facilities District CFD 05-04

Redevelopment Project Area \_\_\_\_\_

### \*Project: (Estimate Amounts)

Permanent Full-Time Jobs 330 Hourly Wages \$10-20 Construction Jobs 330

Investment (Land, Building and Equipment) \$40,000,000 Taxable Sales \$700,000

Bldg Size: 163,000 Type:  Commercial  Industrial  Other \_\_\_\_\_

Commercial:  Retail  Food Service  Entertainment  Other Neighborhood shopping center

Industrial:  Business Park  Distribution  Manufacturing List Product Type(s) \_\_\_\_\_

### Project Description:

Commercial retail center totaling 163,000 s.f. on 17.5 acres which will include a major supermarket.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. \*This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

  
Robin Zimpfer, Assistant County Executive Director/EDA

3/28/07  
Date

Supervisor Stone  
District 3  
Date Drawn: 1/26/09

# CUP03569 VICINITY MAP

Planner: Jeff Horn  
Date: 2/10/09  
Vicinity Map



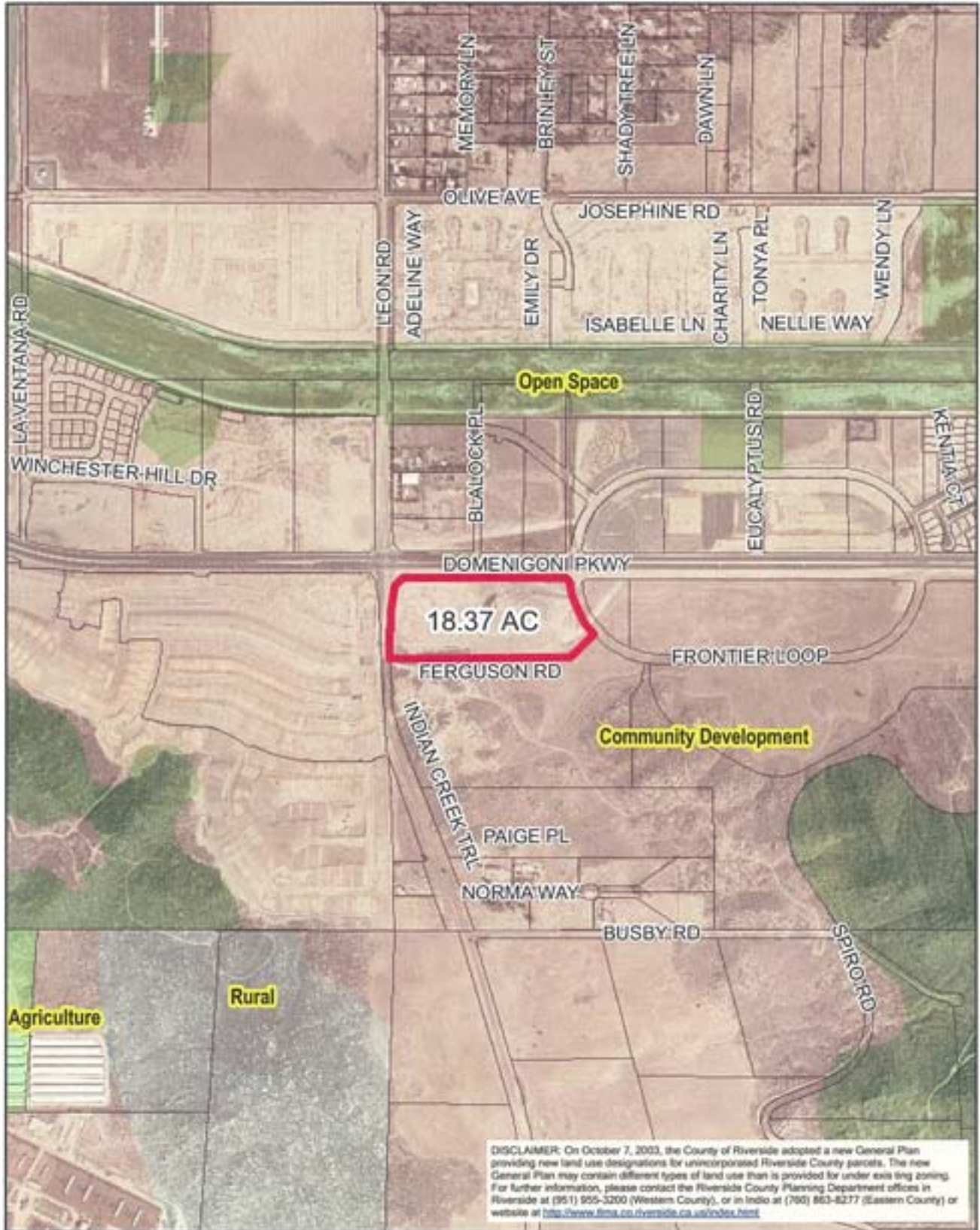
Assessors  
Bk. Pg. 461-19  
Thomas  
Bros. Pg. 869 B1

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester  
Township/Range: T5SR2W  
Section : 32



DEVELOPMENT OPPORTUNITY

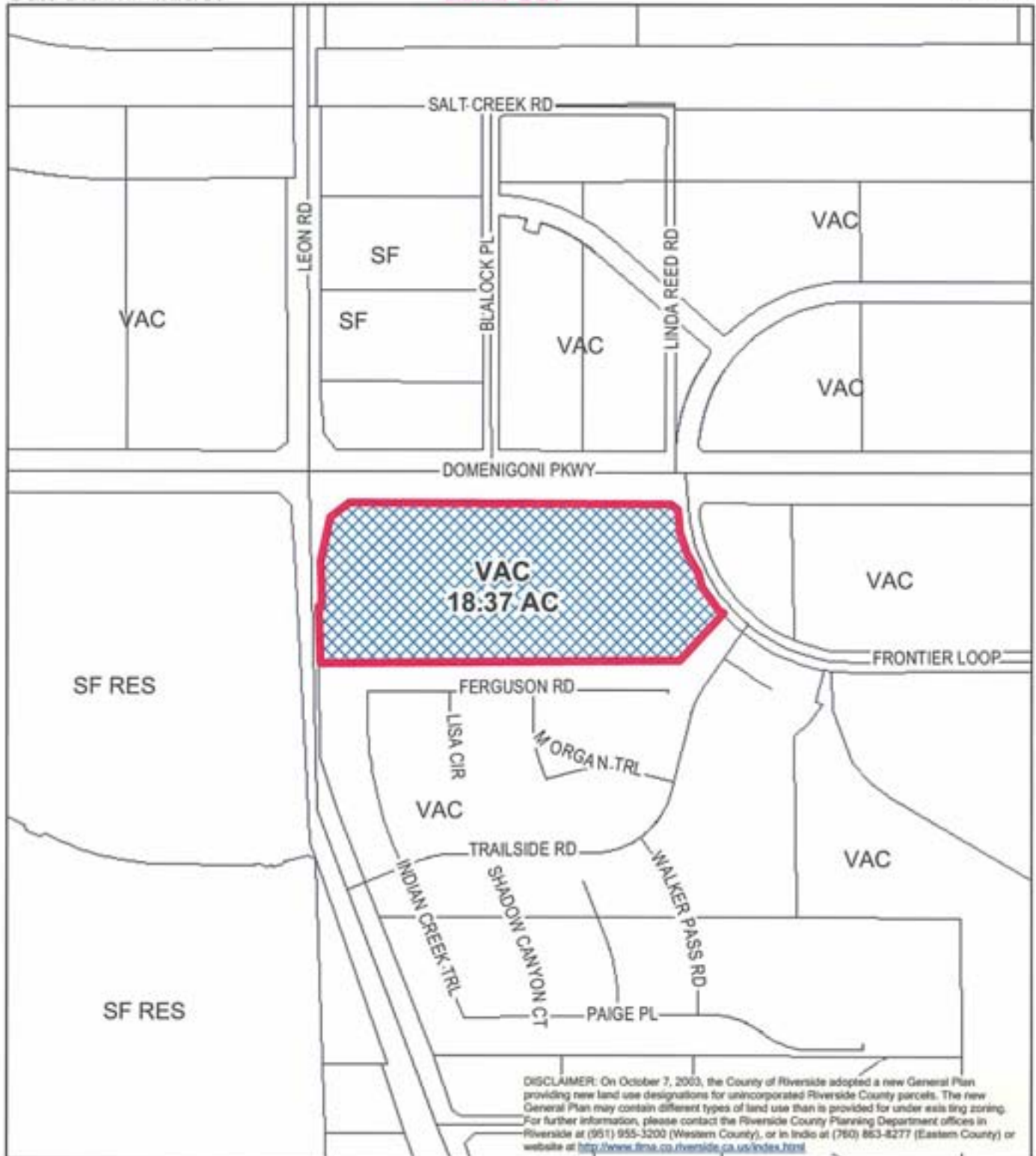


RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 461-19  
Thomas  
Bros. Pg. 869 B1  
4,800

Area: Winchester  
Township/Range: T5SR2W  
Section: 32





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: Winchester  
Township/Range: T5SR2W  
Section: 32

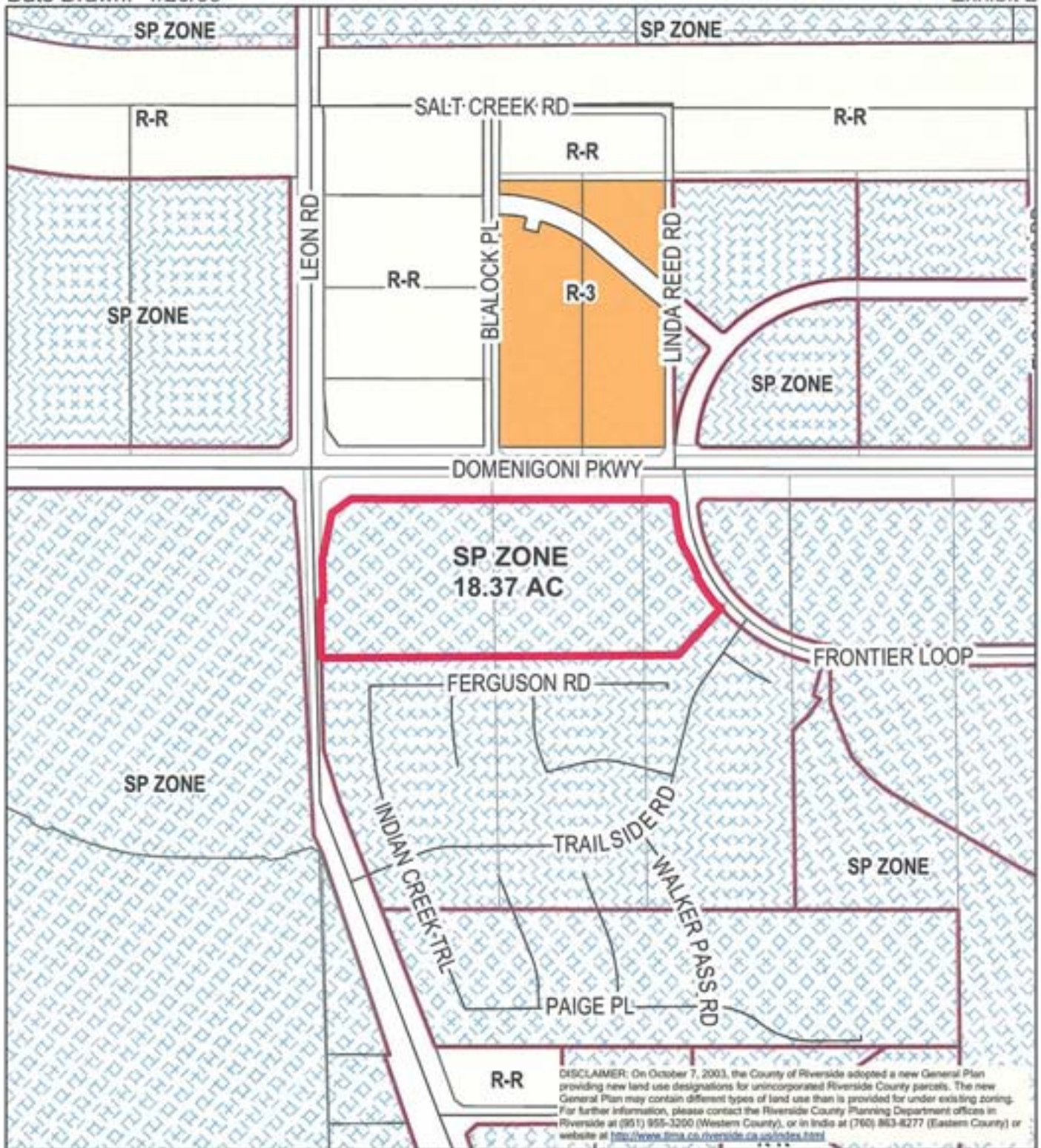


Assessors  
Bk. Pg. 461-19  
Thomas  
Bros. Pg. 869 B1



# CUP03569

## EXISTING ZONING



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester  
Township/Range: T5SR2W  
Section : 32

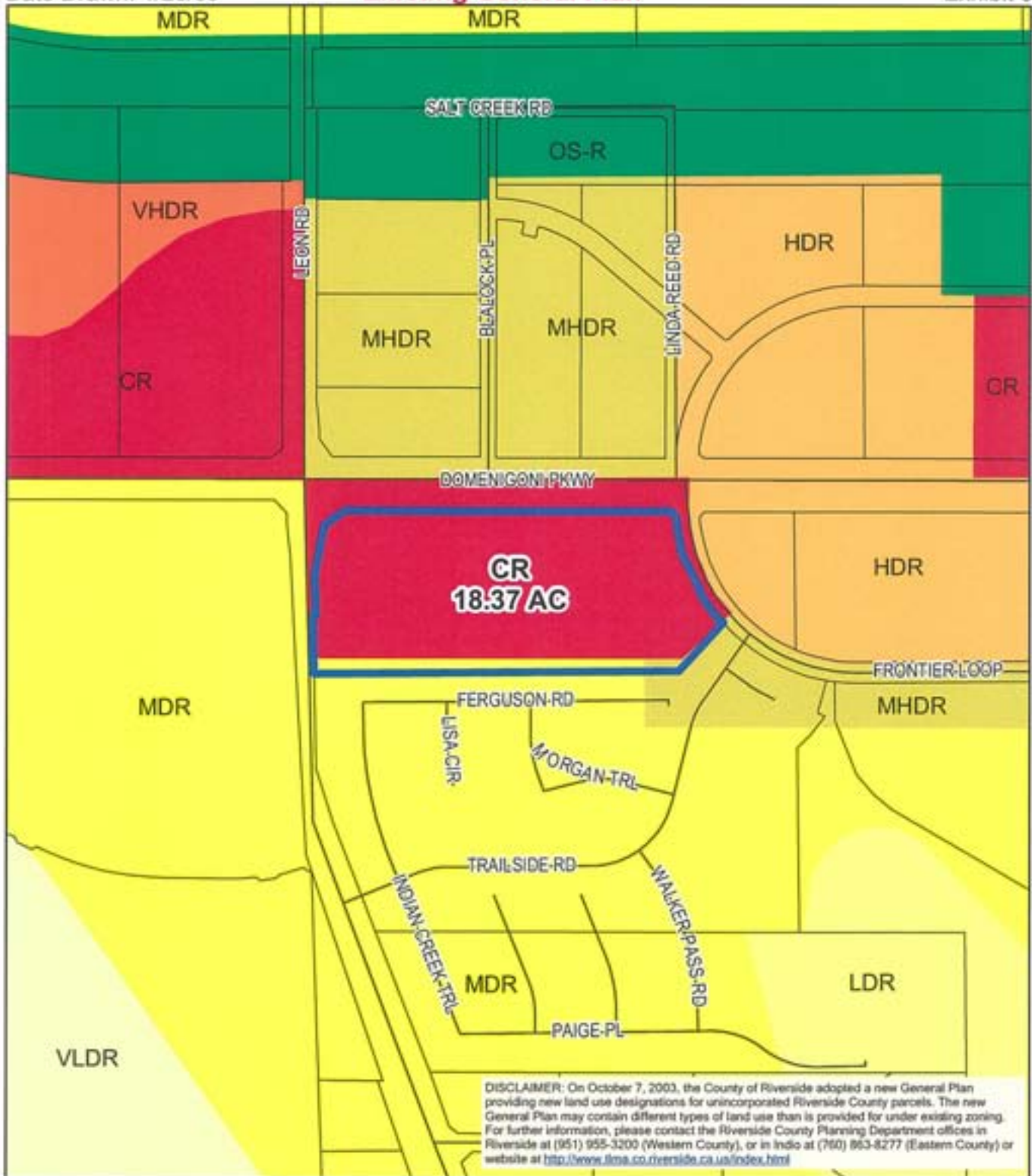


Assessors  
Bk. Pg. 461-19  
Thomas  
Bros. Pg. 869 B1



# CUP03569

## Existing General Plan



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester  
Township/Range: T5SR2W  
Section: 32



Assessors  
Bk. Pg. 461-19  
Thomas  
Bros. Pg. 869 B1



Supervisor Stone  
District 3

Date Drawn: 1/26/09

# CUP03569

## POLICY AREAS

Planner: Jeff Horn  
Date: 2/10/09  
Exhibit 8



Area: Winchester  
Township/Range: T5SR2W  
Section : 32

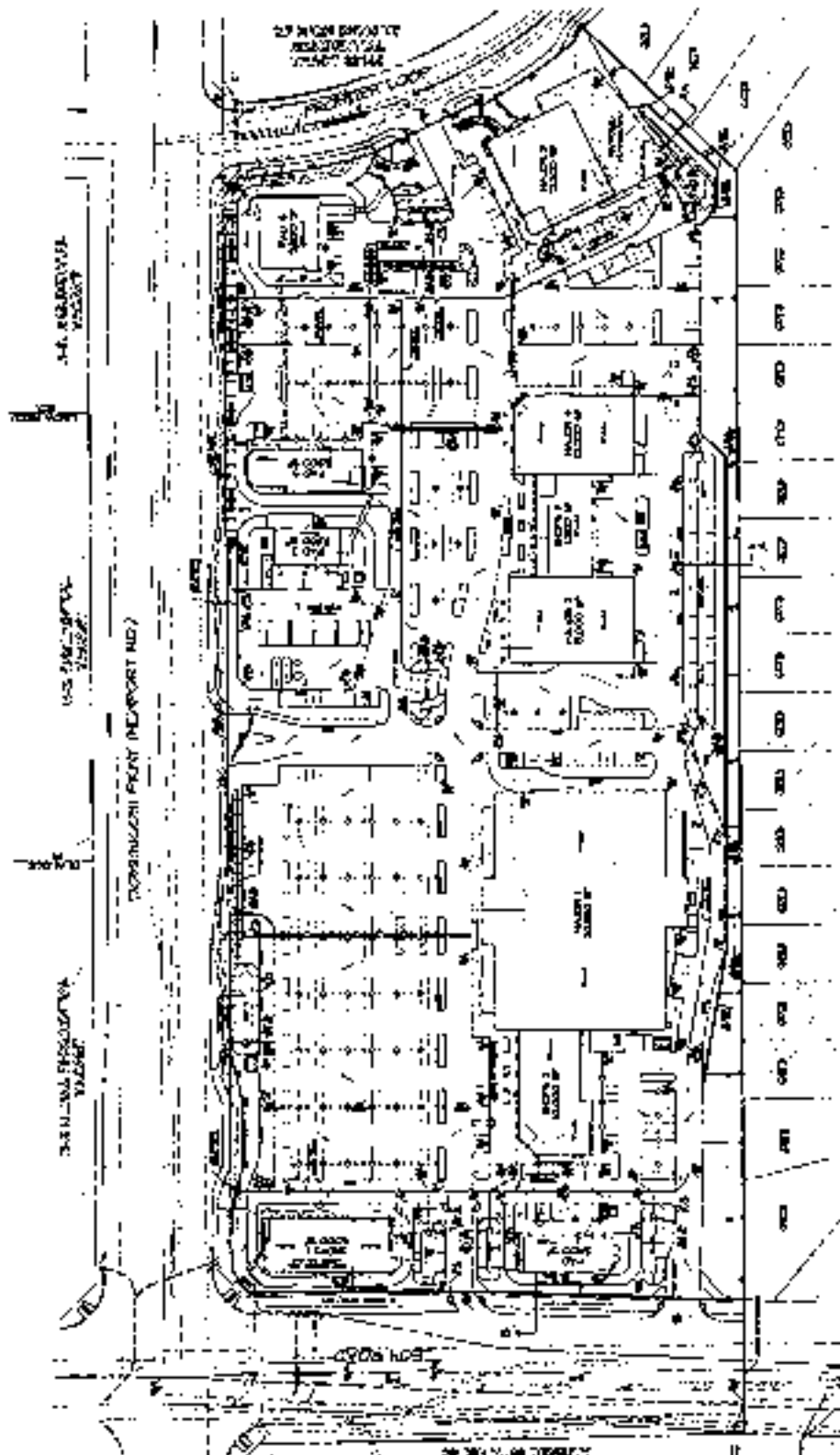
### RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 461-19  
Thomas  
Bros. Pg. 869 B1

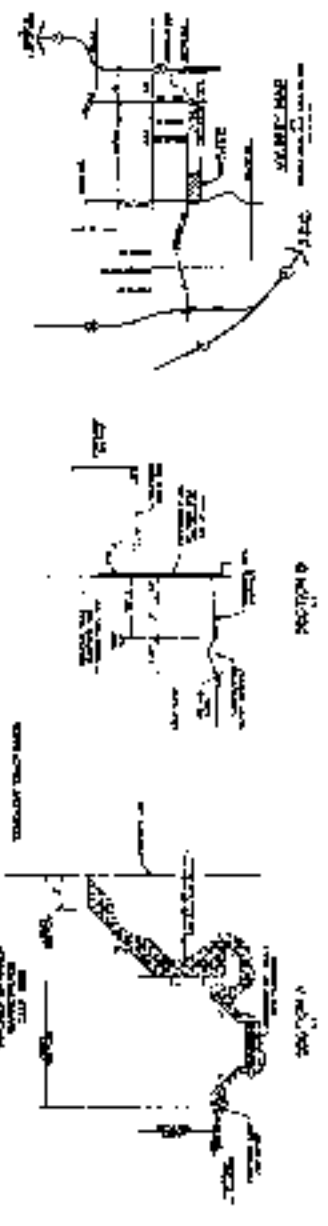








- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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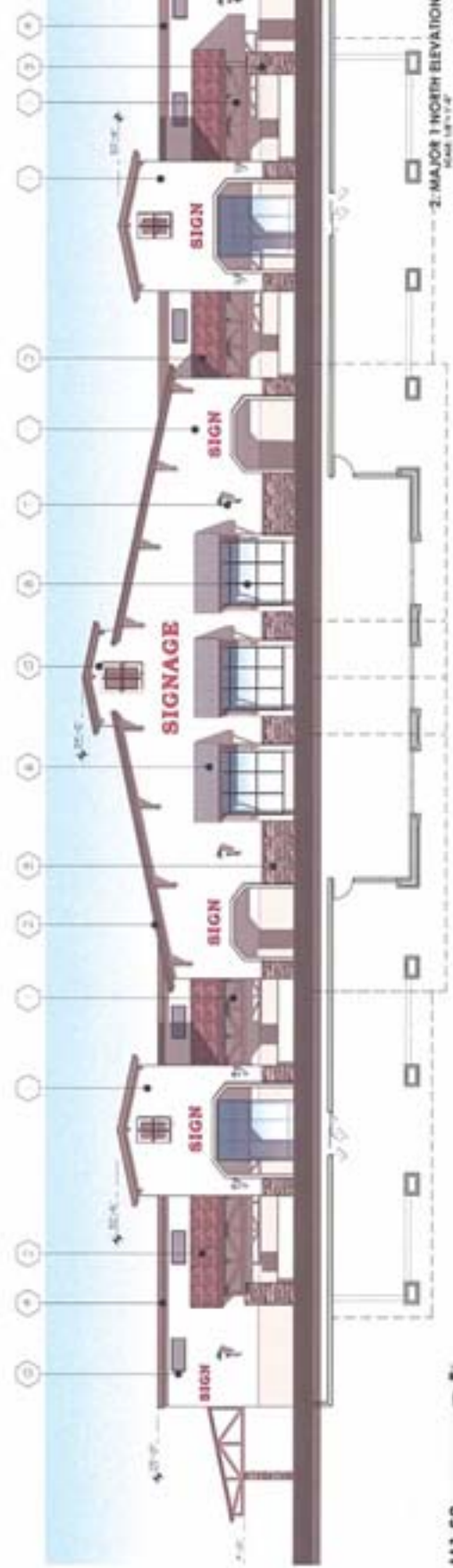
APPROVED BY  
 CONDITIONAL USE PERMIT NO. 12004  
 DATE: 10/15/2011

MUNICIPAL RANGH MANSIONAGE  
 COUNTY OF RIVERSIDE  
 CONCEPTUAL GRADING AND  
 DRAINAGE PLAN

SHEET NO. 10 OF 10  
 DATE: 10/15/2011



1. SHOPS 2 NORTH ELEVATION  
 SCALE 1/8"=1'-0"



2. MAJOR 1 NORTH ELEVATION  
 SCALE 1/8"=1'-0"

**M1 S2 ELEVATIONS**  
 05/15/12 (2.0)

SEE REVISIONS FOR CHANGES TO THIS DRAWING. THIS DRAWING IS A PART OF A SET OF DRAWINGS. ALL DRAWINGS IN THIS SET MUST BE CONSULTED FOR A COMPLETE UNDERSTANDING OF THE PROJECT. SEE THE PROJECT MANUAL FOR A COMPLETE LIST OF REVISIONS.

- MATERIAL LEGEND**
- ① STUCCO FINISH
  - ② TILE ROOF
  - ③ STONE VENEER
  - ④ WOOD TRELLIS
  - ⑤ FIBER CEMENT SIDING
  - ⑥ STEEL WOOD CANOPY
  - ⑦ WALL SCIENCE
  - ⑧ GLAZING
  - ⑨ FIBER CEMENT SIDING
  - ⑩ WOOD FRAMING
  - ⑪ STANDING SEAM METAL ROOF
  - ⑫ MASONRY UNIT
  - ⑬ VENT

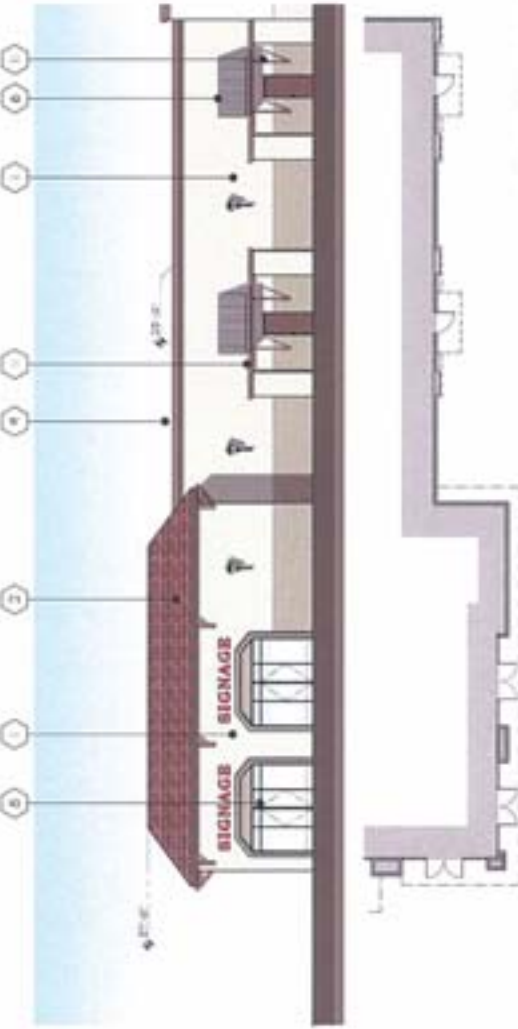


**The Frost Company**  
 3000 BROADWAY AVENUE  
 PASADENA, CALIF. 91101  
 714.791.1000

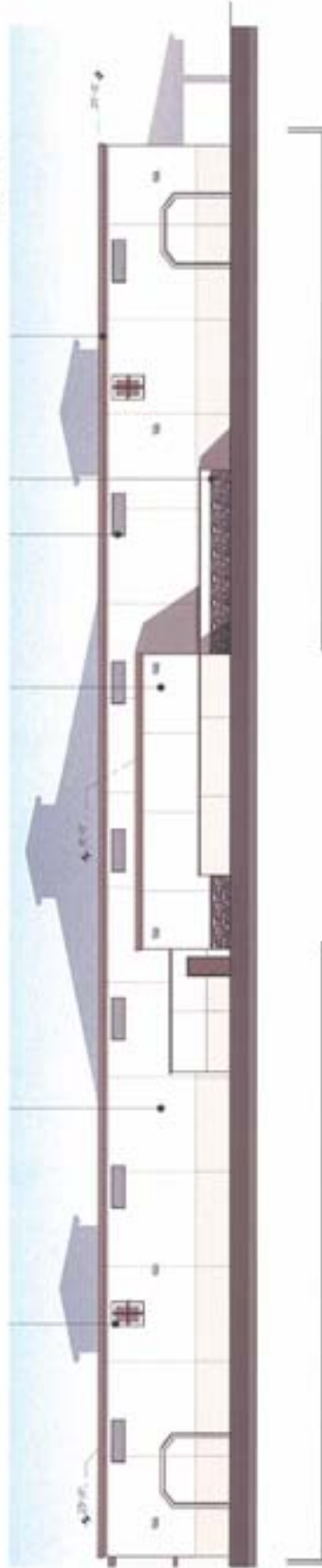
**Arthur Pearman**  
 1142 HAYWARD STREET  
 SANTA ANA, CALIF. 92701  
 714.944.2244  
 714.944.2244

**A-2.0**

**KK&A**  
 architects



1. SHOPS 2 SOUTH ELEVATION  
 SCALE 1/8"=1'-0"



2. MAJOR 1 SOUTH ELEVATION  
 SCALE 1/8"=1'-0"

**S2 M1 ELEVATIONS**  
 (REVISED 10-2008)

NOTE: FINISHES TO BE DETERMINED BY THE ARCHITECT. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.

- MATERIAL LEGEND**
- 1 STUCCO FINISH
  - 2 TILE ROOF
  - 3 STONE VENEER
  - 4 WOOD TRILLS
  - 5 FIBER CEMENT BOARD

- 6 STEEL WOOD CANOPY
- 7 WALL SIGNAGE
- 8 GLAZING
- 9 FOAM CONCRETE
- 10 VENT

- 11 WOOD FRAMING
- 12 STANDING SEAM METAL ROOF
- 13 WOODSHEET UNIT

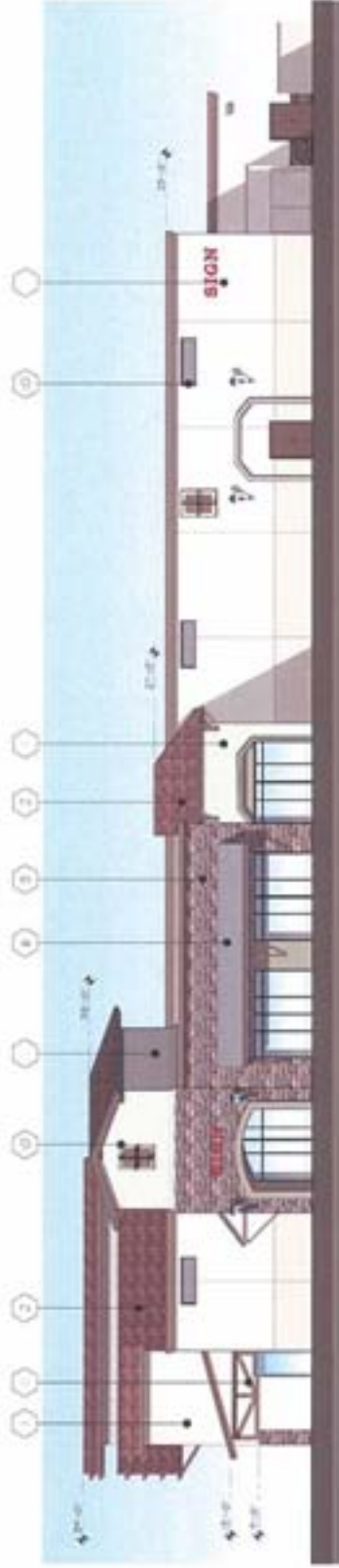


SECTION

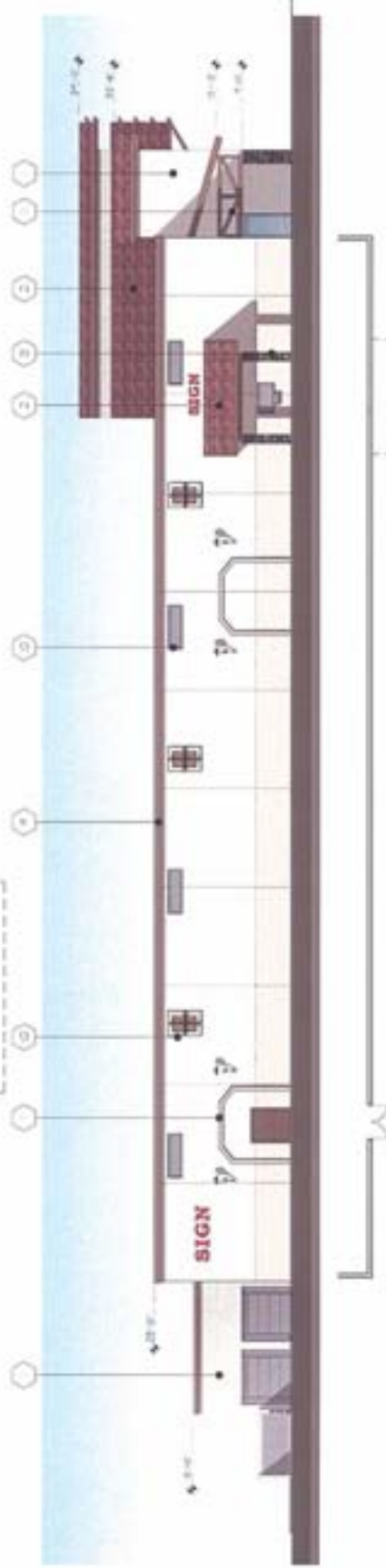


**The Frost Company**  
 8021 Colorado Avenue  
 1100 West 20th  
 Santa Monica, CA 90404  
 P: 310.308.0210

**Arthur Peartman**  
 1120 Ocean Street  
 Suite 105  
 Santa Monica, CA 90403  
 P: 310.308.0210



**1. MAJOR1 SHOP/12 WEST ELEVATION**  
 SCALE: 1/8"=1'-0"



**2. MAJOR 1 EAST ELEVATION**  
 SCALE: 1/8"=1'-0"

**M1 ELEVATIONS**  
 (REVISED 11.2018)

- MATERIAL LEGEND**
- 1 STUCCO FINISH
  - 2 TILE ROOF
  - 3 STONE VENEER
  - 4 WOOD TRELLIS
  - 5 FIBER CEMENT SIDING

- 6 STEEL WOOD CANOPY
- 7 WALL SCIENCE
- 8 GLAZING
- 9 FOAM CONCRETE
- 10 VENT

- 11 WOOD HEADING
- 12 STANDING BEAM METAL ROOF
- 13 UNSURETY UNIT



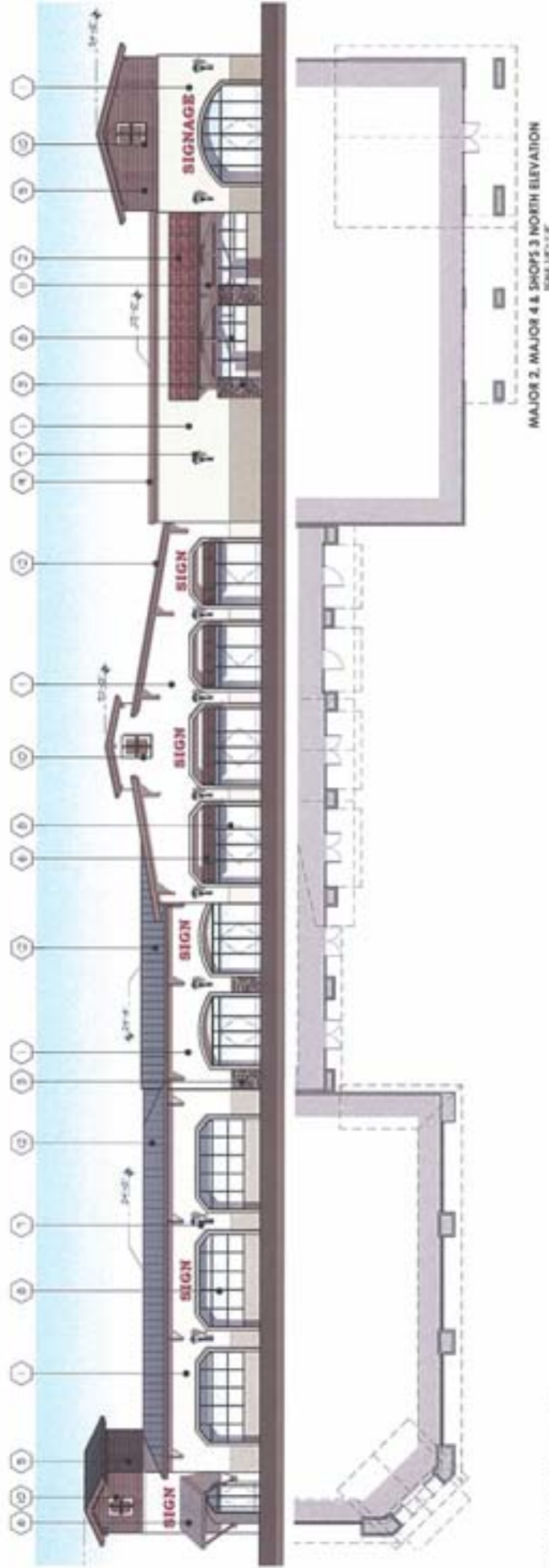
NOTES: 1. THIS ELEVATION IS FOR INFORMATIONAL PURPOSES ONLY. 2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT. 3. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT. 4. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT.

The Frost  
 Company

10015 GARDEN LANE  
 TEMECULA, CALIFORNIA 92592  
 714.947.1500

Arthur Pearlman  
 CORPORATION

11211 BUCKINGHAM STREET  
 SUITE 100  
 SANTA MONICA, CA 90403  
 P 310.306.2425  
 F 310.306.6534



MAJOR 2, MAJOR 4 & SHOPS 3 NORTH ELEVATION  
 SCALE 1/8" = 1'-0"

**M2, M4 & S3  
 ELEVATIONS**

- MATERIAL LEGEND**
- 1 STUCCO FINISH
  - 2 TILE ROOF
  - 3 STONE VENEER
  - 4 WOOD TRELLIS
  - 5 FIBER CEMENT SIDING

- 6 STEEL/WOOD CANOPY
- 7 WALL BOARDS
- 8 GLAZING
- 9 FOAM CORNICE
- 10 VENT

- 11 WOOD FRAMING
- 12 STANDING SEAM METAL ROOF
- 13 INSURGENCY UNIT



SEE PLAN

**A-2.3**

**KK&A**  
 architects

NOT TO SCALE  
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED  
 ALL MATERIALS TO BE APPROVED BY ARCHITECT  
 ALL MATERIALS TO BE APPROVED BY ARCHITECT  
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 ALL MATERIALS TO BE APPROVED BY ARCHITECT

**WINCHESTER RANCH MARKETPLACE**

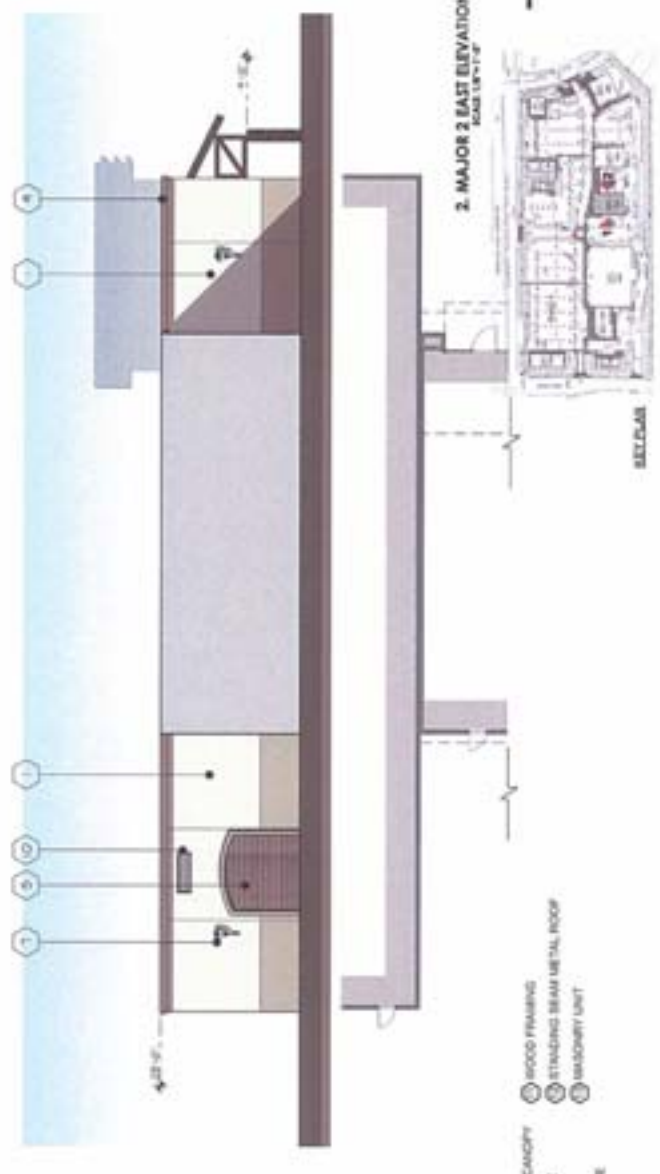
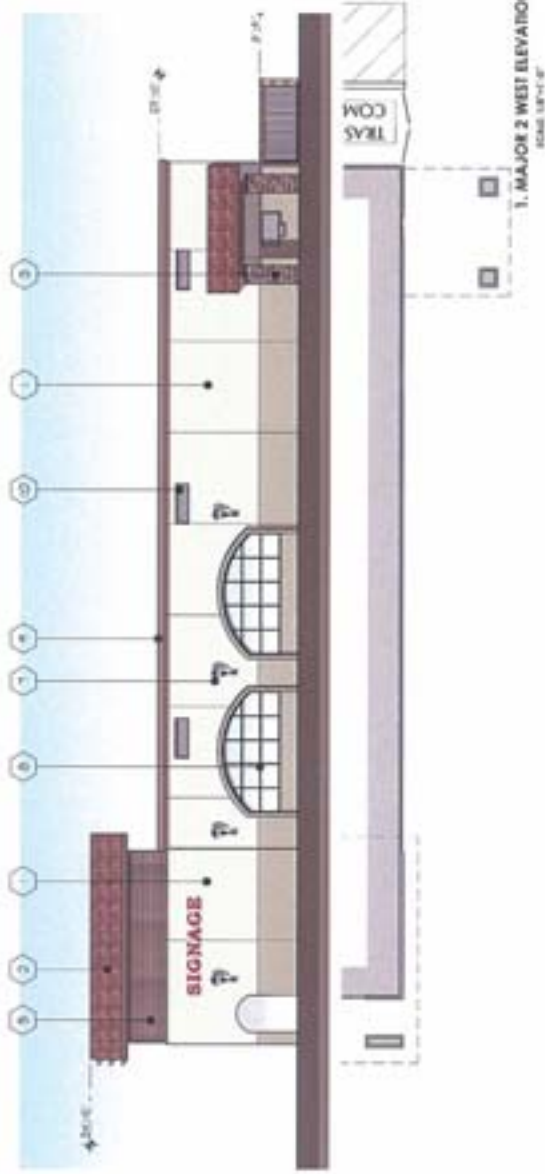
RIVERSIDE COUNTY, CALIFORNIA 051311720.01

KEE architect, Inc. 233 E. Colorado Boulevard, 4th Floor, Pasadena, CA 91101 P. 626.794.8220 F. 626.794.8721

PROJECT FOR:

**The Frost Company**  
 1023 S. Harbor Street  
 Newport Beach, CA 92660  
 P. 949.441.2400

**Arthur Pearlman ARCHITECTURE**  
 1110 S. Harbor Street  
 Newport Beach, CA 92660  
 P. 949.441.2400  
 F. 949.441.2400



**M2 ELEVATIONS**  
 05/13/17/20.01

NOT TO SCALE  
 THIS DRAWING IS A REPRESENTATION OF THE ARCHITECT'S DESIGN AND IS NOT A CONTRACT DOCUMENT. THE CONTRACT DOCUMENTS SHALL CONTROL IN THE EVENT OF A DISCREPANCY. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

- MATERIAL LEGEND**
- 1 STUCCO FINISH
  - 2 TILE ROOF
  - 3 STONE VENEER
  - 4 WOOD TRELLIS
  - 5 FIBER CEMENT SIDING
  - 6 STEEL WOOD CANOPY
  - 7 WALL SCORCE
  - 8 GLAZING
  - 9 FOAM CORNICE
  - 10 VENT
  - 11 WOOD FRAMING
  - 12 STANDING SEAM METAL ROOF
  - 13 MASONRY UNIT

**A-2.4**

**KK&A**  
 architects

**WINCHESTER RANCH MARKETPLACE**  
 RIVERSIDE COUNTY, CALIFORNIA (0515.1195.01)

833 WILMETH, INC. 221 E. Coltonville Boulevard, 4th Floor, Fremont, CA 91101 | 415.774.8230 | 415.774.8738

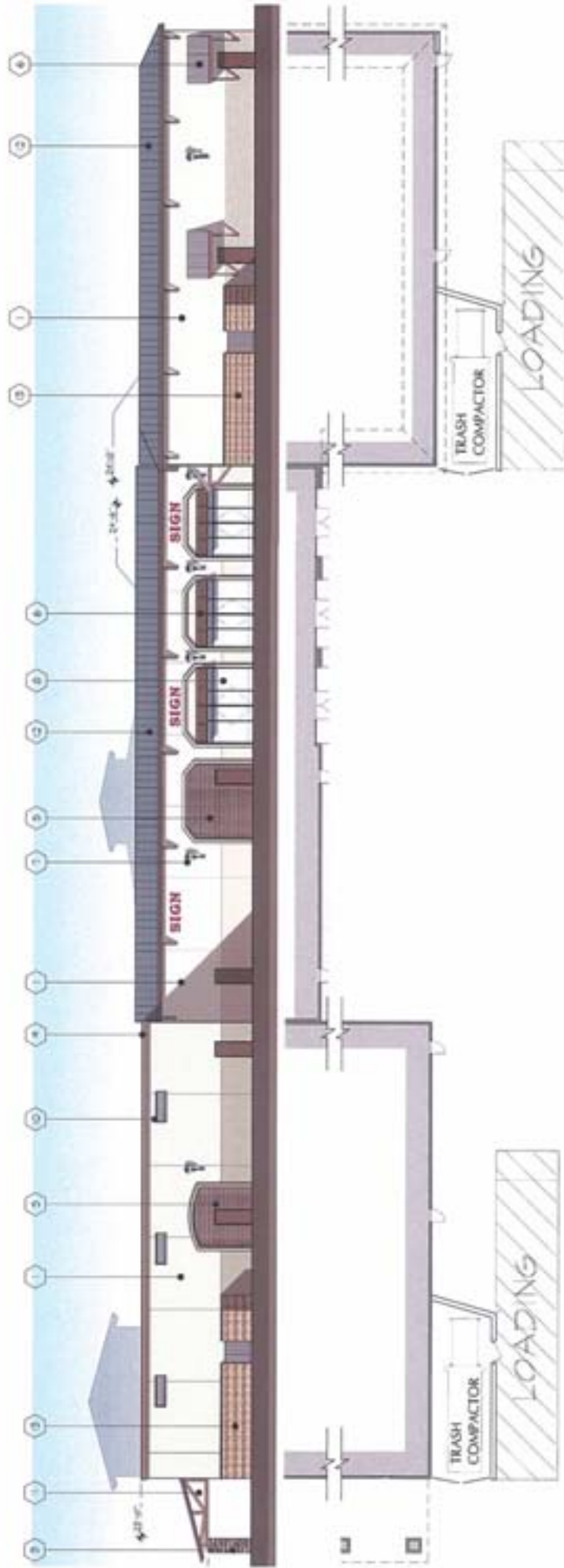
PROJECT FOR:

**The Frost  
 Company**

1803 Serrano Avenue  
 Fremont, CA 94536 | 415.774.8230

**Arthur Pearlman  
 ARCHITECTS**

1110 Second Street  
 Suite 100  
 Santa Monica, CA 90401  
 P 310.302.2025  
 F 310.302.2124



MAJORE 2, MAJORE 4 & SHOPS 3 SOUTH ELEVATION  
 SCALE 1/8"=1'-0"

**M2, M4 & S3  
 ELEVATIONS**  
 05/15/18

NOTES:  
 1. MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 2. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.  
 3. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.  
 4. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.

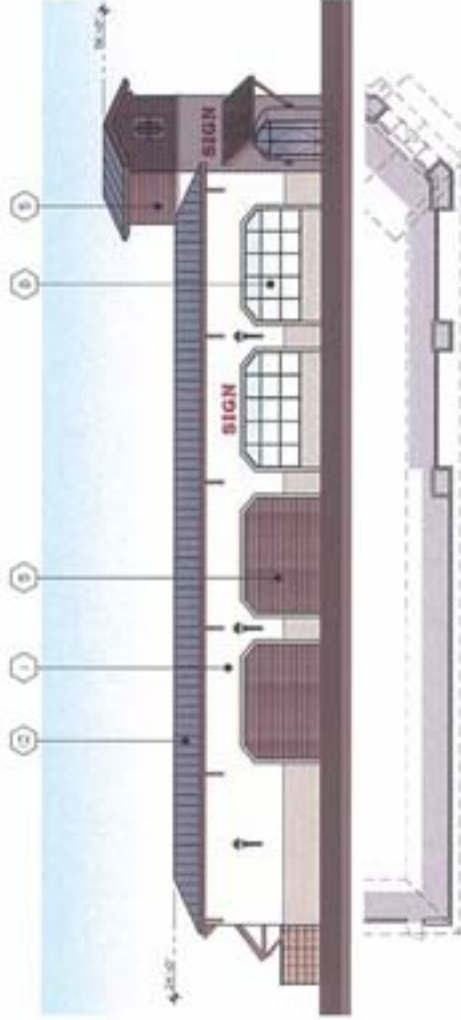
- MATERIAL LEGEND**
- 1 STUCCO FINISH
  - 2 TILE ROOF
  - 3 STONE VENEER
  - 4 WOOD TRELLIS
  - 5 REB CEMENT SIDING
  - 6 STEEL WOOD CANOPY
  - 7 WALL SCIENCE
  - 8 GLAZING
  - 9 WOOD TRUSS
  - 10 FOAM CORNICE
  - 11 VENT
  - 12 WOOD FRAMING
  - 13 STANDING SEAM METAL ROOF
  - 14 MASONRY UNIT



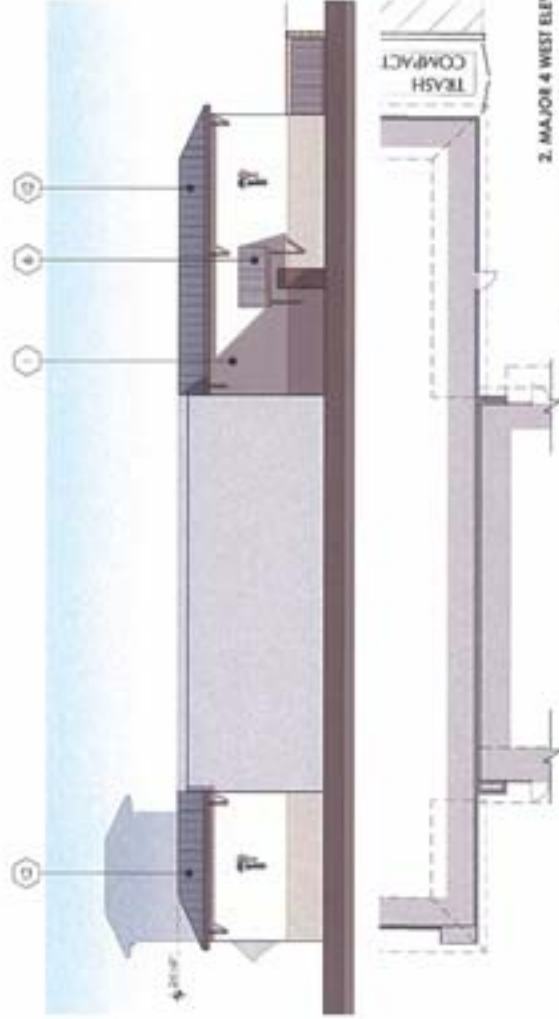
**A-2.5**  
**KK&A**  
 architects

**The Frost Company**  
 1027 Colorado Avenue  
 Pasadena, CA 91107  
 626.794.8725

**Arthur Pearlmann ARCHITECTS**  
 1027 Colorado Avenue  
 Pasadena, CA 91107  
 626.794.8725



1. MAJOR 4 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



2. MAJOR 4 WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

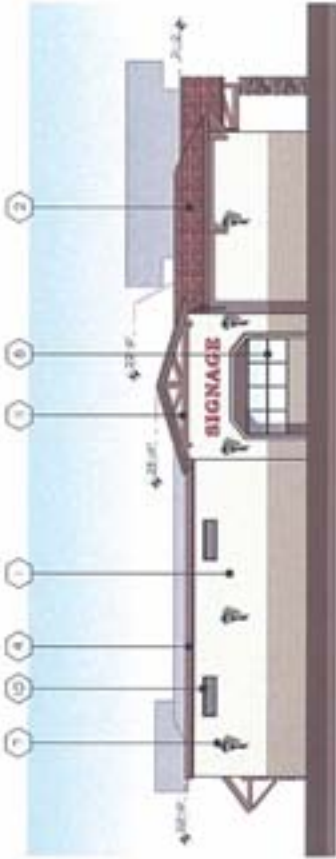


SEE PLAN

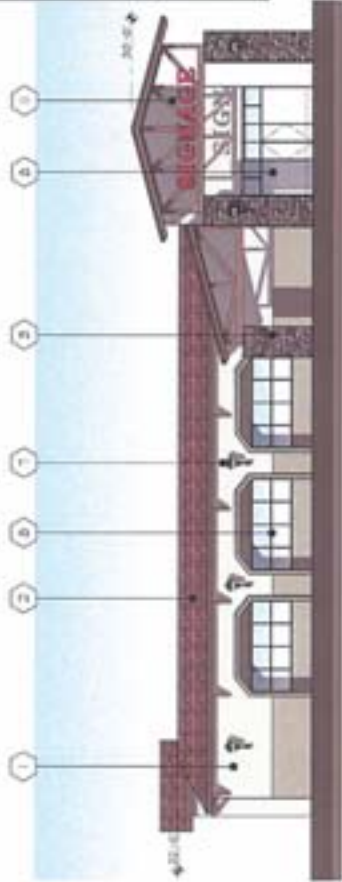
- MATERIAL LEGEND**
- 1 STUCCO FINISH
  - 2 TILE ROOF
  - 3 STONE VENEER
  - 4 WOOD TRELLIS
  - 5 FIBER CEMENT SIDING
  - 6 STEEL WOOD CANOPY
  - 7 WALL BOARDS
  - 8 GLAZING
  - 9 FOAM CONCRETE
  - 10 VENT
  - 11 WOOD FRAMING
  - 12 STANDING SEAM METAL ROOF
  - 13 MASONRY UNIT

**MAJOR 4 ELEVATIONS**  
 05/13/2021

DATE: 05/13/2021  
 PROJECT: WINCHESTER RANCH MARKETPLACE  
 DRAWING: MAJOR 4 EAST & WEST ELEVATIONS  
 DRAWN BY: ARTHUR PEARLMANN  
 CHECKED BY: ARTHUR PEARLMANN  
 APPROVED BY: ARTHUR PEARLMANN  
 SCALE: 1/8" = 1'-0"



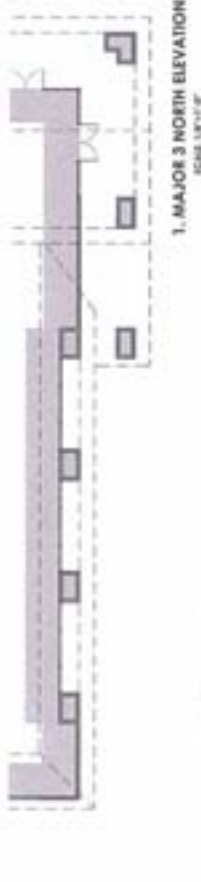
**3. MAJOR 3 EAST ELEVATION**  
 SCALE 1/8"=1'-0"



**1. MAJOR 3 NORTH ELEVATION**  
 SCALE 1/8"=1'-0"



**4. MAJOR 3 WEST ELEVATION**  
 SCALE 1/8"=1'-0"



**2. MAJOR 3 SOUTH ELEVATION**  
 SCALE 1/8"=1'-0"

**MAJOR 3 ELEVATIONS**  
 0513.1176.01

- MATERIAL LEGEND**
- ① STUCCO FINISH
  - ② TILE ROOF
  - ③ STONE VENEER
  - ④ WOOD TRUSS
  - ⑤ 1/2" X 1/2" CEMENT BOARD
  - ⑥ STEEL WOOD CANOPY
  - ⑦ WALL SCORCE
  - ⑧ GLAZING
  - ⑨ FOAM CORNICE
  - ⑩ VENT
  - ⑪ WOOD FRAMING
  - ⑫ STANDING SEAM METAL ROOF
  - ⑬ MASONRY UNIT

NOTES: 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED. 2. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES. 3. SEE ARCHITECTURAL SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES. 4. SEE ARCHITECTURAL SPECIFICATIONS FOR SIGNAGE. 5. SEE ARCHITECTURAL SPECIFICATIONS FOR LIGHTING. 6. SEE ARCHITECTURAL SPECIFICATIONS FOR MECHANICAL. 7. SEE ARCHITECTURAL SPECIFICATIONS FOR ELECTRICAL. 8. SEE ARCHITECTURAL SPECIFICATIONS FOR INTERIORS. 9. SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIORS. 10. SEE ARCHITECTURAL SPECIFICATIONS FOR LANDSCAPE. 11. SEE ARCHITECTURAL SPECIFICATIONS FOR UTILITIES. 12. SEE ARCHITECTURAL SPECIFICATIONS FOR SPECIALTIES. 13. SEE ARCHITECTURAL SPECIFICATIONS FOR OTHERS.

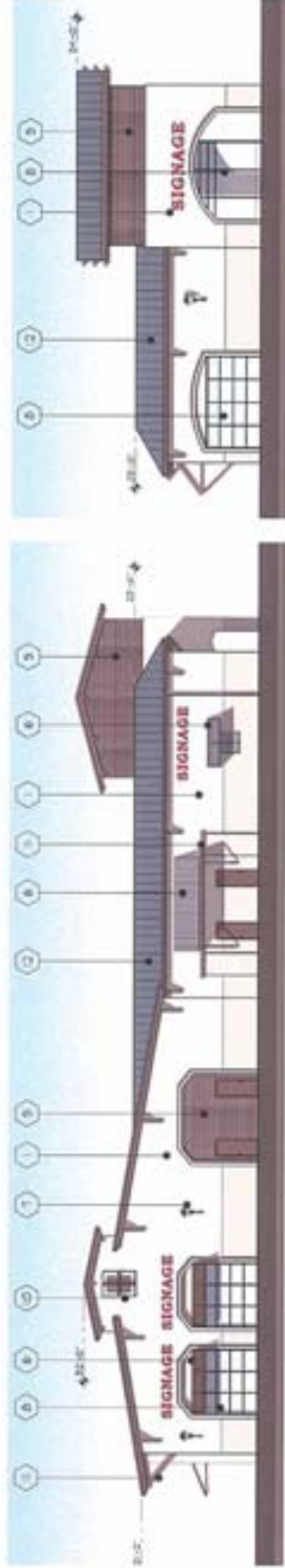


SEE PLAN



1. SHOPS 1 NORTH ELEVATION  
 SCALE 1/8"=1'-0"

2. SHOPS 1 EAST ELEVATION  
 SCALE 1/8"=1'-0"



4. SHOPS 1 WEST ELEVATION  
 SCALE 1/8"=1'-0"

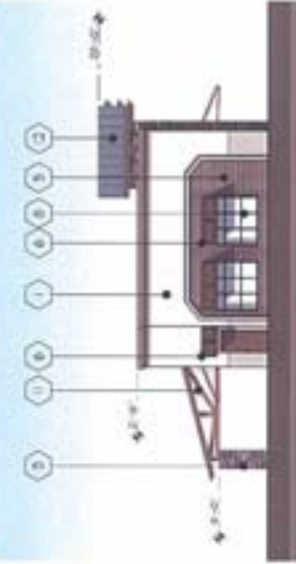
5. SHOPS 1 SOUTH ELEVATION  
 SCALE 1/8"=1'-0"

**SHOPS 1 ELEVATIONS**

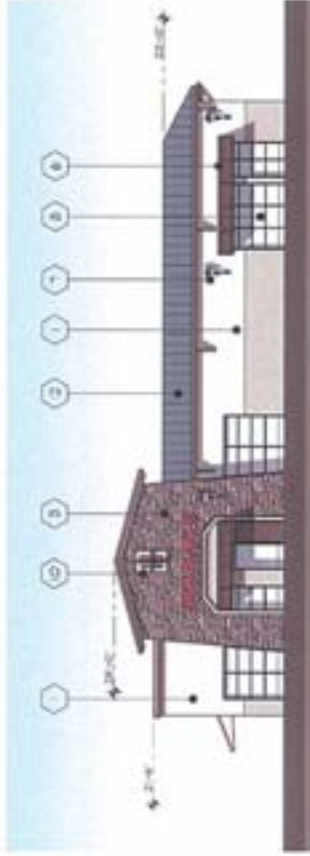
**MATERIAL LEGEND**

- 1 STUCCO FINISH
- 2 TILE ROOF
- 3 STONE VENEER
- 4 WOOD TRELLIS
- 5 HYBRID CEMENT SIDING
- 6 STEEL WOOD CANOPY
- 7 WALL SCORING
- 8 GLAZING
- 9 FIBER CEMENT SIDING
- 10 WOOD FRAMING
- 11 STANDING SEAM METAL ROOF
- 12 MASONRY UNIT
- 13 VENT

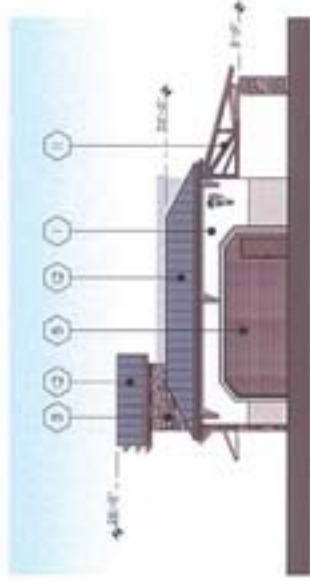




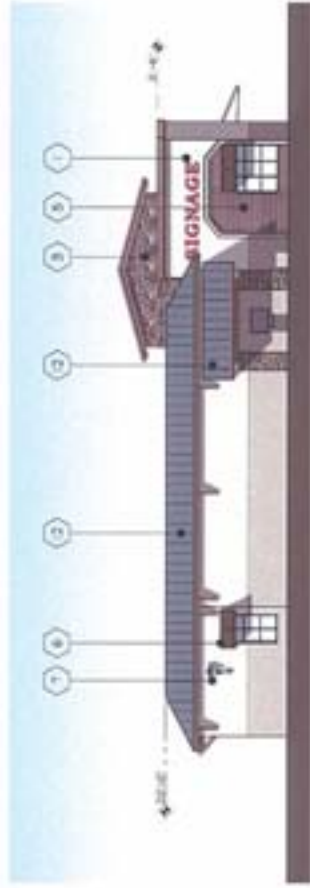
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 SCALE 1/8"=1'-0"



**1. PAD 1 EAST ELEVATION**  
 SCALE 1/8"=1'-0"



**4. PAD 1 NORTH ELEVATION**  
 SCALE 1/8"=1'-0"



**2. PAD 1 WEST ELEVATION**  
 SCALE 1/8"=1'-0"



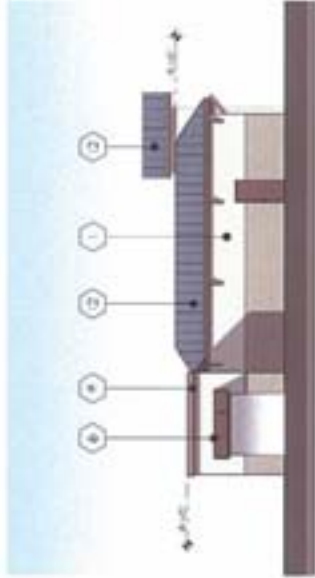
**The Frost Company**  
 10112 Burbank Avenue  
 Van Nuys, CA 91411  
 T 818 708 1100  
**Arthur Peardman**  
 14112 Eastern Avenue  
 Santa Monica, CA 90403  
 T 310 308 2428  
 F 310 308 8318

The Frost  
 Company

3033 Burbank Lakeside  
 Pasadena, CA 91107  
 T 621.280.8500

Arthur Peardiman  
 ARCHITECTS

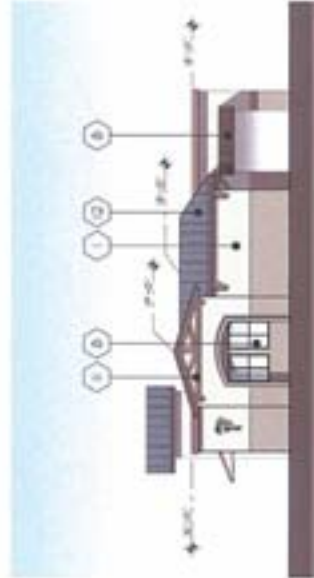
1112 Leaning Tower  
 Santa Monica, CA 90403  
 T 310.204.2424  
 F 310.300.8534



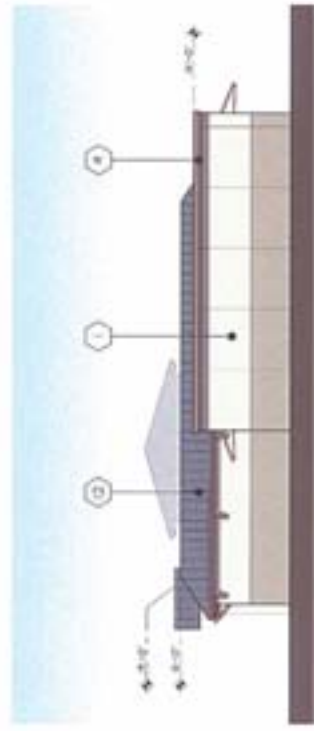
3. PAD 2 NORTH ELEVATION  
 SCALE 1/4\"/>



1. PAD 2 WEST ELEVATION  
 SCALE 1/4\"/>



4. PAD 2 SOUTH ELEVATION  
 SCALE 1/4\"/>



2. PAD 2 EAST ELEVATION  
 SCALE 1/4\"/>

**PAD 2 ELEVATIONS**  
 05131126.01

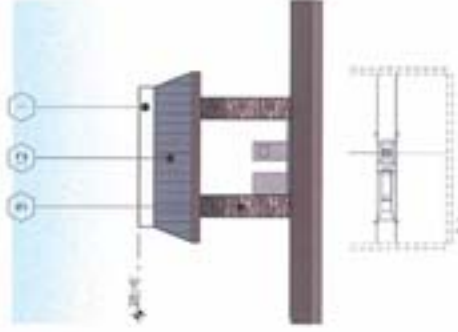
NOTES: 1. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES. 2. REFER TO ARCHITECTURAL SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES. 3. REFER TO ARCHITECTURAL SPECIFICATIONS FOR ROOFING. 4. REFER TO ARCHITECTURAL SPECIFICATIONS FOR SIGNAGE. 5. REFER TO ARCHITECTURAL SPECIFICATIONS FOR LIGHTING. 6. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MECHANICAL. 7. REFER TO ARCHITECTURAL SPECIFICATIONS FOR ELECTRICAL. 8. REFER TO ARCHITECTURAL SPECIFICATIONS FOR PLUMBING. 9. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FIRE PROTECTION. 10. REFER TO ARCHITECTURAL SPECIFICATIONS FOR INTERIORS. 11. REFER TO ARCHITECTURAL SPECIFICATIONS FOR EXTERIORS. 12. REFER TO ARCHITECTURAL SPECIFICATIONS FOR LANDSCAPE. 13. REFER TO ARCHITECTURAL SPECIFICATIONS FOR UTILITIES. 14. REFER TO ARCHITECTURAL SPECIFICATIONS FOR TRANSPORTATION. 15. REFER TO ARCHITECTURAL SPECIFICATIONS FOR TELECOMMUNICATIONS. 16. REFER TO ARCHITECTURAL SPECIFICATIONS FOR SECURITY. 17. REFER TO ARCHITECTURAL SPECIFICATIONS FOR ACCESSIBILITY. 18. REFER TO ARCHITECTURAL SPECIFICATIONS FOR SUSTAINABILITY. 19. REFER TO ARCHITECTURAL SPECIFICATIONS FOR HISTORIC PRESERVATION. 20. REFER TO ARCHITECTURAL SPECIFICATIONS FOR ARCHITECTURAL QUALITY CONTROL.

- MATERIAL LEGEND**
- 1 STEEL WOOD CANOPY
  - 2 WOOD FINISH
  - 3 TILE ROOF
  - 4 STONE VENEER
  - 5 WOOD TRILLS
  - 6 FIBER CEMENT SIDING
  - 7 STEEL WOOD CANOPY
  - 8 WALL SCORE
  - 9 GLAZING
  - 10 FOAM CONCRETE
  - 11 VENT
  - 12 WOOD FRAMING
  - 13 STANDING BEAM METAL ROOF
  - 14 MASONRY UNIT

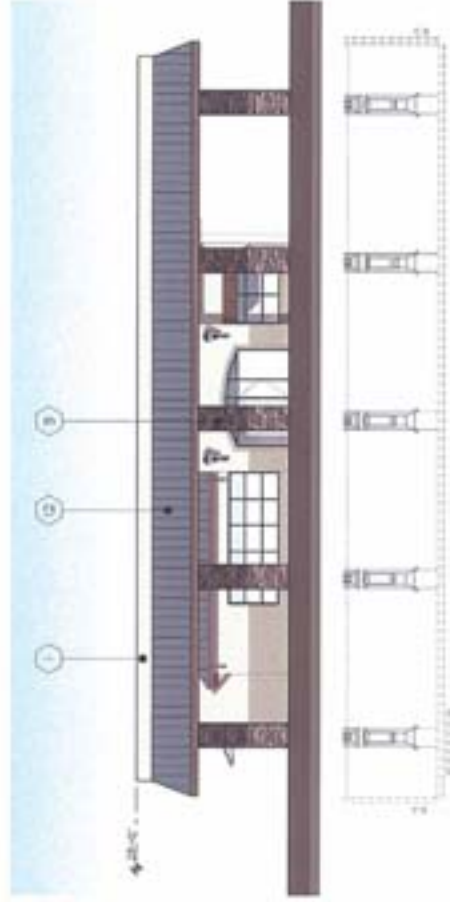


**The Frost Company**  
 2615 Avenida Loma Vista  
 Laguna Hills, CA 92653

**Arthur P. Cantalano**  
 6125 Sycamore Street  
 Suite 100  
 Santa Monica, CA 90405  
 T 310.302.3424  
 F 310.302.6224



1. PAD 2-GAS STATION - NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



2. PAD 3-GAS STATION - WEST ELEVATION  
 SCALE: 1/4" = 1'-0"

- MATERIAL LEGEND**
- 1 STUCCO FINISH
  - 2 TILE ROOF
  - 3 STONE VENEER
  - 4 WOOD TRELLIS
  - 5 FIBER CEMENT SIDING

- 6 STEEL WOOD CANOPY
- 7 WALL SCORCE
- 8 GLAZING
- 9 FOAM CORNICE
- 10 VENT
- 11 WOOD FRAMING
- 12 STANDING BEAM METAL ROOF
- 13 MANSARD UNIT

**GAS STATION ELEVATIONS**  
 05/20/2018

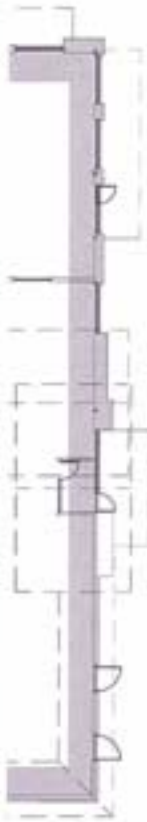
THIS PROJECT HAS BEEN PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. THE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.



**A-2.11**  
**KK&A**  
 architects



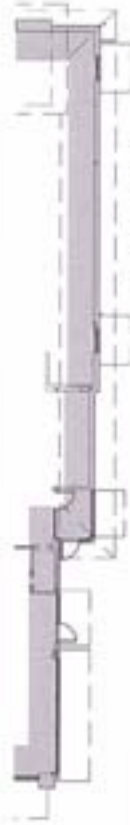
**3. PAD 3 EAST ELEVATION**  
 SCALE 1/8" = 1'-0"



**1. PAD 3 NORTH ELEVATION**  
 SCALE 1/8" = 1'-0"



**4. PAD 3 WEST ELEVATION**  
 SCALE 1/8" = 1'-0"



**PAD 3 ELEVATIONS**

**MATERIAL LEGEND**

- 1 STUCCO FINISH
- 2 TILE ROOF
- 3 STONE VENEER
- 4 WOOD TRILLIS
- 5 FIBER CEMENT SIDING
- 6 STEEL-WOOD CANOPY
- 7 WALL SIGNAGE
- 8 GLAZING
- 9 FOAM CORNICE
- 10 WOOD FRAMING
- 11 STANDING BEAM METAL ROOF
- 12 MASONRY UNIT
- 13 VENT

**2. PAD 3 SOUTH ELEVATION**  
 SCALE 1/8" = 1'-0"

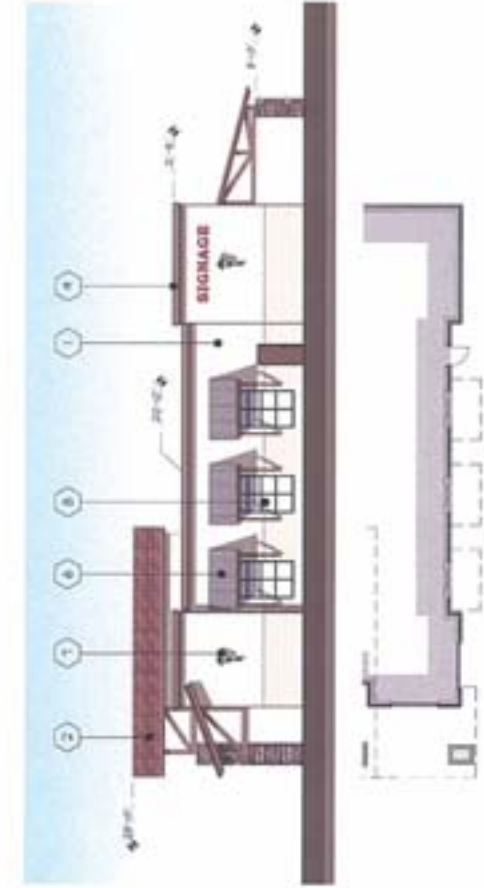


**The Frost Company**  
 10155 Broadway Lakeside  
 Laguna Hills, CA 91743  
 (714) 440-8880

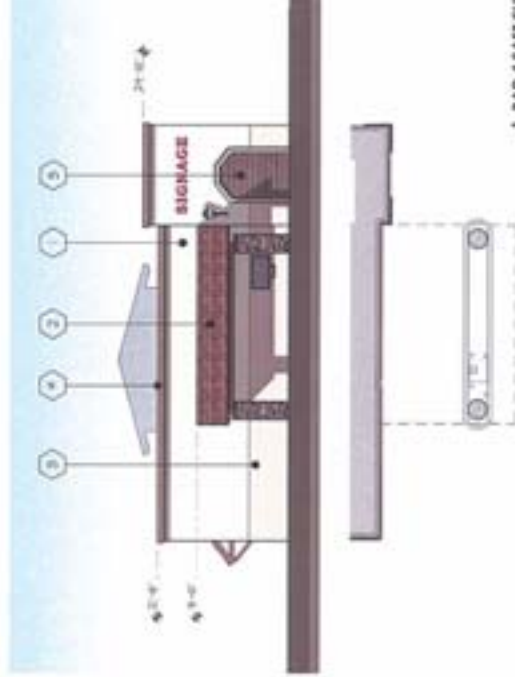
**Arthur Pearmain**  
 11432 Lakeside Avenue  
 Suite 107  
 Irvine, CA 92618  
 F 949.262.2425  
 F 949.262.8338

**A-2.12**

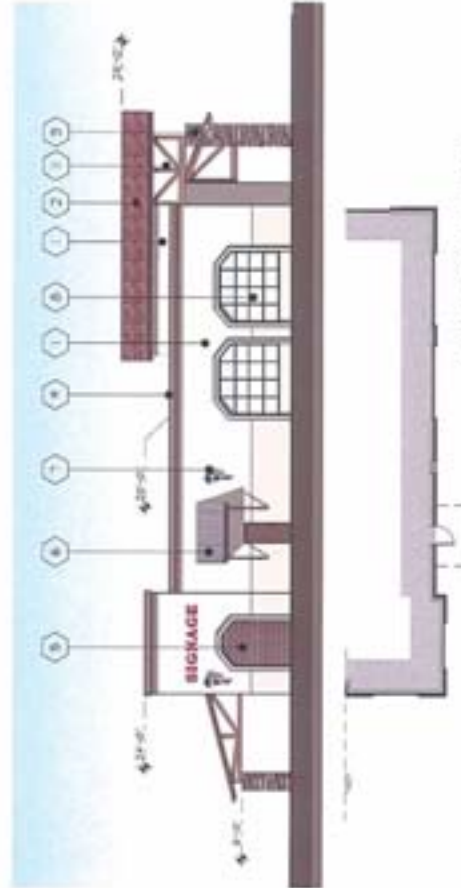
**KK&A**  
 architects



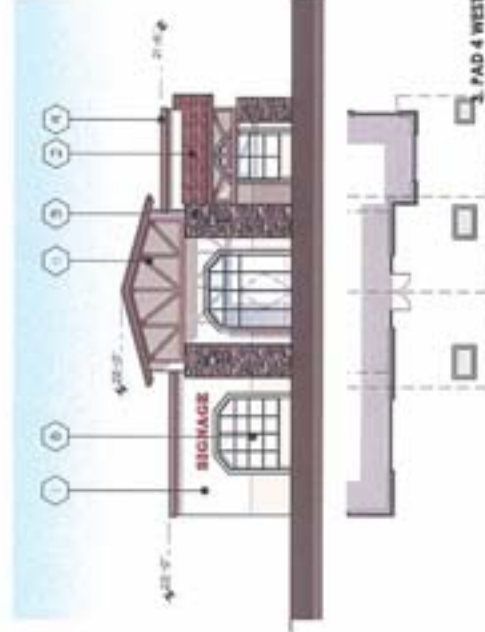
2. PAD 4 SOUTH ELEVATION  
 SCALE 1/8"=1'-0"



1. PAD 4 EAST ELEVATION  
 SCALE 1/8"=1'-0"



4. PAD 4 NORTH ELEVATION  
 SCALE 1/8"=1'-0"



3. PAD 4 WEST ELEVATION  
 SCALE 1/8"=1'-0"

**PAD 4 ELEVATIONS**

DATE: 05/13/14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

- MATERIAL LEGEND**
- 1 STEEL WOOD CANOPY
  - 2 STEEL WOOD FINISH
  - 3 TILE ROOF
  - 4 STONE VENEER
  - 5 WOOD TRUSS
  - 6 FIBER CEMENT SIDING
  - 7 WOOD FRAMING
  - 8 WALL SCOURCE
  - 9 GLAZING
  - 10 FOAM CONCRETE
  - 11 VENT
  - 12 STANDING SEAM METAL ROOF
  - 13 MASONRY UNIT



**The Frost Company**  
 3000 Rockwood Lane  
 Laguna Hills, CA 92653  
 T 949.260.1000

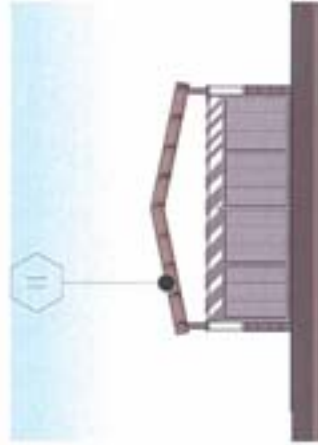
**Arthur Pearlman ASSOCIATES**  
 11112 Rockwood Street  
 Suite 100  
 Irvine, CA 92618  
 T 949.260.1000

**A-2.13**

**KK&A architects**

**The Frost Company**  
 2022 Sherman Way  
 Torrance, CA 90501  
 T 310.201.8200

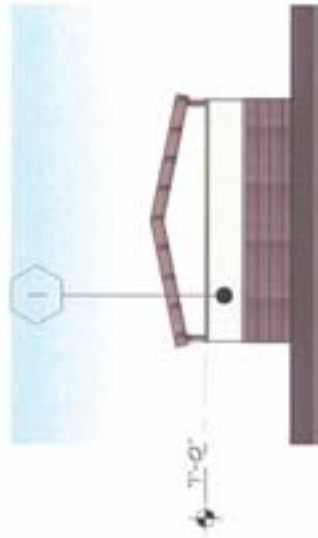
**Arthur Pearcey Inc.**  
 5122 Sepulveda Avenue  
 Suite 100  
 Santa Monica, CA 90403  
 P 310.340.8216  
 F 310.340.8216



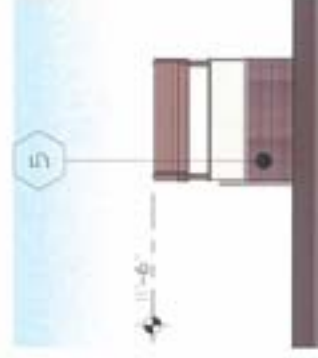
**1. FRONT TRASH ENCLOSURE ELEVATION**  
 SCALE 1/4"=1'-0"



**3. TRASH ENCLOSURE ROOF ELEVATION**  
 SCALE 1/4"=1'-0"



**2. BACK TRASH ENCLOSURE ELEVATION**  
 SCALE 1/4"=1'-0"



**4. SIDE TRASH ENCLOSURE ELEVATION**  
 SCALE 1/4"=1'-0"

**TRASH ENCLOSURE ELEVATIONS**

NOTES: THESE ELEVATIONS ARE FOR INFORMATION ONLY. ANY CHANGES TO THE DESIGN SHALL BE MADE IN ACCORDANCE WITH THE ARCHITECT'S CONTRACT AND SHALL BE APPROVED BY THE ARCHITECT.

- MATERIAL LEGEND**
- ① STUCCO FINISH
  - ② TILE ROOF
  - ③ STONE VENEER
  - ④ WOOD TRELLIS
  - ⑤ FIBER CEMENT BOARD

- ⑥ STEEL WOOD CANOPY
- ⑦ WALL SOUNDRY
- ⑧ GLAZING
- ⑨ FIBER CEMENT BOARD
- ⑩ VERB
- ⑪ WOOD FRAMING
- ⑫ STANDING SEAMS METAL ROOF
- ⑬ MASONRY UNIT

**COLOR LEGEND**

- STUCCO**
- A. DUNN EDWARDS DE 6235 (Limestone)
  - B. DUNN EDWARDS DE 6236 (Harrington Green)
  - C. DUNN EDWARDS DE 6141 (Salt Box)
  - D. DUNN EDWARDS DE 6126 (Sand Dune)
  - E. DUNN EDWARDS DE 6219 (Crystal Haze)
  - F. DUNN EDWARDS DE 6221 (Pebbleweave)



**METAL CANOPY**

- G. (Tan/Green)



**WOOD**

- H. DUNN EDWARDS DE 6132 (Big Stone Beach)



**MATERIAL BOARD**

SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES. MATERIALS AND FINISHES SHOWN ON THIS BOARD ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED AS A BASIS FOR CONTRACTING OR FOR ANY OTHER PURPOSE.

**MATERIAL LEGEND**

1. Stucco Finish  
MFG: Laticrete Stucco  
Finish: 20/20 Finish
2. Roof Tiles  
MFG: Eagle Roofing Products  
Style: American Hues  
Color: Stone Blend(SIP-8707)
3. Stone Veneer  
MFG: Cambria Stone  
Style: Idaho Dry stack/Carnegie Museum  
Grouting: Standard Joint (Rubes)
4. Wood Trex  
Color: Match with DE 6132 (Big Stone Beach) from Dunn-Edwards  
Finish: Solid Color Stain
5. Fiber-Jointment siding  
MFG: James Hardie  
Style: Select Chalkboard  
Color:
- 6a. Wood Canopy  
Style: Composite metal with wood framing
- 6b. Metal Canopy  
MFG: B & C Awnings, Inc.  
Style: Arch Series  
Color: Brown
7. Vinyl Siding  
MFG: Sterling Lighting  
Model: Euro Series-E605GVCWB  
Finish: Beechish tan
8. Aluminum Storefront  
MFG: US Aluminum  
Finish: Flutropin
9. EPS Cornice  
MFG: Advanced Form  
Finish: Pre-Coated
10. Vent
11. Wood Framing
12. Standing Seam Metal Roof  
MFG: ATAS International Inc.  
Color: Rocky Gray
13. CMU  
MFG: Argus Block  
Texture: Split Face  
Color: Field - Sandstone Accent-Oak
14. STAMPED CONCRETE  
MFG: SCOFIELD SYSTEMS  
Pattern: Ashlar Stone-Embossing Skin
15. STAMPED CONCRETE  
MFG: SCOFIELD SYSTEMS  
Pattern: West Irish-Herringbone
16. RETAINING WALL  
Style: Mortarless Segmental Retaining Wall System





**OLD FARM EQUIPMENT**  
This photograph representing a maze is an outstanding example of the work of pioneering people who occupied what is now Riverside County.



5 plaques, one for each Native American group, placed at specified corners

- A. SERRANOS
- B. LUISENOS
- C. CUPENOS
- D. CHEMEHUEVI
- E. CAHUILLAS



**HEMET MAZE STONE**  
A replica of this painted stone will be placed on the southern side of the Frontier Loop entrance.



A replica of this painted stone will be placed on the southern side of the Frontier Loop entrance.

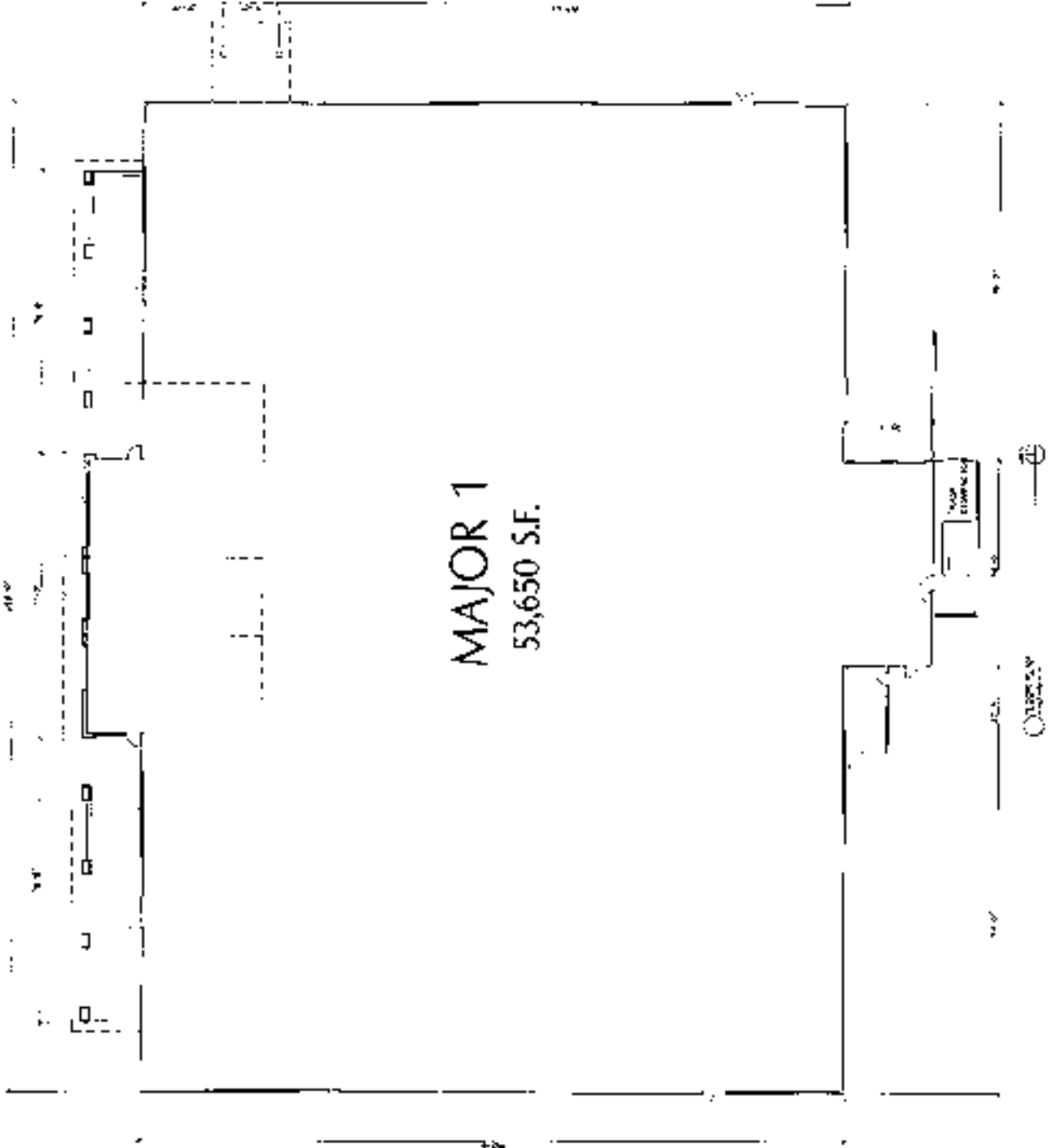


**ART WALL**

An area of the wall on either the east or west of Major 3 (school) will be assigned as an Art Wall. The school program (school) will be determined by the school that comes on board.

**The Frost Company**  
10000 American Way  
10000 American Way  
10000 American Way

**Arthur Pearmain CORPORATION**  
1107 Orchard Street  
Suite 100  
Brea, California, CA 92603  
P 714 388 8238



MAJOR 1  
53,650 S.F.

A PROJECT FOR:  
**THE FROST**

3657 Soquel Avenue  
Los Angeles, CA 90007  
C. F. W. ARCHITECTS

**Arthur Pearlman**  
1122 Beverly Drive  
Beverly Hills, CA 90210  
E. (310) 276-2000  
F. (310) 276-4000

SHEET A-3.0



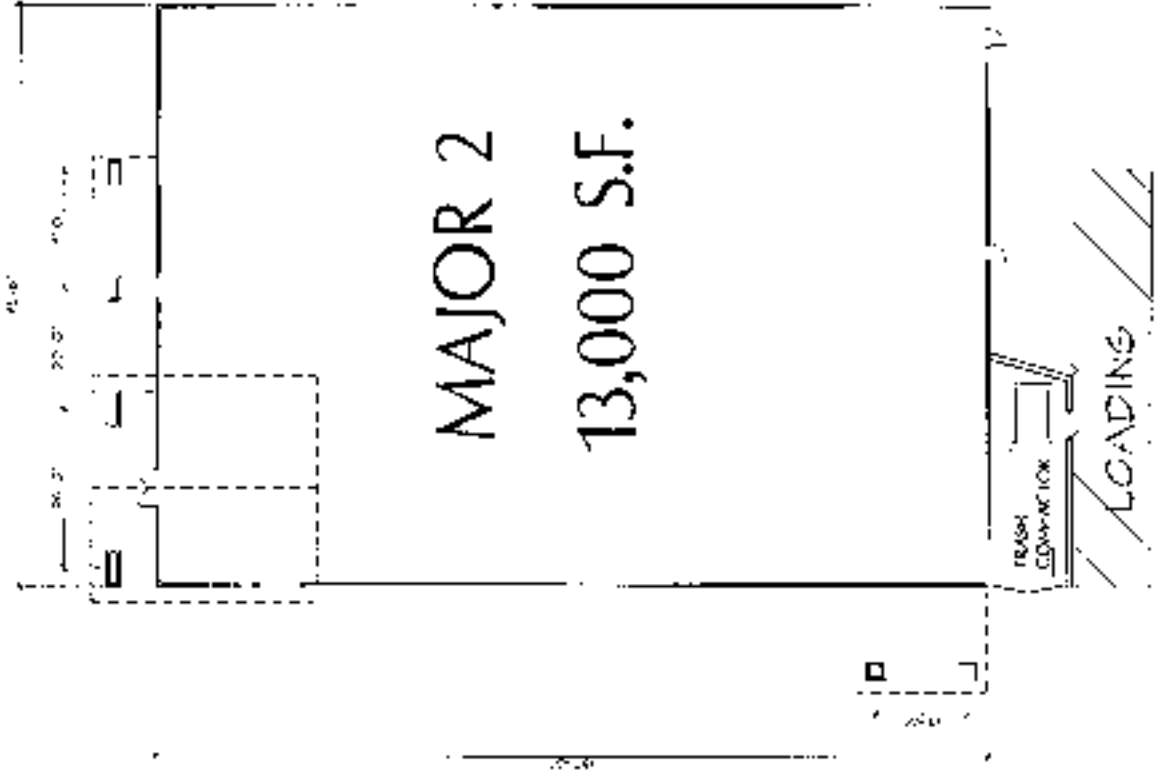
MAJOR-1  
FLOOR PLAN

1. All dimensions are in feet and inches.  
2. All dimensions are to the centerline of the wall unless otherwise noted.  
3. All dimensions are to the centerline of the wall unless otherwise noted.

A PROJECT FOR:  
**THE FROST**

3501 LINDSEY AVENUE  
LOS ANGELES, CALIFORNIA  
90020-1500

**Arthur P. Venturi**  
ARCHITECT  
11375 CRENSHAW BLVD.  
SUITE 1000  
LOS ANGELES, CA 90024  
TEL: 310.344.2222  
FAX: 310.344.2222



**MAJOR 2**  
**13,000 S.F.**

TRASH  
COMPACTOR  
LOADING

**MAJOR 2**  
**ELECTRICAL**

DATE: 11/10/04  
DRAWN BY: [Name]  
CHECKED BY: [Name]

Scale: 1/8" = 1'-0"

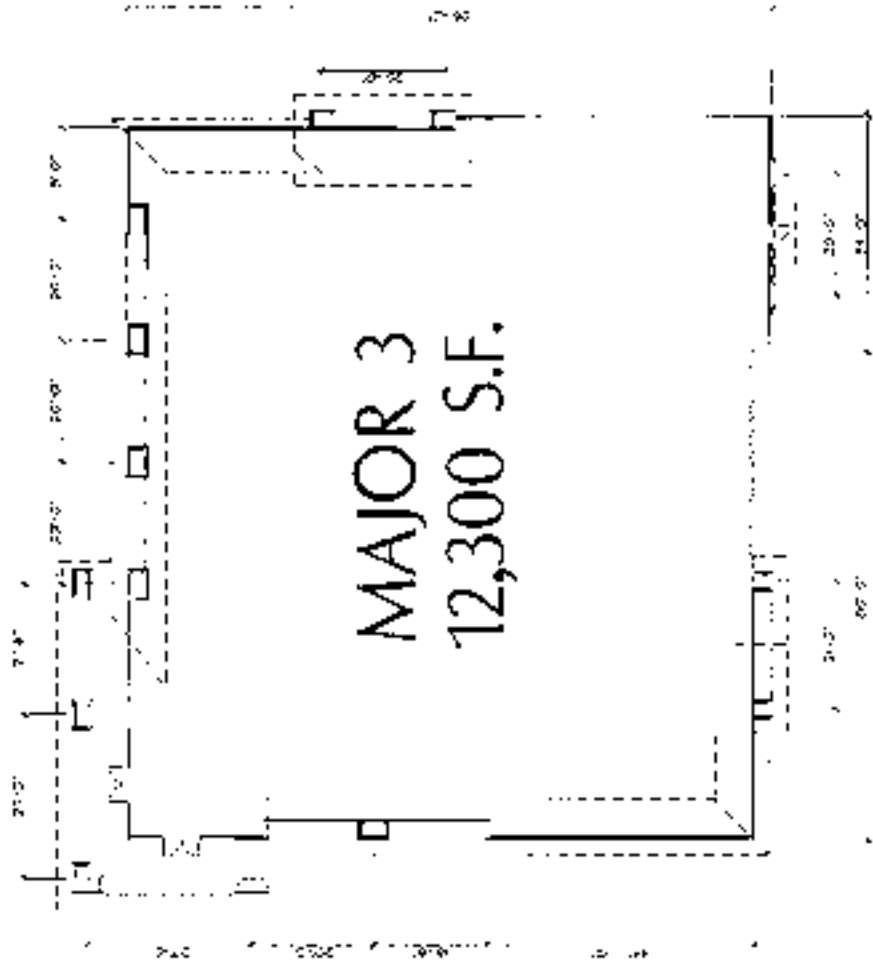
SHEET A-3.1

**KK&A**  
architects

A PROJECT FOR:  
**THE FROST**

3000 Golden Gate  
San Francisco, CA 94118  
Tel: 415.774.8200

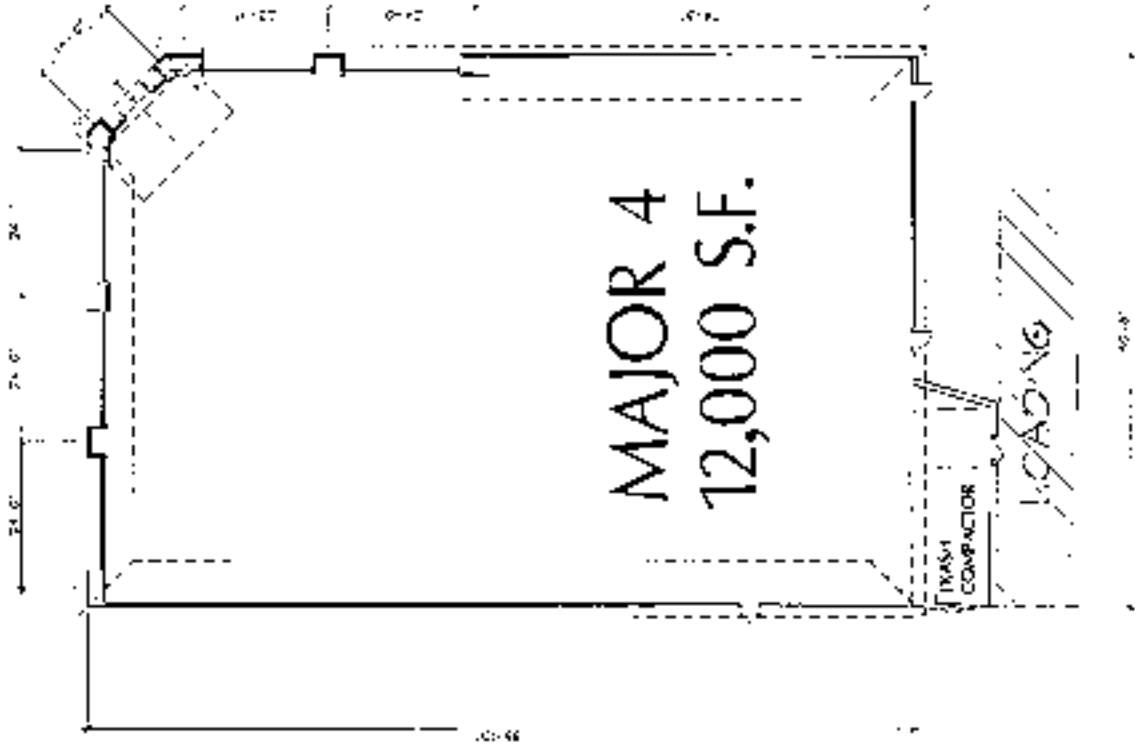
**Architect**  
**KK&A**  
100 Sacramento Street  
San Francisco, CA 94104  
Tel: 415.774.8200  
Fax: 415.774.8201



A PROJECT FOR:  
THE FROST

1001 Commonwealth  
Frost Building  
1001 Commonwealth

**Architect Registration**  
1001 Commonwealth  
Frost Building  
1001 Commonwealth  
Frost Building



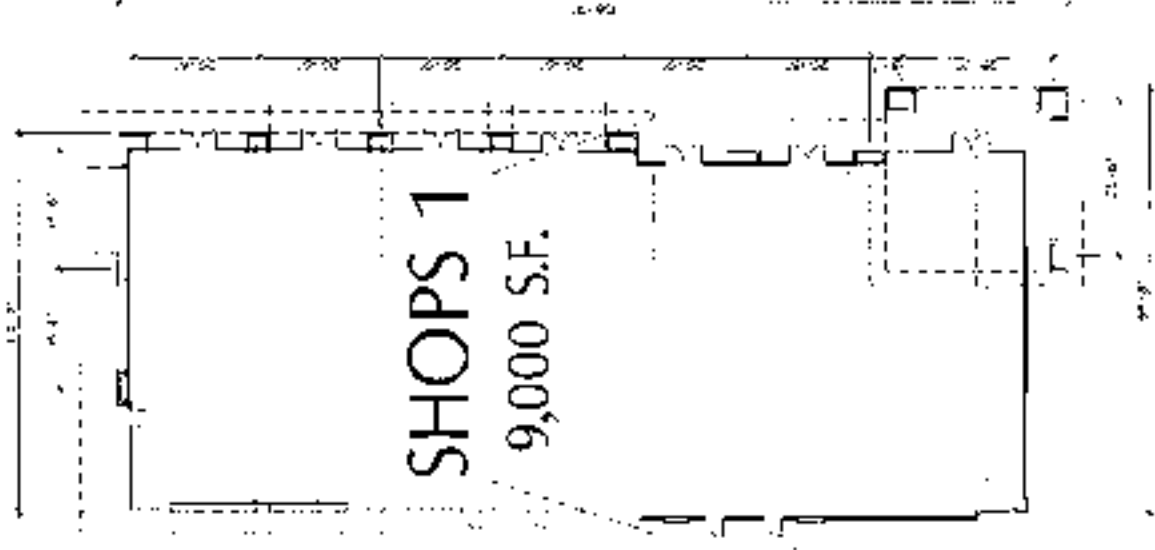
MAJOR-4  
FLOOR PLAN  
DATE: 10/11/11  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

MAJOR 4  
12,000 S.F.

A PROJECT FOR  
THE FROST

301 California Street  
Los Angeles, CA 90012  
Phone: (213) 691-1000

Arthur Poytzepp  
Principal  
1137 Second Street  
San Francisco, CA 94103  
Tel: (415) 263-2923  
Fax: (415) 263-4024



SHOPS-1  
FLOOR PLAN  
PROJECT NO.

Scale: 1/8" = 1'-0"  
Date: 11/11/09  
Drawing No: 11/11/09-001  
Project No: 09-001

CONTRACT

(6)



PROJECT FOR:  
THE FROST

2011 CALVERT STREET  
LOS ANGELES, CALIFORNIA  
90028

Arthur Pyperman  
Principal  
1131 Second Street  
Santa Monica, CA 90401  
Tel: 310.303.6333  
Fax: 310.303.6334



SHOPS-3  
FLOOR PLAN

THIS PLAN IS THE PROPERTY OF KKE ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KKE ARCHITECTS, INC.

Orientation

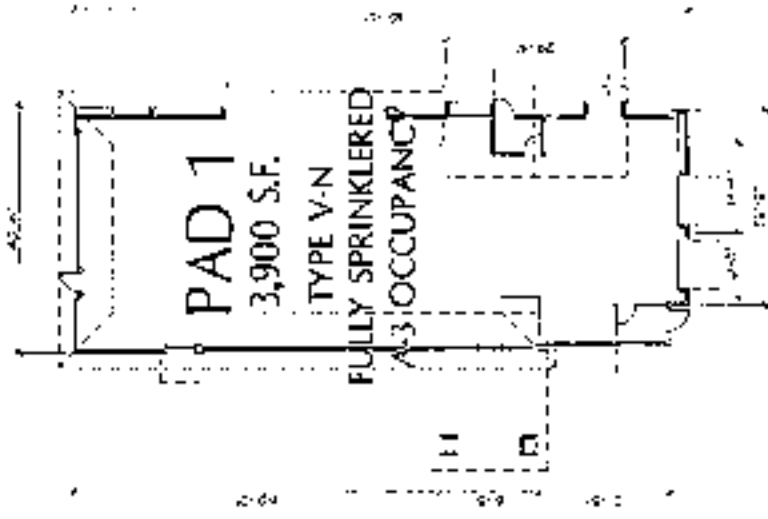
SHEET A-3.6

**KKE**  
architects

**A PROJECT FOR:  
THE FROST**

201 Cooper Park  
Walnut Creek, CA 94598  
T: 925.938.1101

**Arthur P. Davidson**  
ARCHITECT  
137 Imperial Hwy.  
Santa Monica, CA 90401  
T: 310.300.2076  
F: 310.300.2076



**PAD-1  
FLOOR PLAN**

DATE: 04/15/09  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

0.00000000

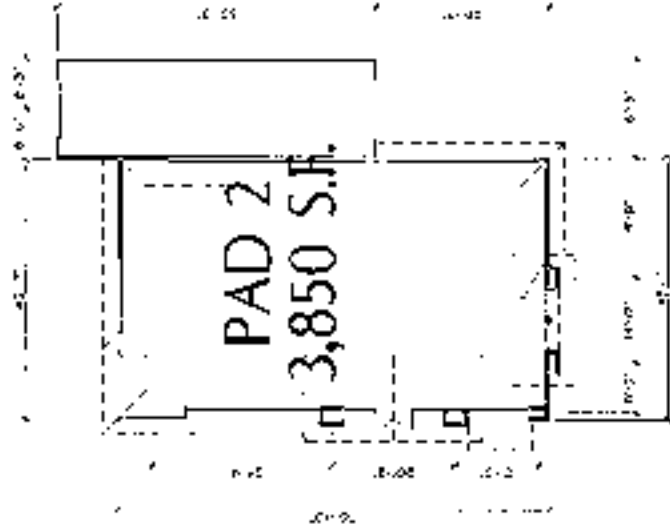
**SHEET A-3.7**



A PROJECT FOR:  
**THE FROST**

1875 GARDEN GROVE  
HOUSTON, TEXAS 77057  
TEL: 713.439.6200

**Arthur Pergaman**  
Principal  
1875 Garden Grove  
Houston, Texas 77057  
Tel: 713.439.6200  
Fax: 713.439.6200



**PAD-2 FLOOR PLAN**  
DATE: 11/11/09  
SCALE: AS SHOWN  
PROJECT: THE FROST  
ARCHITECT: KKA architects

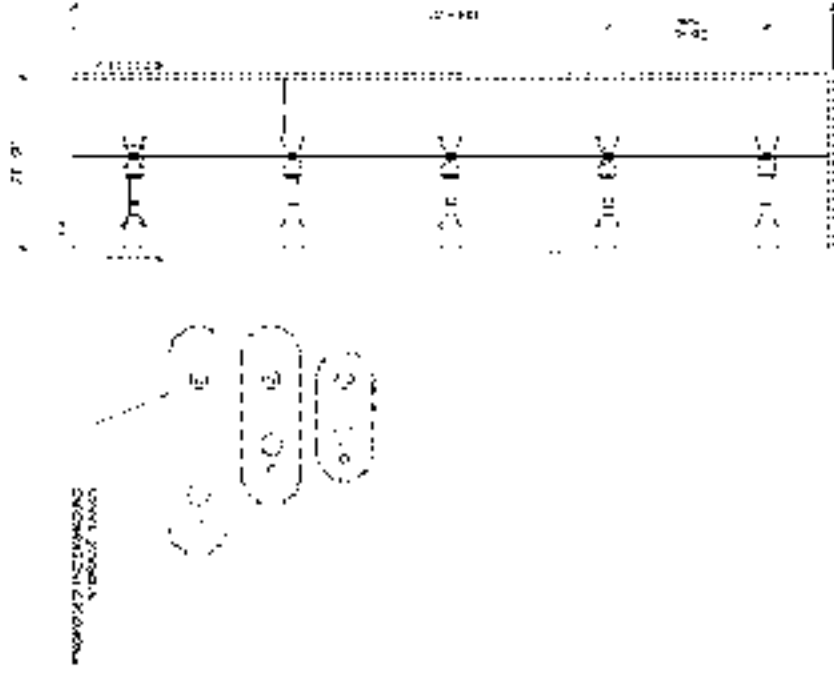
09/11/09

TD

A PROJECT FOR  
THE FROST

300 Graham Lane  
Frost Farm, MA 01886  
Tel: 978.376.8739

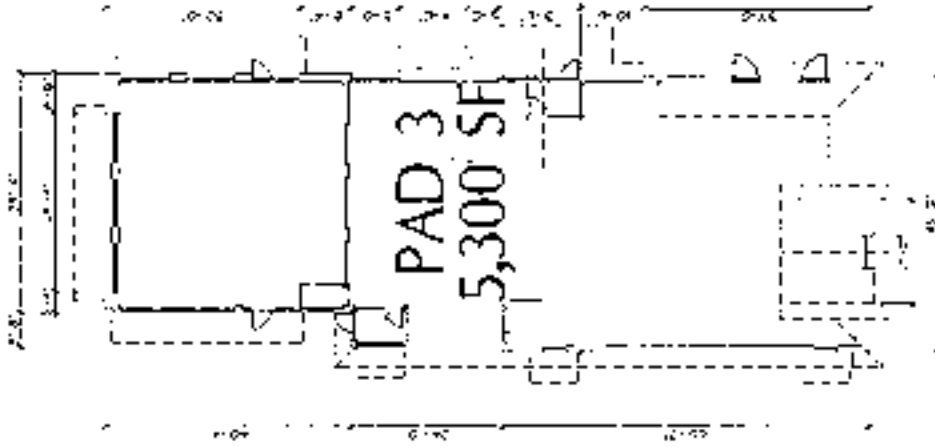
**Architect**  
KKA architects  
1130 Second Street  
Santa Monica, CA 90401  
Tel: 310.308.3402  
Fax: 310.308.4328



A PROJECT FOR:  
**THE FROST**

3701 Golden Gate Blvd  
San Francisco, CA 94117  
T: 415 443-1000

**Arthur Pevsner**  
Principal  
1120 Jackson Drive  
Berkeley, CA 94708  
T: 925 863-8282  
F: 925 863-8284



**PAD-3 FLOOR PLAN**

DATE: 01/11/10  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]

0' 0" 10' 0" 20' 0" 30' 0" 40' 0" 50' 0" 60' 0" 70' 0" 80' 0" 90' 0" 100' 0"

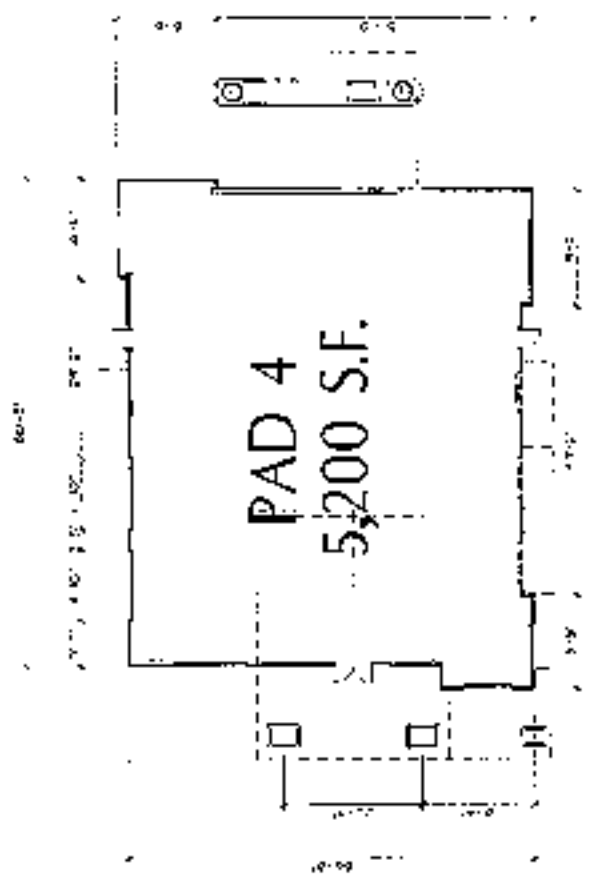
**SHEET A-3.10**

**KKA**  
architects

A PROJECT FOR  
**THE FROST**

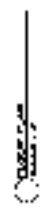
KCI Capital Partners  
1000 17th Street, Suite 100  
Lincoln, NE 68502

**Architect: KKA architects**  
1122 Harvard Street  
Lincoln, Nebraska, NE 68502  
P: 402.733.8220  
F: 402.736.8745



**PAD 4 FLOOR PLAN**

1. All dimensions are in feet and inches.  
2. All dimensions are to the centerline of the wall unless otherwise noted.  
3. All dimensions are to the centerline of the wall unless otherwise noted.

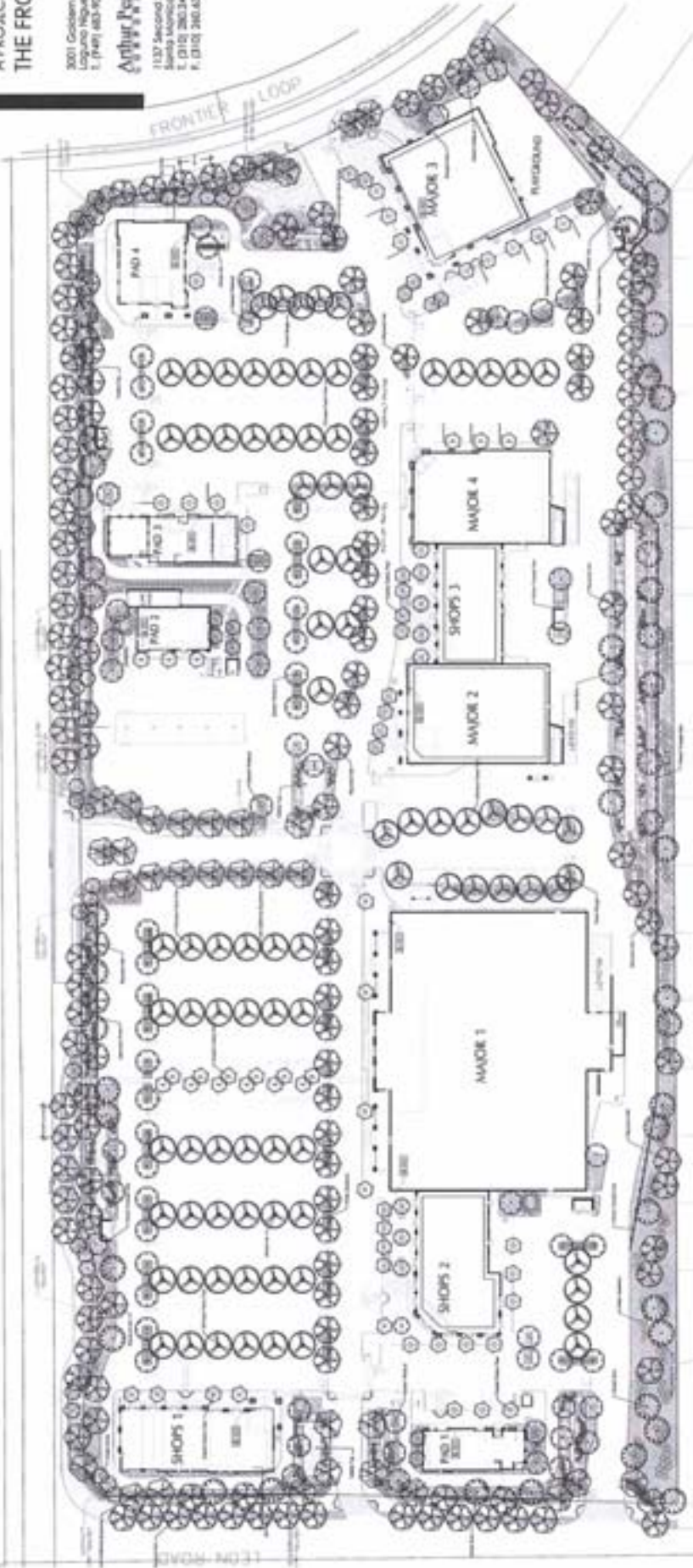


# WINCHESTER RANCH MARKETPLACE

A PROJECT FOR:  
THE FROST

3001 Golden Lanes  
Laguna Hills, CA 92653  
T: (714) 837-9540

Arthur Pederman  
1137 Second Street  
Santa Monica, CA 90403  
T: (310) 303-3425  
F: (310) 303-0334

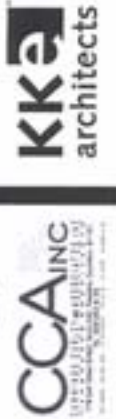


**NOTE:** ALL EXPOSED SURFACES OF NON-LIVABLE AREAS WITHIN THE DEVELOPED LANDSCAPE AREA SHALL BE Laid CURED WITH A MINIMUM THREE INCH (3") LAYER OF ASPHALT, EXCEPT IN AREAS WITH UNCOVERED PLANTED TREES PLACES WHICH SHALL BE Laid CURED WITH A TWO INCH (2") LAYER OF ASPHALT.

**IRREGULAR SURFACE:**

- 1) All irregular surfaces shall be designed to prevent runoff accumulation, but shall be designed to drain to adjacent paved areas, unless otherwise specified. Irregular surfaces shall be designed to drain to adjacent paved areas, unless otherwise specified. Irregular surfaces shall be designed to drain to adjacent paved areas, unless otherwise specified.
- 2) Irregular surfaces shall be designed to drain to adjacent paved areas, unless otherwise specified. Irregular surfaces shall be designed to drain to adjacent paved areas, unless otherwise specified.
- 3) Irregular surfaces shall be designed to drain to adjacent paved areas, unless otherwise specified. Irregular surfaces shall be designed to drain to adjacent paved areas, unless otherwise specified.
- 4) Irregular surfaces shall be designed to drain to adjacent paved areas, unless otherwise specified. Irregular surfaces shall be designed to drain to adjacent paved areas, unless otherwise specified.

MARKER	DESCRIPTION	DATE	BY
MARKER 1	MARKER 1	08/15/11	AP
MARKER 2	MARKER 2	08/15/11	AP
MARKER 3	MARKER 3	08/15/11	AP
MARKER 4	MARKER 4	08/15/11	AP
SHOPS 1	SHOPS 1	08/15/11	AP
SHOPS 2	SHOPS 2	08/15/11	AP
SHOPS 3	SHOPS 3	08/15/11	AP
PAD 1	PAD 1	08/15/11	AP
PAD 2	PAD 2	08/15/11	AP
PAD 3	PAD 3	08/15/11	AP
PAD 4	PAD 4	08/15/11	AP



# WINCHESTER RANCH MARKETPLACE

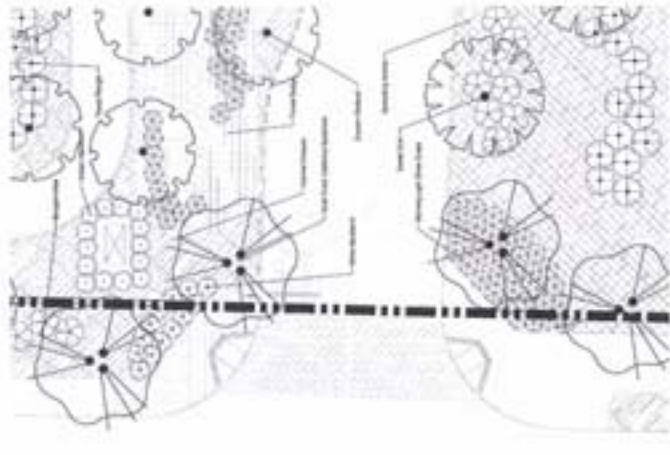
PROJECT ARCHITECTS: KKE architects, 204 394 8238, 401 210 8725, [www.kke.com](http://www.kke.com)  
 PROJECT CONSULTANTS: CCA INC., 1800 10th Street, Suite 100, Berkeley, CA 94710, 415 841 2200, [www.cca-inc.com](http://www.cca-inc.com)

A PROJECT FOR:  
**THE FROST**

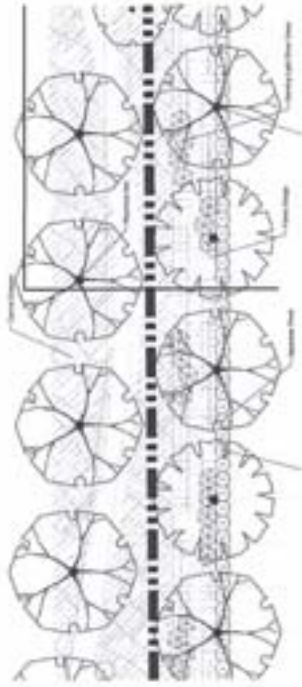
3001 Golden Lantern  
 Laguna Hills, CA 92653  
 T: (949) 853-9540

**Arthur Peckham**

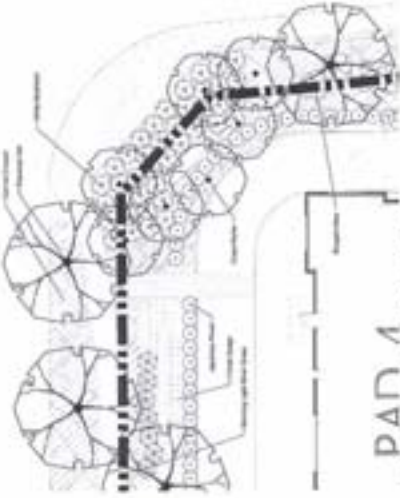
1137 Second Street  
 San Francisco, CA 94103  
 T: (415) 398-3423  
 F: (415) 398-4334



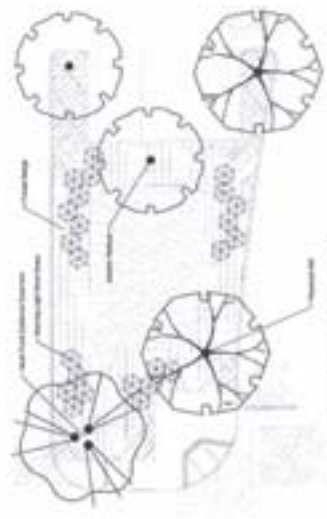
LEON ROAD SOUTHERN ENTRANCE



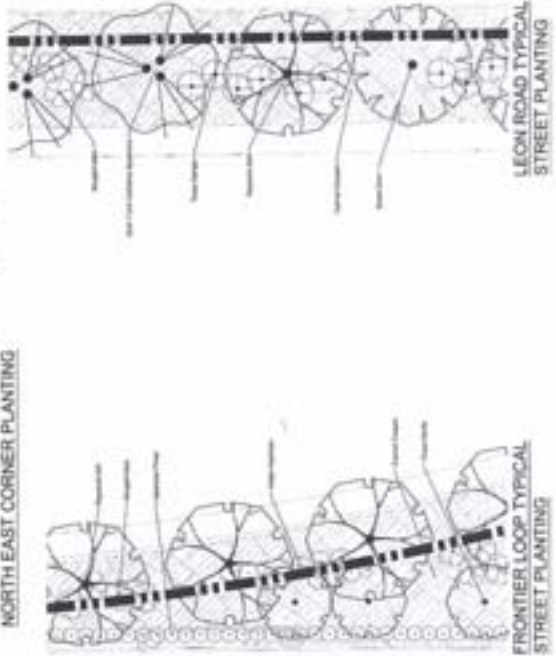
NEWPORT ROAD TYPICAL STREET PLANTING



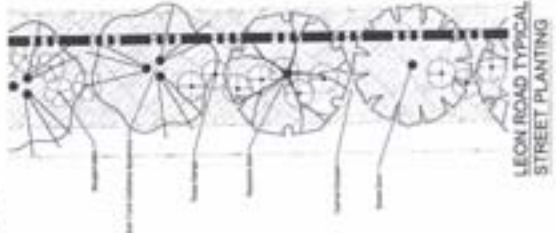
NORTH EAST CORNER PLANTING



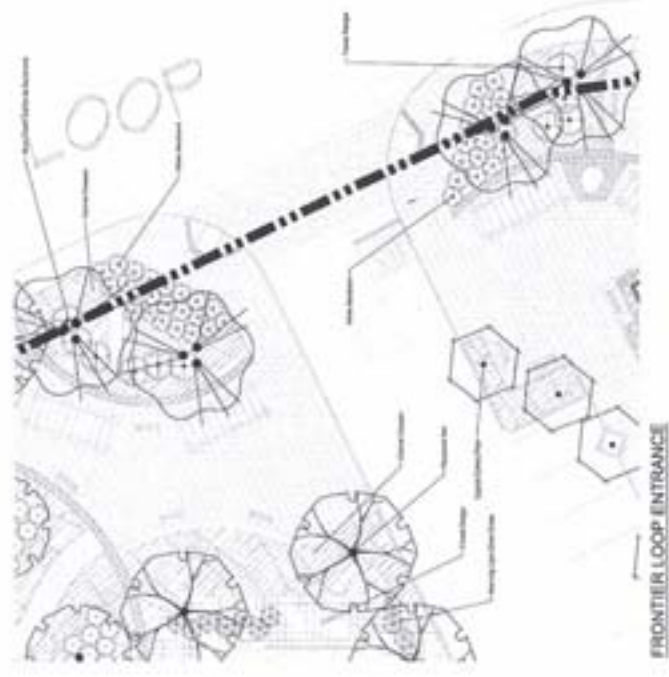
DETENTION BASIN PLANTING



FRONTIER LOOP TYPICAL STREET PLANTING



LEON ROAD TYPICAL STREET PLANTING



FRONTIER LOOP ENTRANCE

**CONCEPTUAL PLANTING PLAN**  
 WITH THIS INFORMATION AND THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS, THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PLANTING PLAN AND THE INFORMATION CONTAINED HEREIN. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



**CCA INC**  
 UNIVERSITY PLANTING  
 1800 10th Street, Suite 100  
 Berkeley, CA 94710



**KKE architects**

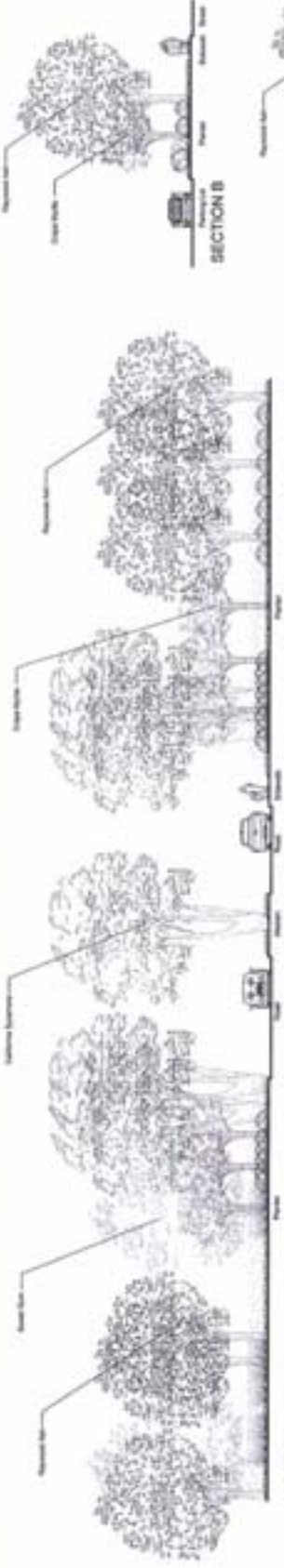
# WINCHESTER RANCH MARKETPLACE

A PROJECT FOR:  
**THE FROST**

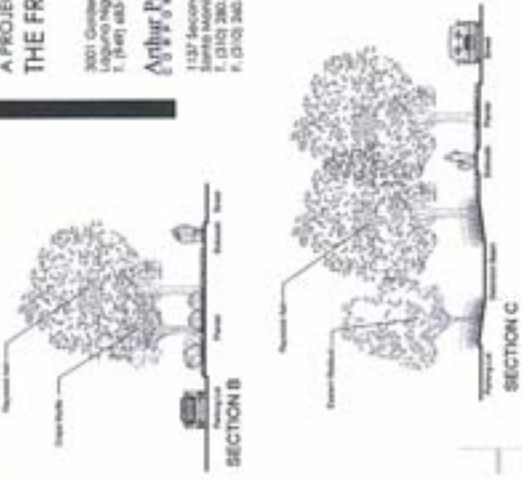
3001 Corbin Lane  
Laguna Hills, CA 92657  
T: (949) 483-9000

**Arthur Popelmann**

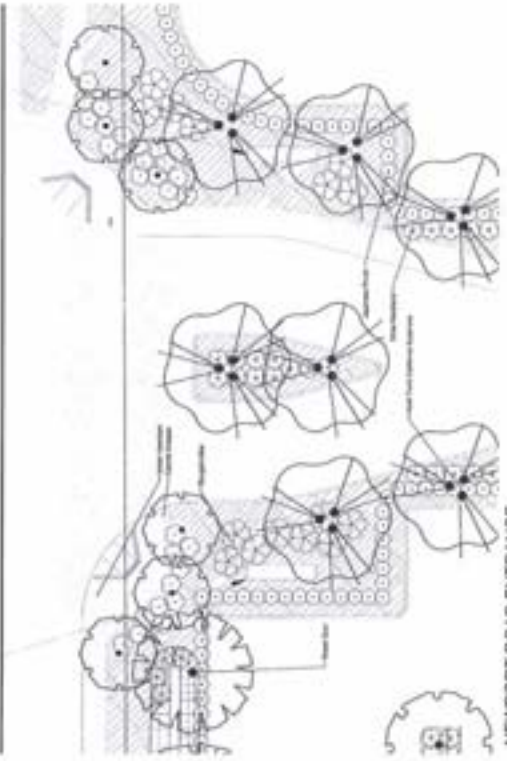
1137 Second Street  
Santa Monica, CA 90403  
T: (310) 380-2423  
F: (310) 380-6334



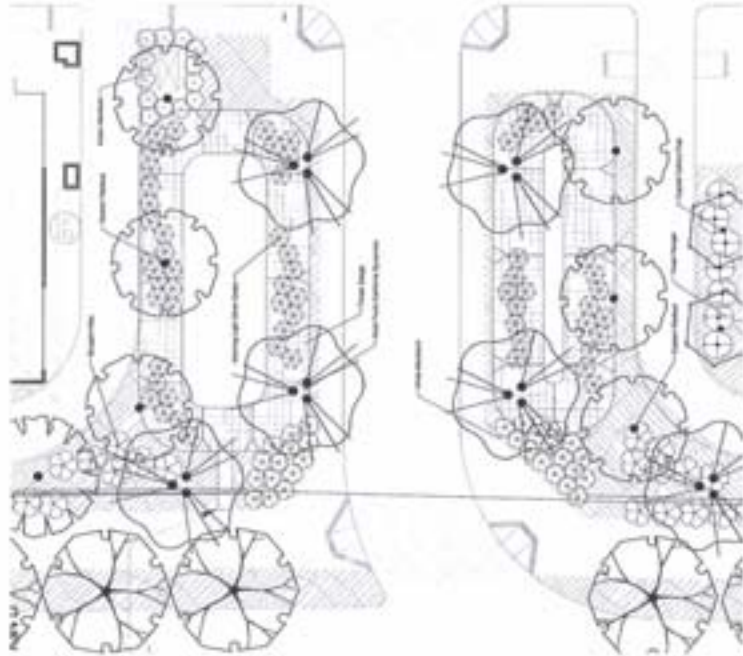
SECTION A



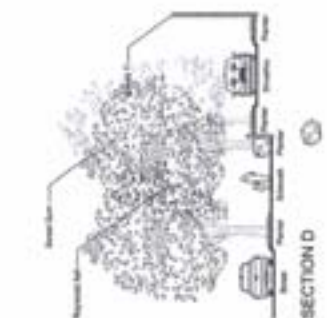
SECTION C



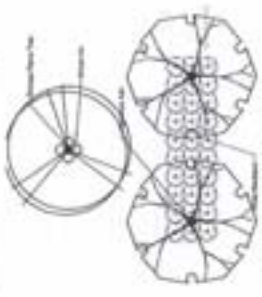
NEWPORT ROAD ENTRANCE



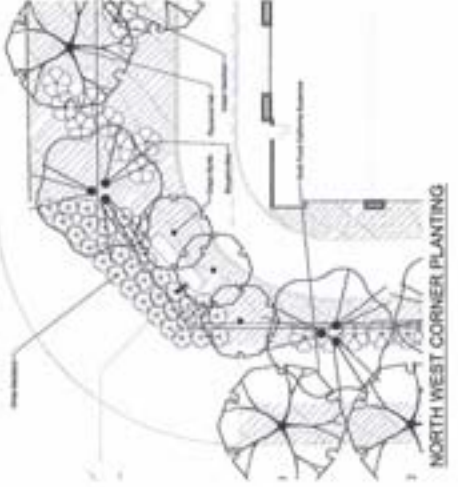
LEON ROAD NORTHERN ENTRANCE



SECTION D



TYPICAL PARKING AND  
END ISLAND PLANTING



NORTH WEST CORNER PLANTING



**CCA INC**  
CALIFORNIA COLLEGE OF ARCHITECTURE  
100 UNIVERSITY AVENUE  
SAN FRANCISCO, CA 94102

**KK&A**  
architects

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# WINCHESTER RANCH

M A R K E T P L A C E

S I G N P R O G R A M

 **PROJECT DIRECTORY**

**LANDLORD:**  
THE FROST COMPANY  
3001 GOLDEN LANTERN  
LAGUNA NIGEL, CA 92677  
TEL: (949) 683-9040

**ARCHITECT:**  
KKE ARCHITECTS  
525 EAST COLORADO BLVD.  
FOURTH FLOOR,  
PASADENA, CA 91101  
TEL (626) 796-8230  
FAX (626) 796-8735

**CONSULTANT:**  
ULTRASIGNS ELECTRICAL ADVERTISING  
9025 BALBOA AVENUE, STE 150  
SAN DIEGO, CA 92123-1520  
TEL (858) 569-1400 x104  
FAX (858) 569-1453

SIGN ADVANTAGE  
2062 BUSINESS CENTER DRIVE SUITE 130  
IRVINE, CA 92612  
TEL (949) 553-2433  
FAX (949) 553-2436  
ATTN: CONNIE O'CONNOR

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## A INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the City.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required City permits.



## B LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.

## **C** GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be 30 milliamp neon, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.
10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.
16. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
17. All raceways, conduits, etc... installed on rock background, corrugated metal and/or back of parapets to be painted a specific color to be obtained from the architect.

## D SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the project. Signs must be architecturally compatible with the entire center.

### STOREFRONT SIGNAGE

The following types of construction will be allowed:

- Acrylic face channel letters
- Through face and halo channel letters
- Reverse pan channel letters
- Skeleton neon behind flat cut out shapes and letters.
- Open pan channel letters( Only in an artistic letter style/font)
- Push thru letters and logos in aluminum cabinets
- Flat cut out dimensional shapes and accents
- Metal screen mesh accents
- Exposed skeleton neon accents

The idea of using dissimilar materials and creating signs with varying colors, layers, and textures will create an exciting and appealing retail environment.

Sign area for all tenants will be calculated as follows:  
1.5 square feet of sign area for every linear foot of leased frontage.  
Tenants with multiple elevations will be allowed the same formula for each elevation. Stacked copy is permitted

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend up to 25% beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" area for the main sign body. (See diagram below)



Descending letter element

Descender: (The part of the lowercase letters, such as g, p, and y, which extends below the other lowercase letters)

Irregular shaped icons & logos should be considered in sign design for increased visual impact.



## **E** PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard:  
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs in Proximity to Utility Lines:  
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
3. Signs painted directly on a building surface will not be permitted.
4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.
5. There shall be no signs that are flashing, moving or audible.
6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.
7. Vehicle Signs:  
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are use for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited. ( I.e. Delivery trucks with tenant signage is OK)
8. Light Bulb Strings:  
External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

9. Banners, Pennants & Balloons Used for Advertising Purposes:  
Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and City approval.

10. Billboard Signs are not permitted.

11. The use of permanent "sale" signs are prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

12. No standard plex faced cabinet construction allowed.

## **F** ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

## **G** INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

## **H** MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, Landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.



**Section.A**  
Illuminated LEXAN FACED CHANNEL display with THROUGH FACE ILLUMINATION.  
Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
Faces use translucent Lexan with trim cap.  
Illuminate with 30 ma neon.  
Paint returns any color.



Section.A



**Section.B**  
Illuminated REVERSE PAN CHANNEL display with HALO ILLUMINATION.  
Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
Illuminate with 30 ma neon.  
Paint faces and returns any color.



Section.C



**Section.C**  
Illuminated LEXAN FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION.  
Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
Faces use Lexan with trim cap.  
Illuminate with 30 ma neon.  
Paint returns any color.



Section.E



**Section.D**  
Illuminated ALUMINUM FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION.  
Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
Route out aluminum faces where graphics occur and back up or push through lexan graphics.  
Illuminate with 30 ma neon.  
Paint face and returns any color.



Section.D

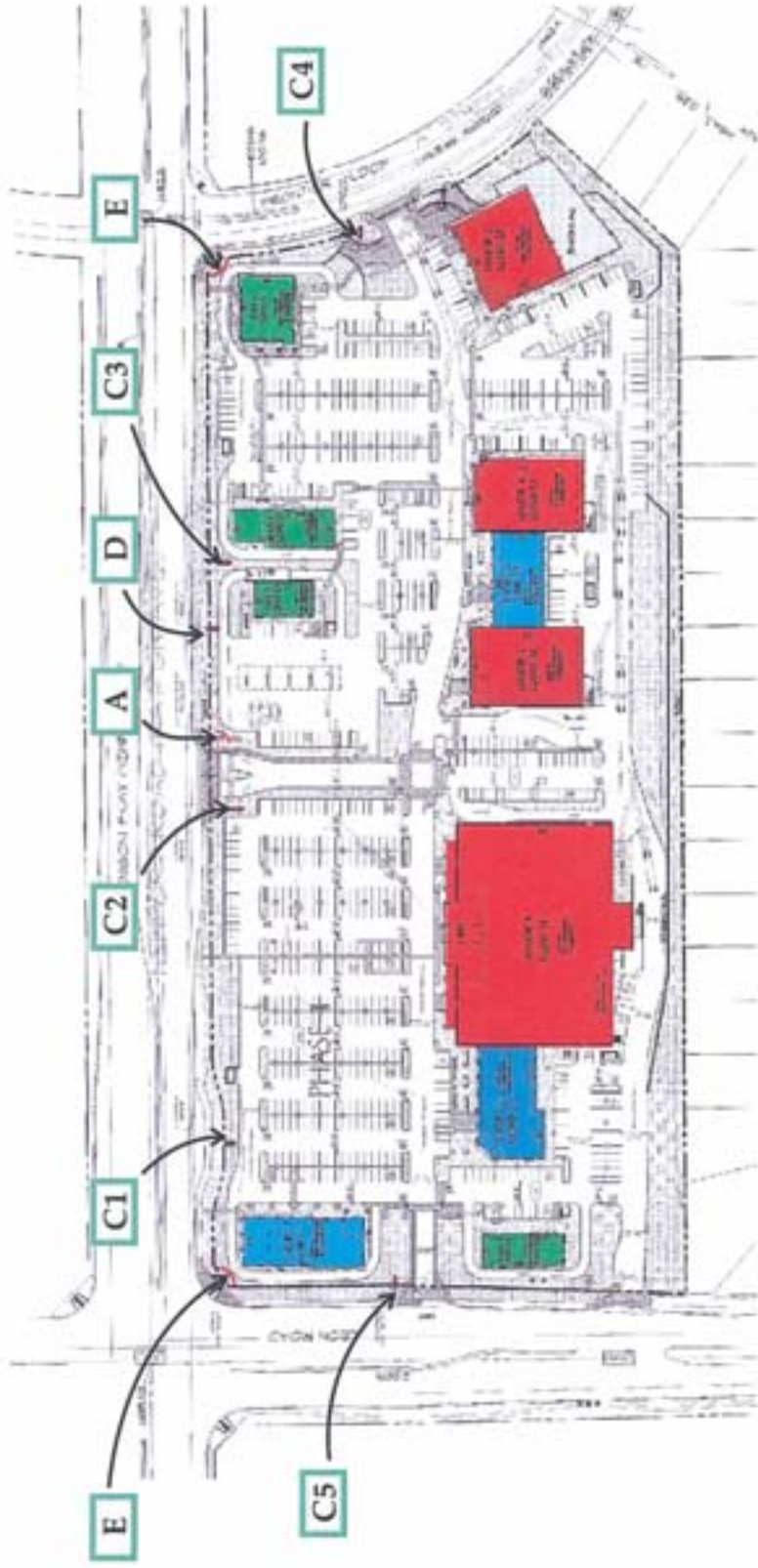


**Section.E**  
Illuminated OPEN PAN CHANNEL display with EXPOSED NEON ILLUMINATION.  
Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
Illuminate with 30 ma neon.  
Paint face and returns any color.



Section.B

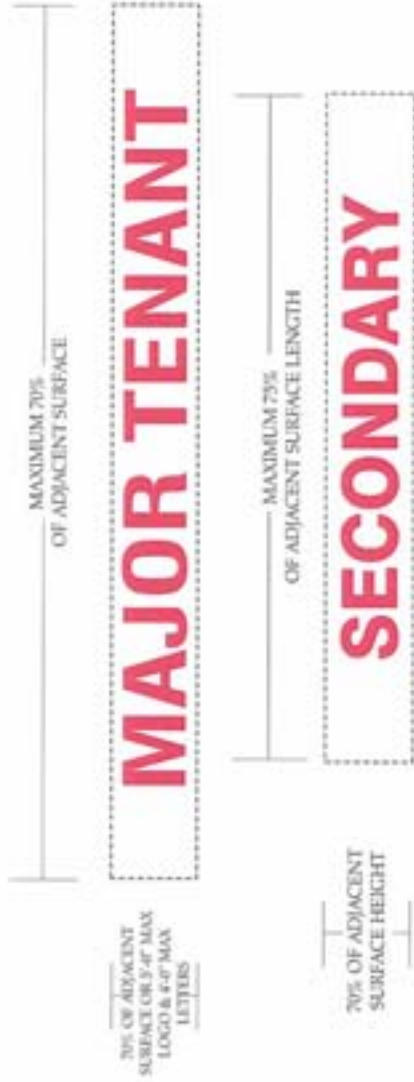
NOTE: All signs may utilize digital vinyl printing on faces of illuminated or non illuminated surfaces.



COMMERCIAL SITE PLAN

WINCHESTER RANCH MARKETPLACE SIGN PROGRAM

AUGUST 12, 2008 AT



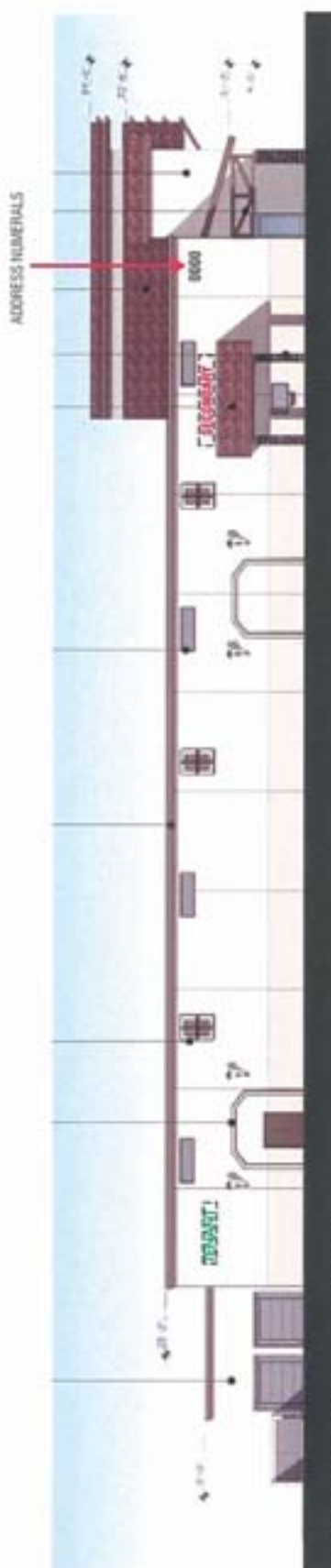
**SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.  
**MAXIMUM OF 350 SQUARE FEET TOTAL PER ELEVATION.**  
**MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA, SINGLE TYPE OF CONSTRUCTION ALLOWED.  
**ILLUMINATION:** YES  
**COPY:** TENANT NAME AND / OR LOGO  
**HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE  
**LENGTH:** SEVENTY PERCENT OF ADJACENT SURFACE  
**TYPEFACE:** CUSTOM LOGO AND TYPE OK  
**COLORS:** CUSTOM COLORS OK  
**SECONDARY SIGNS:** YES (NOT TO EXCEED 25% OF TOTAL ALLOWABLE SIGN AREA). ONLY MAJOR SERVICES/DEPARTMENTS ALLOWED. NO ADVERTISING OR SLOGGANS.



**MAJOR TENANT 1**

**WINCHESTER RANCH MARKETPLACE SIGN PROGRAM**

SEPTEMBER 2, 2008 AT / VHJ



EAST ELEVATION MAJOR BUILDING 1 SCALE 1/4"=20'

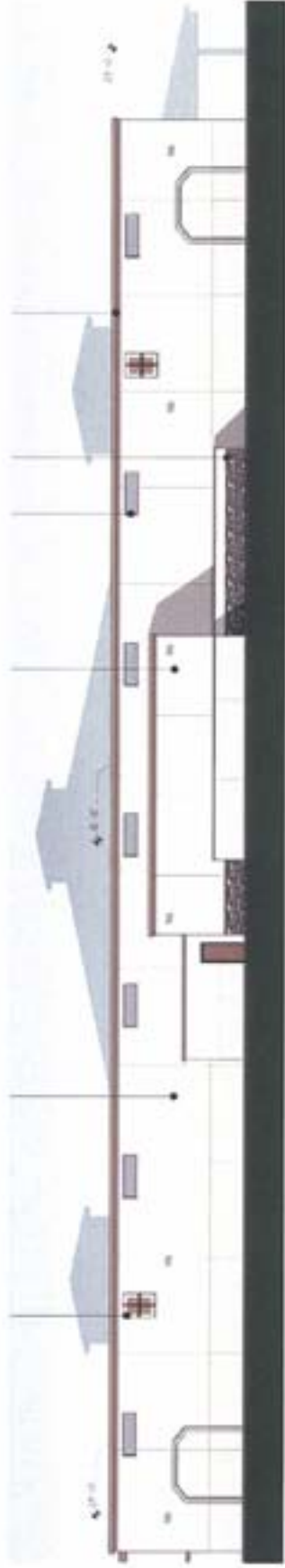


WEST ELEVATION MAJOR BUILDING 1 SCALE 1/4"=20'

**MAJOR TENANT 1**

**WINCHESTER RANCH MARKETPLACE SIGN PROGRAM**

SEPTEMBER 2, 2008 AT / VHJ

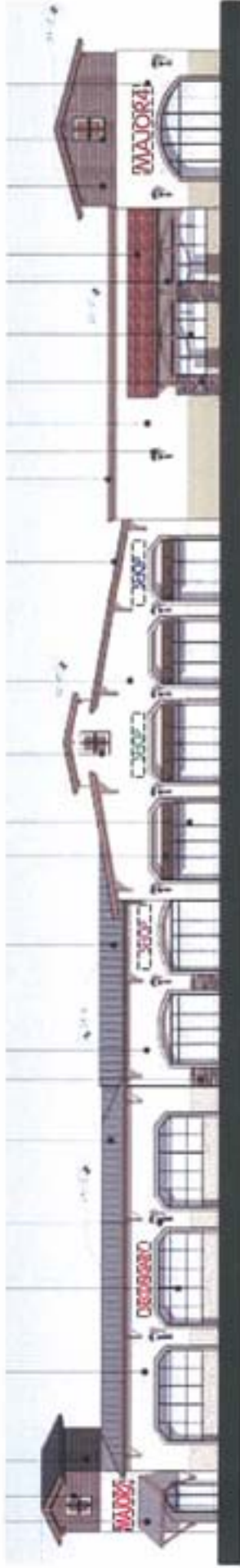


SOUTH ELEVATION MAJOR 1 SCALE 1/8"

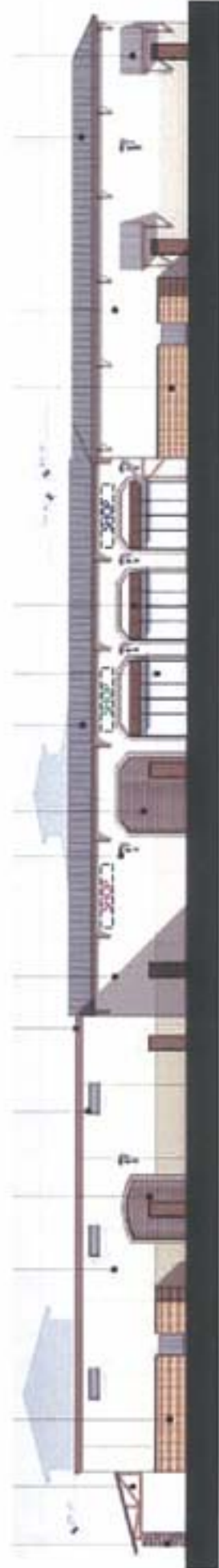


WEST ELEVATION MAJOR 2 SCALE 1/4"=20'

EAST ELEVATION MAJOR 2 SCALE 1/4"=20'



NORTH ELEVATION MAJOR 2, MAJOR 4, SHOPS 3 SCALE 1/4"=20'



SOUTH ELEVATION MAJOR 2, MAJOR 4, SHOPS 3 SCALE 1/4"=20'

MAJOR 2 & 4, SHOP 3

WINCHESTER RANCH MARKETPLACE SIGN PROGRAM

AUGUST 12, 2008 AT



EAST ELEVATION MAJOR 3    SCALE 1"=20'



NORTH ELEVATION MAJOR 3    SCALE 1"=20'



WEST ELEVATION MAJOR 3    SCALE 1"=20'



SOUTH ELEVATION MAJOR 3    SCALE 1"=20'



EAST ELEVATION MAJOR 4 SCALE 1"=20'



WEST ELEVATION MAJOR 4 SCALE 1"=20'



**SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.  
**MAXIMUM OF 150 SQUARE FEET TOTAL PER ELEVATION.**  
**MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA, SINGLE TYPE OF CONSTRUCTION ALLOWED.  
**ILLUMINATION:** YES

70% OF ADJACENT SURFACE OR 3'-6" MAX (WHICHEVER IS LESS)



IF OCCUPIED BY ONE TENANT ONLY

**COPY:** TENANT NAME AND / OR LOGO  
**HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE  
**LENGTH:** SEVENTY PERCENT OF ADJACENT SURFACE  
**TYPEFACE:** CUSTOM LOGO AND TYPE OK  
**COLORS:** CUSTOM COLORS OK  
**SECONDARY SIGNS:** YES (NOT TO EXCEED 25% OF TOTAL ALLOWABLE SIGN AREA). ONLY MAJOR SERVICES/DEPARTMENTS ALLOWED. NO ADVERTISING OR SLOGANS.



TYPICAL PAD TENANT ELEVATION (VERIFY) SCALE 3/32" = 1'-0"

**PAD TENANT**

AUGUST 12, 2008 AT

**WINCHESTER RANCH MARKETPLACE SIGN PROGRAM**

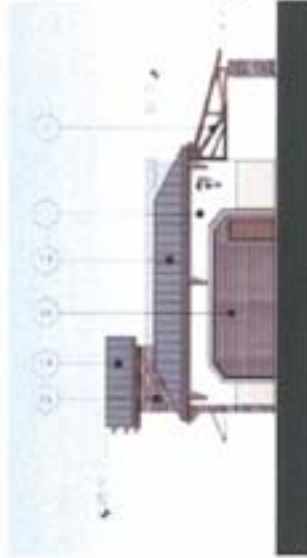




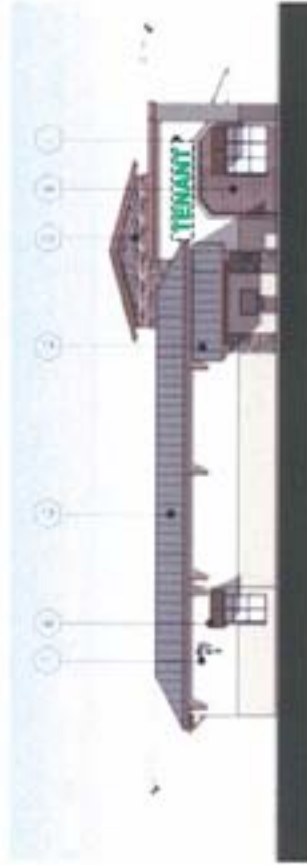
SOUTH ELEVATION PAD 1 SCALE 1"=20'



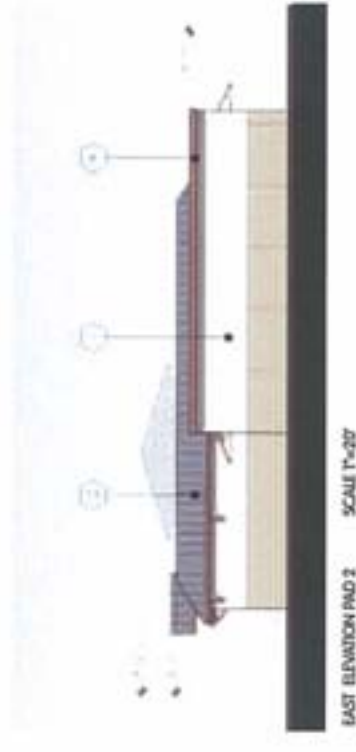
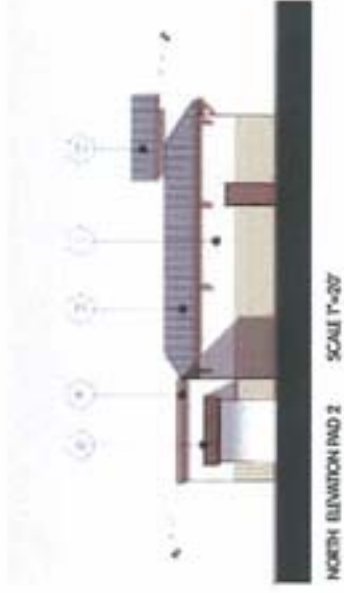
EAST ELEVATION PAD 1 SCALE 1"=20'



NORTH ELEVATION PAD 1 SCALE 1"=20'



WEST ELEVATION PAD 1 SCALE 1"=20'





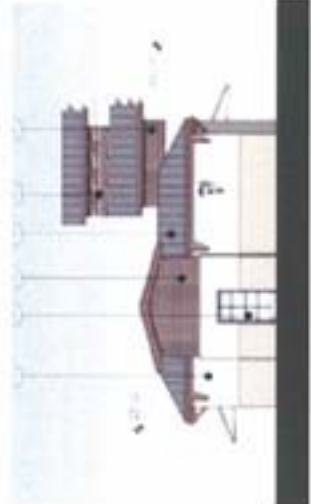
EAST ELEVATION PAD 3 SCALE 1"=20'



NORTH ELEVATION PAD 3 SCALE 1"=20'



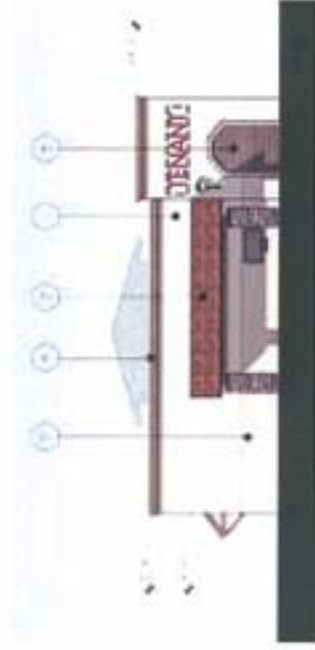
WEST ELEVATION PAD 3 SCALE 1"=20'



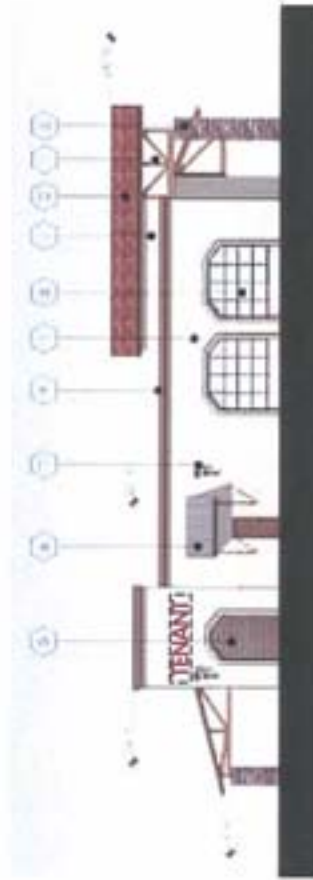
SOUTH ELEVATION PAD 3 SCALE 1"=20'



SOUTH ELEVATION PAD 4 SCALE 1"=20'



EAST ELEVATION PAD 4 SCALE 1"=20'



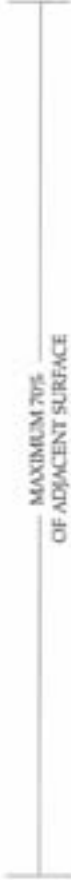
NORTH ELEVATION PAD 4 SCALE 1"=20'



WEST ELEVATION PAD 4 SCALE 1"=20'



**SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.  
**MAXIMUM:** 100 SQUARE FEET TOTAL PER ELEVATION.  
**MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA, SINGLE TYPE OF CONSTRUCTION ALLOWED.  
**ILLUMINATIONS:** YES  
**COPY:** TENANT NAME AND/OR LOGO  
**HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE  
**LENGTH:** SEVENTY PERCENT OF ADJACENT SURFACE  
**TYPEFACE:** CUSTOM LOGO AND TYPE OK  
**COLORS:** CUSTOM COLORS OK  
**SECONDARY SIGNS:** NO

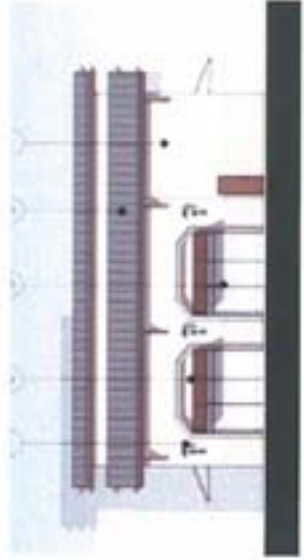


70% OF ADJACENT SURFACE OR 2'-6" MAX (WHICHEVER IS LESS)

**SHOP TENANT**



TYPICAL SHOP TENANT FRONT ELEVATION SCALE 3/32" = 1'-0"



NORTH ELEVATION SHOPS 1 SCALE 1"=20'



EAST ELEVATION SHOPS 1 SCALE 1"=20'



WEST ELEVATION SHOPS 1 SCALE 1"=20'



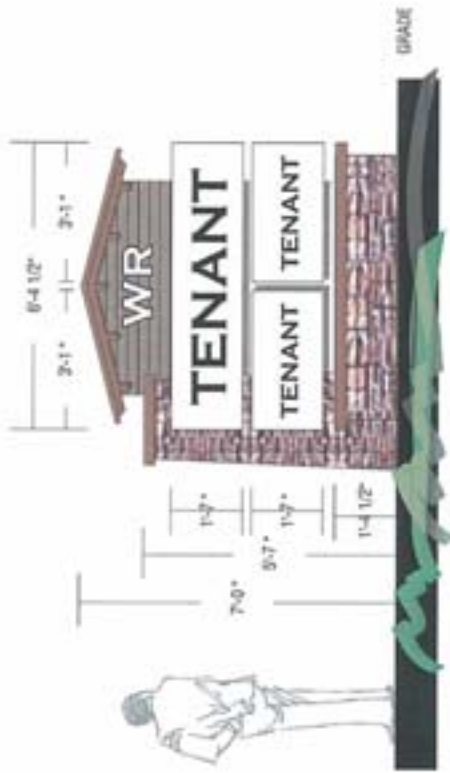
SOUTH ELEVATION SHOPS 1 SCALE 1"=20'



A

A

**NEW SINGLE FACED FREEWAY PYLON SIGN**  
 SCALE 1/8" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME  
 AND STEEL PIPE SUPPORT INTO CONCRETE FOOTING.  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.  
 VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



**C1 - C5**

NEW DOUBLE FACED INTERNALLY ILLUMINATED ALUMINUM FACED MONUMENT DISPLAYS (MAKE FOUR) SCALE 3/8" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CONCRETE FOOTING.  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.

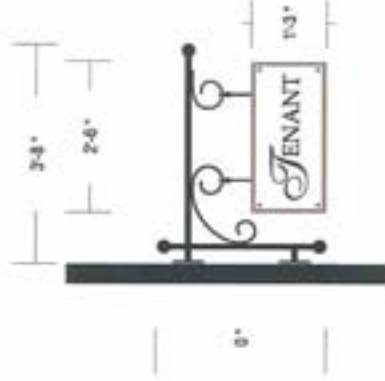


**D**

NEW DOUBLE FACED INTERNALLY ILLUMINATED ALUMINUM FACED MONUMENT DISPLAYS (MAKE ONE) SCALE 3/8" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CONCRETE FOOTING.  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.

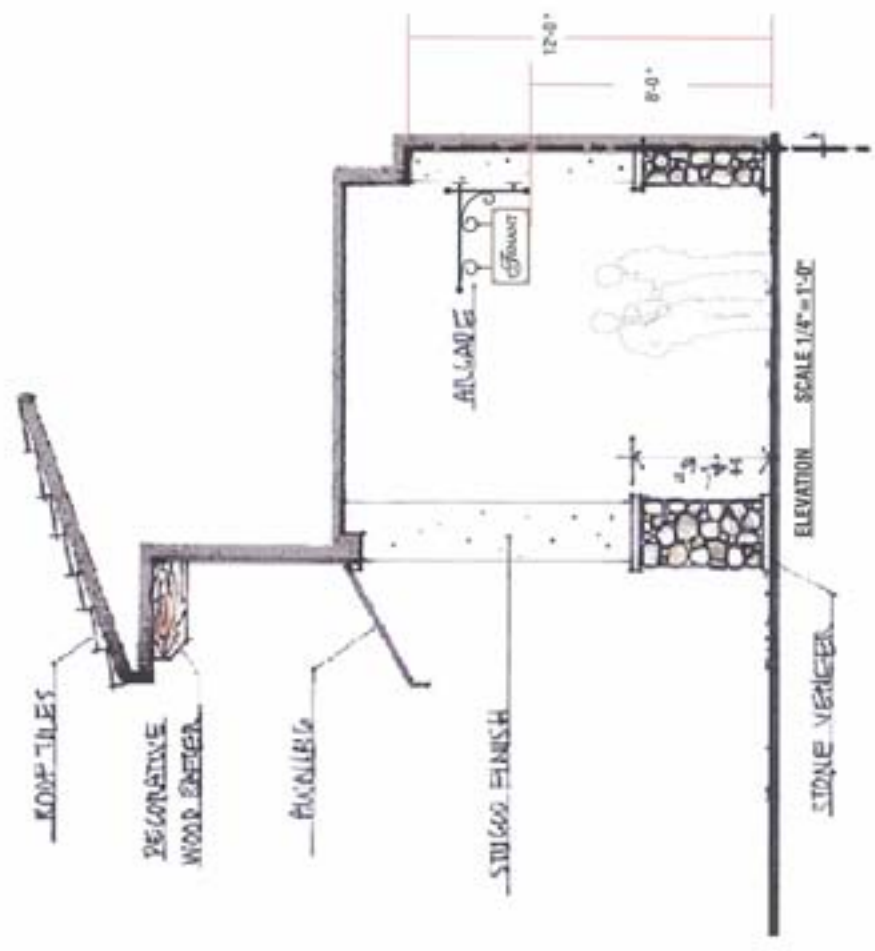


**E** NEW SINGLE FACED CENTER I.D. MONUMENT SIGN    SCALE 1/4" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE  
 SUPPORT INTO CONCRETE FOOTINGS.  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.  
 VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



SHOP TENANT BLADE SIGNS SCALE 1/2" = 1'-0"

- DURN EDWARDS #DC 6156 MARBLE DUST
- DURN EDWARDS #DC 725 WEATHERED CORAL
- DURN EDWARDS #DC 6210 MIDNIGHT BROWN







**OLD FARM EQUIPMENT**  
With the plow on the northern side of the field, the sign is on the southern side of the field. The sign is a historical marker of the history of early farming in the area.



5 plaques, one for each Native American group, placed at specified corners.

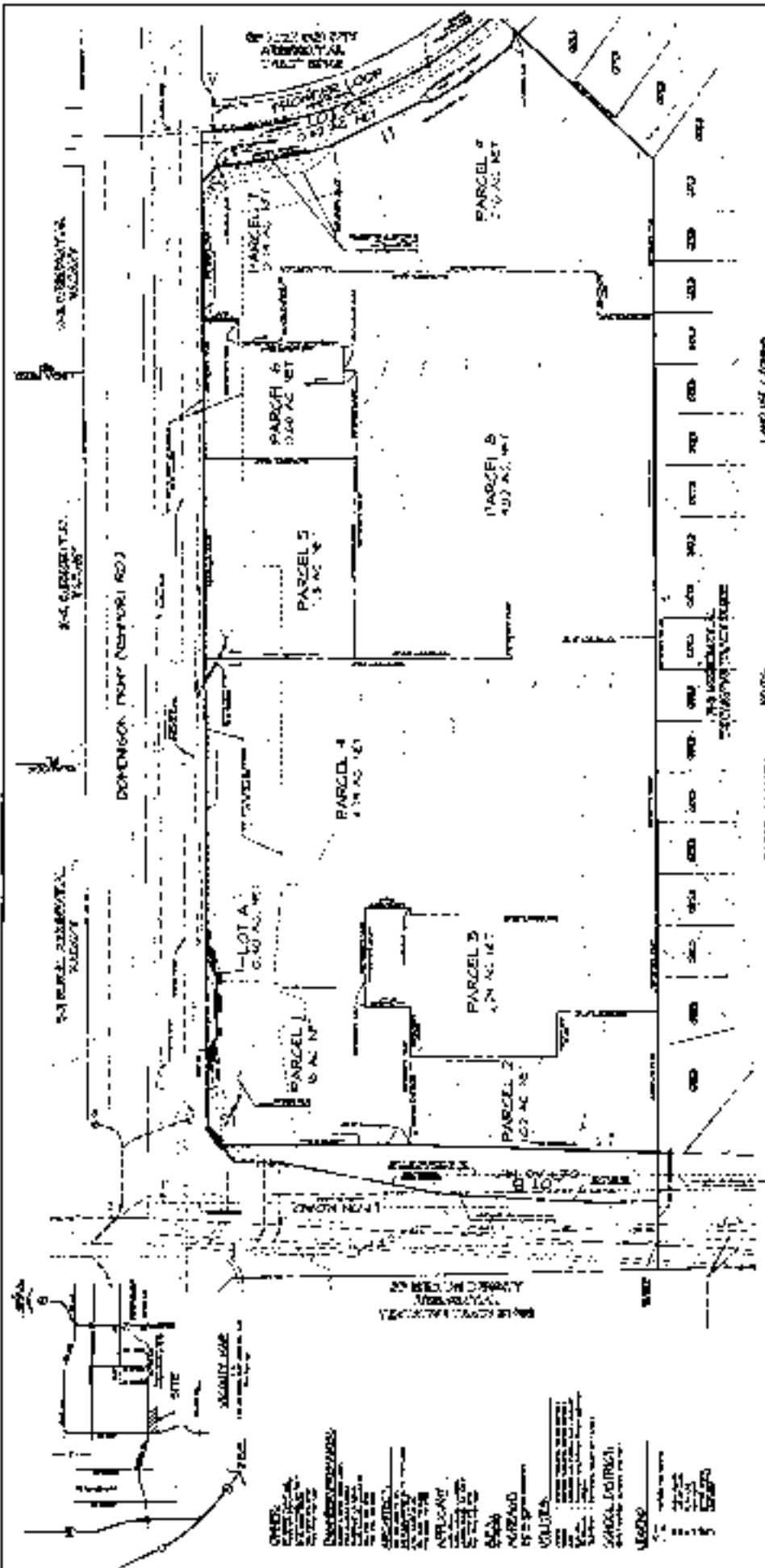
- A. SERRANOS
- B. LUISENOS
- C. CUPENOS
- D. CHEMEHUEVI
- E. CAHUILLAS



**HEMET MAZE STONE**  
This photograph represents a maze in an outdoor setting. The maze is a large, rectangular stone block with a carved maze pattern on its surface. The maze is a historical marker of the history of early farming in the area.



**ART WALL**  
An area of the wall on either the east or west of Major 3 (School) will be assigned as an Art Wall. The school program will be determined by the school that comes on board.



AMENDED #2  
 ALL RIGHTS RESERVED  
 COUNTY OF OYASIDE  
 TRACTIVE PARCEL NO. 19871

**LAND UTILIZATION**  
 1. ALL PARCELS ARE ZONED R-100 (RESIDENTIAL SINGLE-FAMILY).  
 2. THE PROPOSED LOTS AND PARCELS ARE COMPATIBLE WITH THE ZONING REGULATIONS.  
 3. THE PROPOSED LOTS AND PARCELS MEET THE MINIMUM REQUIREMENTS FOR LOT AREA, FRONT YARD SETBACK, AND SIDE YARD SETBACK.  
 4. THE PROPOSED LOTS AND PARCELS ARE ACCESSIBLE BY PUBLIC ROADS.  
 5. THE PROPOSED LOTS AND PARCELS DO NOT ADJACENT TO A HIGHWAY OR OTHER PUBLIC ROAD.  
 6. THE PROPOSED LOTS AND PARCELS DO NOT ADJACENT TO A RAILROAD OR OTHER PUBLIC UTILITY.  
 7. THE PROPOSED LOTS AND PARCELS DO NOT ADJACENT TO A WATERWAY OR OTHER PUBLIC RESOURCE.  
 8. THE PROPOSED LOTS AND PARCELS DO NOT ADJACENT TO A HAZARDOUS WASTE SITE OR OTHER PUBLIC HAZARD.  
 9. THE PROPOSED LOTS AND PARCELS DO NOT ADJACENT TO A HISTORIC LANDMARK OR OTHER PUBLIC MONUMENT.  
 10. THE PROPOSED LOTS AND PARCELS DO NOT ADJACENT TO A PUBLIC SCHOOL OR OTHER PUBLIC INSTITUTION.

**PARCEL SUMMARY**  
 PARCEL 1: 0.1 AC. NET  
 PARCEL 2: 1.03 AC. NET  
 PARCEL 3: 4.29 AC. NET  
 PARCEL 4: 4.19 AC. NET  
 PARCEL 5: 1.3 AC. NET  
 PARCEL 6: 0.60 AC. NET  
 PARCEL 7: 0.20 AC. NET  
 PARCEL 8: 0.20 AC. NET  
 PARCEL 9: 0.20 AC. NET  
 PARCEL 10: 0.20 AC. NET  
 LOT A: 0.40 AC. NET

**ROADS**  
 1. DONIGAN HWY (NEPORI RD)  
 2. HIGHWAY LOOP  
 3. HIGHWAY 101  
 4. TRACTIVE ROAD  
 5. SPRING ROAD  
 6. SECURITY ROAD  
 7. SITE ROAD  
 8. ROAD 101

**MOORED SECTION**  
 1. MOORED SECTION  
 2. MOORED SECTION  
 3. MOORED SECTION  
 4. MOORED SECTION  
 5. MOORED SECTION  
 6. MOORED SECTION  
 7. MOORED SECTION  
 8. MOORED SECTION  
 9. MOORED SECTION  
 10. MOORED SECTION

**TRACTIVE SECTION**  
 1. TRACTIVE SECTION  
 2. TRACTIVE SECTION  
 3. TRACTIVE SECTION  
 4. TRACTIVE SECTION  
 5. TRACTIVE SECTION  
 6. TRACTIVE SECTION  
 7. TRACTIVE SECTION  
 8. TRACTIVE SECTION  
 9. TRACTIVE SECTION  
 10. TRACTIVE SECTION

**LEGEND**  
 1. PROPOSED LOTS AND PARCELS  
 2. EXISTING LOTS AND PARCELS  
 3. PROPOSED ROADS  
 4. EXISTING ROADS  
 5. PROPOSED UTILITIES  
 6. EXISTING UTILITIES  
 7. PROPOSED MOORED SECTION  
 8. EXISTING MOORED SECTION  
 9. PROPOSED TRACTIVE SECTION  
 10. EXISTING TRACTIVE SECTION



**CURVE DATA**  
 1. CURVE DATA  
 2. CURVE DATA  
 3. CURVE DATA  
 4. CURVE DATA  
 5. CURVE DATA  
 6. CURVE DATA  
 7. CURVE DATA  
 8. CURVE DATA  
 9. CURVE DATA  
 10. CURVE DATA

# RIVERSIDE COUNTY

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41581

**Project Case Type (s) and Number(s):** CUP03569, PM35671, VAR01850

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Jeff Horn, Project Planner

**Telephone Number:** (951) 955-4641

**Applicant's Name:** Mark Frost

**Applicant's Address:** 30001 Golden Lantern, Laguna Niguel, CA 92677

### I. PROJECT INFORMATION

#### A. Project Description:

**Conditional Use Permit No. 3509** proposes to construct an 18.37 gross acre commercial center consisting of eleven (11) buildings totaling 135,500 square feet of building area, 701 standard parking stalls, and 29 handicapped stalls. The proposed project consist of four (4) Major buildings totaling 90,950 square feet, three (3) retail Shops buildings totaling 26,300 square feet, three (3) fast food drive thru pads totaling 14,400 square feet, and a 3,850 square foot convenience store pad with a gas station fuel area and drive thru carwash.

**Tentative Parcel Map No. 35671** proposes a schedule 'E' subdivision of 18.37 gross acres into eight (8) commercial lots.

**Variance No. 1850** proposes to increase the free-standing signs per parcel maximum of two (2) to three (3) free-standing signs on proposed parcel 1, to increase the free-standing signs per parcel maximum of one (1) to two (2) free-standing signs on proposed parcel 5, and to increase the maximum height allowed for a free-standing pylon sign from 20 feet to 28 feet.

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

**C. Total Project Area:** 18.37

Residential Acres: 0	Lots: N/A	Units: N/A	Projected Number of Residents:
Commercial Acres: 18.37	Lots: N/A	Sq. Ft. of Bldg. Area: 135,500	Est. No. of Employees: 330
Industrial Acres: 0	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 0			

- D. **Assessor's Parcel No(s):** 461-190-082
- E. **Street References:** The project is located southerly of Domenigoni Pkwy, easterly of Leon Road, westerly of Frontier Loop, and northerly of Ferguson Road.
- F. **Section, Township & Range Description or reference/attach a Legal Description:** Section 32 SW, Township 5 South, Range 2 West
- G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the Winchester / Harvest Valley Area Plan of Western Riverside County. The project is located within the Planning Area No. 42 of Winchester Hills Specific Plan (SP 293). Currently the surrounding area is primarily vacant with some scattered single family residences. The surrounding area is primarily flat with large hills located to the south. Several tentative maps are in process for subdivision and development of the Specific Plan and the surrounding area, which will convert the area to a largely rural area to a developed higher density community.

## II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

- A. **Area Plan Map Information**
1. **Area Plan:** Harvest Valley / Winchester
  2. **Area Plan Land Use:** Commercial Retail
  3. **Area Plan Policy Area, if any:** Highway 79 Policy Area
- B. **Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Winchester Hills (SP 293)
  2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 42
- C. **Existing Zoning:** SP 293 PA 42
- D. **Proposed Zoning, if any:** N/A
- E. **Adjacent and Surrounding Zoning:** Rural Residential (R-R) and General Residential (R-3) to the north, and Specific Plan to the east, south, and west (Planning Areas No. 22, 27, 38a, 40a, 43, and 46).

## 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 checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems

<input checked="" 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:

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- 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

2/9/08

Date

Jeff Horn  
Printed Name

For Ron Goldman, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: RCIP Figure C-9 "Scenic Highways"

Findings of Fact: The project is not located near any designated scenic highway or other scenic resource. No scenic resources are present on the project area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Source: GIS data base, Ord. No. 655

Findings of Fact: The project site is located 26.17 miles away from Mt. Palomar Observatory and is subject to lighting restrictions. All proposed outdoor lighting shall be in conformance with County Ordinance 655

Mitigation: A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (CUP 10.PLANNING.33, CUP 80.PLANNING.20, PM 50.PLANNING.15)

Monitoring: Mitigation monitoring will occur through the Survey Final Map and Building and Safety Plan Check Processes.

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3. Other Lighting Issues</b>				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Site Visit, Project Description

Findings of Fact: a-b) The proposed residential land use will necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While the proposed development will increase the number and distribution of light sources in the vicinity of the project impacts related to this issue will be less than significant level, due to adherence to County lighting standards.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**AGRICULTURE RESOURCES** Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>4. Agriculture</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv Co Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source RCIP Figure OS-2 "Agricultural Resources", GIS database and Project Materials.

**Findings of Fact:** The proposed subdivision is located on property designated by the 1990 census as prime farmland but is not located within an agricultural preserve. The impacts of converting this property and surrounding properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project. The General Plan determined that the loss of Prime unique and Statewide important farmland remains a significant unavoidable impact. The project is within the boundaries of land designated as Prime, Unique, or Statewide Important farmland (designated farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program)-the project will contribute to the cumulative loss of farmland in the County. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2004. The project is not located within 300 feet of any agriculturally zoned parcel and will not conflict with any existing agricultural use or a Williamson Act contract.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**AIR QUALITY** Would the project

5. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, EIR No. 380.

**Findings of Fact.** The project will not conflict with or obstruct implementation of the applicable air quality plans. The project, proposing 135,500 square feet of commercial buildings, has the potential for increasing pollution within the area. This issue was addressed in EIR No. 380 prepared for the Specific Plan. The EIR proposed a variety of mitigation measures to be applied across the specific plan including grading techniques to minimize dust pollution during grading activities, design for pedestrians and bicycles to minimize vehicle trips within the community, establish bus routes and stops to provide greater transportation alternatives, and carpooling for the commercial and industrial areas of the Specific Plan. The EIR determined that with these mitigation measures in place there would be a less than significant effect on air quality. This project has been designed to incorporate pedestrian and bicycle activity to minimize automobile use for short trips within the local area. The project has also been conditioned for dust control during grading activities. (CUP 10, BS GRADE.05)

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>6. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Western Riverside County Multiple Species Habitat Conservation Plan, Riverside County Biologist Comments, PDB No. 2836 and 3372

Findings of Fact: The project area is not within a Multi-Species Habitat Conservation Plan (MSHCP) criteria cell and as such no conservation for the planned wildlife corridor is required. Two biological reports were prepared for a previously approved project (TR30807) that overlaid the subject parcel. These surveys were prepared to identify if any Quino Checkerspot butterflies exist on the site. The reports concluded that none existed on the site. Pursuant to the MSHCP this project is required to perform pre grading surveys.

Mitigation: 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. (CUP 60.EPD.01)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process and the Environmental Programs Department.

**CULTURAL RESOURCES Would the project**

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

Source: RCIP Figure OS-7 "Historic Resources", site visit, Project Application Materials, PDA No. 4356

Findings of Fact: No historic sites were determined to exist on the project site. However, if during ground disturbance activities, unique cultural resources are discovered that were

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. (CUP/PM 10.PLANNING.03)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure OS-6 "Archaeological Sensitivity", Project Application Materials, PDA No. 4356

Findings of Fact: No archaeological sites were determined to exist on the project site. However, if during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. (CUP/PM 10.PLANNING.03)

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

**9. Paleontological Resources**

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

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project site is located within a High B paleontological sensitive area which suggests that the potential for unearthing paleontological resources is moderate to high.

Mitigation: The project has been conditioned to retain a qualified paleontologist for consultation during grading activities. (CUP 60.PLANNING.04)

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

**GEOLOGY AND SOILS**

**Definitions for Land Use Suitability Ratings**

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable      S - Generally Suitable      PS - Provisionally Suitable  
 U - Generally Unsuitable      R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

**10. Alquist-Prinlo Earthquake Fault Zone or County Fault Hazard Zones**

Rupture of a known earthquake fault, as delineated on the most recent Alquist-Prinlo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A-P Zones	NA <input checked="" type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>
CFH Zones	NA <input checked="" type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>

Source: RCIP Figure S-2 "Earthquake Fault Study Zones", Geologist Comments, GEO No. 1141

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>11. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seismic-related ground failure, including liquefaction?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: RCIP Figure S-3 "Generalized Liquefaction", GEO No. 1925

Findings of Fact: County Geologic Report (GEO) No. 1925 was prepared Geotechnical Professionals Inc and is entitled: "Geotechnical Investigation, Proposed Retail Center, Winchester Ranch Marketplace, County of Riverside, California", dated May 21, 2007, and a response to comments dated November 2, 2007. From borings conducted on the site the report found: 1. The disturbed near surface soils and undocumented fills present on this site are unsuitable in their current state for support of the proposed fills and structures. 2. The site does not lie within a State of California or County of Riverside established earthquake fault zone and a review of available aerial photos and site mapping did not reveal any indication of active faults either crossing or trending toward the subject site. Therefore the potential for this site to be affected by surface fault rupture is considered low. 3. Except for the hazard of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as liquefaction, seismically induced settlement, seiche/tsunami, landsliding or seismically induced flooding is considered low. 4. There is a potential for generating significant quantities of oversize rock during the required grading proposed for this site. ( CUP/PM 10.PLANNING.01)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Strong seismic ground shaking?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: RCIP Figure 5-18 "Inventory of Hazardous Materials"

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: None

Monitoring: None

<b>13. Landslide Risk</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				
NA <input checked="" type="checkbox"/> S <input type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: On-site Inspection, RCIP Figure 5-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project site is located in an area that is relatively flat. Minimum elevation on the site is 1443 ft. and maximum elevation is 1470 ft. across the 18.37 gross acre site.

Mitigation: None.

Monitoring: None

<b>14. Ground Subsidence</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Source: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. The 2007 California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

15. Other Geologic Hazards Such as seismic, mudflow or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Site visit, Project Application, GEO No. 1925

Findings of Fact: The County Geological Report (GEO No. 1925) did not find any evidence that the project site is subject to any further geological hazard such as seismic, mudflow, or volcanic hazard.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Harvest Valley/Winchester Area Plan

Findings of Fact: The project area is relatively flat and will not require an extensive amount of grading, except for the southerly portion of the project site. Grading will not negate or affect subsurface sewage disposal systems. Furthermore, the design and safety of proposed slopes has been reviewed the Building and Safety-Grading Division, the Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation required.

Monitoring: No mitigation required.

<b>17. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff Review, application materials, site visit

Findings of Fact: The Riverside County Geologist and the Building and Safety Department-Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding soils that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. The project proposal will result in the loss of topsoil but at less than significant levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Harvest Valley/Winchester area Plan

Findings of Fact: The Riverside County Flood Control department has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Riverside County Flood Control has provided standard conditions of approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map", Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within an area of high wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. (CUP 10.BS GRAD.06)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

e) Emit hazardous emissions or handle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials, GEO No. 1925

Findings of Fact: The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter of an existing or proposed school. The project is not located on a list of hazardous materials sites.

The proposed subdivision will not create or require the transport of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc; but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. Therefore, hazard material impacts are less than significant.

The Department of Environment Health-Hazardous Materials Division has reviewed the project and deemed the project proposal to be designed to protect the health, safety, and general welfare of the public.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact: The project site is not located within the vicinity of any public or private airport.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**22. Hazardous Fire Area**

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

Source: RCIP Figure S-11 "Wildfire Susceptibility", Riverside GIS

Findings of Fact: The project site is not located within a high fire area. Furthermore, the Riverside County Fire Department has reviewed the project and deemed the project proposal to be designed to protect the health, safety, and general welfare of the public.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact:

a-d) The project is located on southeast corner of Leon Road and Domenigoni Parkway (Newport Road). The site is subject to stormwater runoff from the hills to the south. The terrain of the site is relatively flat and drains north towards Salt Creek. Tract Map 30806 is proposed along the southern boundary of this site and is part of the Winchester Hills Specific Plan (SP 293). The developer of Tract Map 30806 has proposed to construct a system of storm drains, streets and interceptor drains to collect and convey the stormwater runoff to Salt Creek Channel. This drainage concept corresponds to the master drainage plan for the specific plan. Salt Creek Channel is considered an adequate outlet, therefore no increased runoff mitigation would be required for this project. While Tract Map 30806 has been approved it is still in the improvement plan check stage. The grading and drainage improvements that are to be constructed by Tract Map 30806 are necessary to provide flood protection for this site from the tributary offsite stormwater runoff. Therefore, if this

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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site is to develop prior to the construction of the drainage improvements associated with Tract Map 30806, then this development shall construct the necessary improvements proposed by Tract 30806 or the functional equivalent of those facilities in order to provide flood protection to this site from tributary flows from the south. Alternatively, this development can wait for the construction of Tract Map 30806 and all of the associated improvements before obtaining permits. To mitigate the water quality impacts this development would generate, the project engineer has proposed to grade the site to direct all onsite stormwater runoff to several porous landscaped detention areas (PLD) throughout the development. The PLD units have perforated pipes under the infiltration media that would convey treated stormwater runoff to Salt Creek through storm drains in Leon and Newport Roads. The calculations for the preliminary design of the proposed PLD units were included within the preliminary water quality management plan that was submitted with the land-use application. This District finds this mitigation concept acceptable. The developer proposes to mitigate water quality impacts for this commercial project with several porous landscape detention (PLD) units. It is not clear how the 100-year storm event would pass through the project. The PLD units would contain the required water quality volume while ponding a portion of the 100-year storm flows into the adjacent parking lots. This is acceptable based on the following criteria: \*The depth of water detained does not exceed 1 foot at any location in the parking lot for runoff events up to and including the 100-year event. \*The gradient of the parking lot area subject to ponding is 1 percent or greater. \*The emergency overflow path is identified and noted on the engineering plan. \*Fire lanes used for emergency equipment are free of ponding water for all runoff events up to and including the 100-year event. Note: Flows may be backed up into parking lots by the control structure (i.e., the parking lot need not function as a flow-through detention basin). (CUP/PM 10.FLOOD RL.01 "USE FLOOD HAZARD REPORT")

- e) The project does not propose any housing units within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map
- f) The project does not propose any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- g) The developer proposes to mitigate water quality impacts for this commercial project with several porous landscape detention (PLD) units. It is not clear how the 100 year storm event would pass through the project. The PLD units would contain the required water quality volume while ponding a portion of the 100-year storm flows into the adjacent parking lots. This is acceptable based on the following criteria: \*The depth of water detained does not exceed 1 foot at any location in the parking lot for runoff events up to and including the 100-year event. \*The gradient of the parking lot area subject to ponding is 1 percent or greater. \*The emergency overflow path is identified and noted on the engineering plan. \*Fire lanes used for emergency

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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equipment are free of ponding water for all runoff events up to and including the 100-year event. Note: Flows may be backed up into parking lots by the control structure (i.e., the parking lot need not function as a flow-through detention basin). (CEP/PM 10.FLOOD R1.01 "USE FLOOD HAZARD REPORT")

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### 24. Floodplains

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

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone". Riverside County Flood Control District Flood Hazard Report

Findings of Fact: The project will alter the existing pattern of drainage on the site at a less than significant level and will direct onsite flow into drainage facilities. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site, but at a less than significant level. The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site, but at a less than significant level.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE/PLANNING</b> Would the project				
<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS, Project Materials

**Findings of Fact:** The proposed use is compliant with the current land use of Commercial Retail (CR) designation in the Harvest Valley/Winchester Area Plan. The project site is not located within a city sphere of influence.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Land Use Element, Staff review, GIS

**Findings of Fact:** The tentative tract map is consistent with the existing zoning of SP 293 PA 42 and RCIP land use designations of Commercial Retail (CR). The surrounding area is primarily vacant, therefore would be compatible with the surrounding land uses or not disrupt an existing community. Less than significant impacts to established communities would occur, as the proposal is consistent with the surrounding existing densities in the vicinity.

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

Monitoring: No monitoring required.

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

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

Source: RCIP Figure OS-5 "Mineral Resources"

Findings of Fact: The project site is located in an area where the available geologic information shows that mineral deposits are likely to exist, however the significance has not been determined. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity and current RCIP land uses preclude mining in the area

Mitigation: None

Monitoring: None

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**28. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact: The proposed project is not located within the vicinity of any public or private airports.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

29. Railroad Noise      
 NA  A  B  C  D

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2002 Edition, Site Visit

Findings of Fact: There are no railroad tracks in the vicinity of this project site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

30. Highway Noise      
 NA  A  B  C  D

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The proposed project is not located near any highways that may affect this project.

Mitigation: No mitigation required.

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

<b>31. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project description and materials

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>32. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials and description, "Preliminary Acoustical Impact Analysis, Winchester Ranch Marketplace, Riverside County, California."

Findings of Fact: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels.

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

Monitoring: No monitoring required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project description and materials, EIR00380.

Findings of Fact: There are no existing habitable residences on the site, thus the project will not displace existing housing. The site is not located in a County redevelopment area. Due to the projected 300 employment positions created, the project could encourage additional residential development in the area, but the development would have to be consistent with the land uses designated by the General Plan, therefore, the project would not cumulatively exceed regional or local population projections.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services

Source: RCIP Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any significant affects will be mitigated by the payment of fees to the County of Riverside. This project will be conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. (CUP 90.PLANNING.30).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services needed in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. This project will be conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services. (CUP 90.PLANNING.30).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

36. Schools

Source: Hemet Unified School District

Findings of Fact: The proposed project will have an incremental impact on the need for school services. The proposed project is located within the Hemet Unified School District. Impacts to school services will be mitigated in accordance with state law.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project will be conditioned to pay School Mitigation Impact fees in order to mitigate the potential impacts on school services. (CUP 80.PLANNING.17).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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**37. Libraries**

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. This project will be conditioned to comply with County Ordinance No. 659 in order to mitigate the potential impacts to library services. (CUP 90.PLANNING.30).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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**38. Health Services**

Source: RCIP

Findings of Fact: The use of the proposed 18.37-acre parcel would cause an incremental impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. As such, no mitigation is necessary.

Mitigation: No mitigation required.

Monitoring: No monitoring required

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**RECREATION**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review, Ord. No. 810

Findings of Fact: The project does include recreational facilities for customers of the project. Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3569 is calculated to be 17.27 net acres. 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. (CUP 10.PLANNING.35, CUP 90.PLANNING.29, PM 10.PLANNING.16)

Mitigation: No mitigation required.

Monitoring: No monitoring required

<b>40. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Harvest Valley/Winchester Area Plan: Trails and Bikeway System.

Findings of Fact: The project has incorporated a multipurpose community trail along the east side of Leon Road.

Mitigation: No mitigation required.

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

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Harvest Valley/Winchester Area Plan: Vehicular Circulation System.

Findings of Fact:

a)The project will generate traffic to the area and regional transportation system. Newport Road is designated by the County General Plan as an Urban Arterial (152' right-of-way,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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four lanes) As an Urban Arterial, Newport Road is designed to carry 48,500 average daily trips (ADT) as a Service Level D roadway. Leon Road is designated by the County General Plan as a Arterial Highway (128' right-of-way, two lanes). Frontier Loop along project boundary is designated as a Collector road and shall be improved with 60 foot full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk within the 83' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (60/83') (Modified for improvements and location/size of sidewalk.) NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 15' parkway on the project side only. Leon Road along project boundary is designated as an Arterial highway and shall be improved with 8" concrete curb and gutter located 68 feet from center line to curb line, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76 foot half-width dedicated right-of-way in accordance with County Standard No. 92. (68/72') (Modified for improvements and increased right-of-way from 64' to 76'.)

Mitigation: No mitigation required.

Monitoring: No monitoring required

**42. Bike Trails**

Source: Harvest Valley/Winchester Area Plan: Trails and Bikeway System.

Findings of Fact: The project has incorporated a multipurpose community trail along the east side of Leon Road.

Mitigation: No mitigation required.

Monitoring: No monitoring required

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

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

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review, Staff Review, application materials, Eastern Municipal Water District (EMWD)

Findings of Fact: The project will be served by Eastern Municipal Water District with existing water facilities pursuant to the arrangement of financial agreements. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review, Eastern Municipal Water District.

Findings of Fact: Eastern Municipal Water District (EMWD) will serve the project with existing sewer facilities pursuant to the arrangement of financial agreements. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>45. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**46. Utilities**

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

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

Source: RCIP

Findings of Fact: Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**OTHER**

47. Other:

Source: Staff Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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**Findings of Fact:** No other impacts have been identified.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

**Source:** Staff review, Application materials

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

51. Does the project have the potential to achieve short term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

**Source:** Staff review, Project application

**Findings of Fact:** The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, project application

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

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

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

RCIP: Riverside County Integrated Project: Harvest Valley/Winchester Area Plan.

Environmental Impact Report No. 380 for Specific Plan No. 293 (Winchester Hills)

"Preliminary Acoustical Impact Analysis: Winchester Ranch Marketplace, Riverside County, California." Prepared by Albert A. Webb and Associates, dated September 10, 2007.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Geologic Report No. 1925 (GEO01925), "Geotechnical Investigation, Proposed Retail Center, Winchester Ranch Marketplace, County of Riverside, California" prepared by Geotechnical Professionals Inc., dated May 21, 2007.

"Response to Review Comments, County Geologic Report No. 1925, Geotechnical Investigation, Proposed Retail Center, Winchester Ranch Marketplace, County of Riverside, California, GPI Project No. 2147.11" prepared by Geotechnical Professionals Inc., dated November 2, 2007.

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

Location:	Address:
Planning	County of Riverside Planning Department 4080 Lemon Street Riverside, CA 92502

SPECIFIC PLAN Case #: SP00293A5

Parcel: 466-340-020

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

RECOMMND

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

10. EVERY. 2 SPA Amendment Description

RECOMMND

This Specific Plan Amendment alters the Specific Plan as follows:

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

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10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Amendment: Description (cont.) RECOMMND

- 13) Designate Planning Area 50C as Medium High Density Residential;
- 14) Designate Planning Area 50D as Medium Density Residential;
- 15) Designate Planning Area 53 as High Density Residential;
- 16) Designate Planning Area 54B as open space;
- 17) Redesignate Planning Area 49 as Planning Areas 49A and 49B;
- 18) Create Planning Areas 62A and 62B and designate as Open Space;
- 19) Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units;
- 20) Redesignate Planning Area 39 from Commercial to High Density Residential;
- 21) Expand Planning Area 43, thereby expanding the Specific Plan boundaries;
- 22) Contract Planning Area 45B, thereby contracting the Specific Plan boundaries;
- 23) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units);
- 24) Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan;
- 25) Adjust park construction triggers in accordance with updated funding plans for the parks.

10. EVERY. 3 SPA - Replace all previous RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4 SP - SP Document RECOMMND

Specific Plan No. 293 shall include the following:

- a. Specific Plan Document, which shall include:

SPECIFIC PLAN Case #: SP00293AS

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.) RECOMMEND

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 380 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP Definitions RECOMMEND

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

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

CHANGE OF ZONE = Change of Zone No. 7461.

GPA - General Plan Amendment No. 1061.

EIR - Environmental Impact Report No. 380.

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10. GENERAL CONDITIONS

10. EVERY. 6                    SP - Ordinance Requirements                    RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 46C and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 7                    SP - Limits of SP DOCUMENT                    RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

BS GRADE DEPARTMENT

10.BS GRADE. 2                    SP\*GSP-1 ORD. NOT SUPERSEDED                    RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3                    SP\*GSP-2 GEO/SOIL TO BE OBEYED                    RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5                    SP\*-NO GRADING & SUBDIVIDING                    RECOMMND

If grading of the entire - or any portion thereof - Specific Plan site is proposed, UNDER A SUBDIVISION OR

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10. GENERAL CONDITIONS

10.B9 GRADE. 5                    SP\*-NO GRADING & SUBDIVIDING (cont.)                    RECOMMND

LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.S.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP - SCREEN CHECK NO 2 A5                    RECOMMND

The Department of Environmental Health (DEH) has received and reviewed the SP002932A5 and has no objections.

FIRE DEPARTMENT

10.FIRE. 2                        SP-#86-WATER MAINS                        RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3                        SP-#56-IMPACT MITIGATION                        RECOMMND

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 4                        SP-#87-OFF-SET FUNDING                        RECOMMND

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 5                        SP-#95-HAZ FIRE AREA                        RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed

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10. GENERAL CONDITIONS

10.FIRE. 5                    SP-#95-HAZ FIRE AREA (cont.)                    RECOMMEND

on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 6                    SP-#96-ROOFING MATERIAL                    RECOMMEND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 7                    SP-#97 OPEN SPACE                    RECOMMEND

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetation management (fuel modification) plan shall be submitted to the Riverside County Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 8                    SP-#85-FINAL FIRE REQUIRE                    RECOMMEND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 9                    SP-#100-FIRE STATION                    RECOMMEND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to \_ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 10                    SP-#101-DISCL/FLAG LOT                    RECOMMEND

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

SPECIFIC PLAN Case #: SPC0293A5

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10. GENERAL CONDITIONS

10. FIRE. 10                      SP-#101-DISCL/FLAG LOT (cont.)                      RECOMMEND

) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10. FIRE. 11                      SP-#47 SECONDARY ACCESS                      RECOMMEND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10. FIRE. 12                      SP-#71-ADVERSE IMPACTS                      RECOMMEND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

FLOOD RI DEPARTMENT

10. FLOOD RI. 1                      SP- FLOOD HAZARD REPORT                      RECOMMEND

Specific Plan 293, Amendment No. 5, Screencheck No. 2 is a proposal to develop 2841 acres with approximately 5,245 dwelling units, commercial and industrial uses, schools and

SPECIFIC PLAN Case #: SP00293A5

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## 10. GENERAL CONDITIONS

10. FLOOD RT. : SP- FLOOD HAZARD REPORT (cont.)

RECOMMEN

parcs. The site is located in the Harvest Valley/Winchester Area Plan westerly of State Highway 79, easterly of Briggs Road and northerly of Holland Road.

The Specific Plan Amendment No. 5 in general proposes to adjust boundaries, re-designate planning areas and change densities.

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south. Thus, the Specific Plan (SP) can be divided into two regional drainage basins. Most of the SP (northern) drains to Salt Creek while the southern 3/4 square mile of the SP drains southerly and then west.

### Northern Portion Drainage Plan-

The master drainage plan for the northern portion originally proposed with the SP collects flows and conveys them to Salt Creek. The master drainage plan has been modified and expanded in scope (2006) to more completely accomplish the intent of the original SP drainage plan.

Ultimate improvements for the Salt Creek Channel from Lindenberger Road upstream through the City of Hemet have been completed and the existing undersized box culverts under Rice Road were removed and replaced by a dip crossing to allow full containment of storm water within Salt Creek Channel. Salt Creek Channel is considered as a regional facility that would serve as an adequate outlet to all of the developments in the northern basin of the SP. Therefore, any development in the northern drainage basin has to construct the necessary drainage facility to Salt Creek.

Although the improvements to Salt Creek Channel and the removal of the boxes have reduced flooding, some portion of the SP is still shown within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2050G and 060245 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Southern Portion Drainage Plan- The master drainage plan proposed with the original SP for the southern portion

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1            SP- FLOOD HAZARD REPORT (cont.): (cont.)            RECOMMEND

(Planning Areas 47b,49, 50, and 51 thru 61) of the site (specifically for Tract 30976, 30977, and 32318) proposed to terminate the storm drain for these tracts at the intersection of Holland Road and Leon Road.

A drainage plan prepared by Artiga Civil Design and dated May 2007 was reviewed and approved by the District. This drainage plan proposes to construct a regional facility that would collect storm runoff from the southern portion of the SP and the valley south of the SP. This drainage plan, proposed by the developer to the south of the SP, is a regional facility from the intersection of Leon Road and Holland Road to Lindenberger Road. The facility would generally run parallel to and south of Holland Road. These developments (the southern basin of the SP) are conditioned to construct what is referred to as Holland Channel from Leon Road to Lindenberger Road.

A Conditional Letter of Map of Revision (CLOMR) based on the Salt Creek improvements and the removal of Rice has been obtained. While the existing undersized box culverts were removed and replaced by a dip crossing, the floodplain limits have not been revised.

Following are the District's recommendations in order to protect the public health and safety:

1. A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. Unless a Letter of Map Revision (LOMR) has been obtained by the District, the developer shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain. A flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site.

b. The applicant shall be responsible for payment of all processing fees required by FEMA for the LOMR. FEMA

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT (cont.) (cont.) (cont)RECOMMEND

submittals for a LCMR shall be reviewed by the District on a fee for service basis and a minimum deposit will be required before processing is initiated.

2. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

Portions of Specific Plan 293 are located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors. However, the portion of the SP within the Murrieta Creek/Warm Springs Valley Area Drainage Plan is designated as open space and therefore ADP fees would not be imposed for those areas.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

The specific plan proposes to use the District's maintenance roads for the proposed Salt Creek Channel as multi-use recreational trails. These recreational corridors are proposed to be a minimum of 20 feet wide with a landscaped area of about 10 feet on each side of the access road. The District does not object to this proposal. However, the Parks District, CSA or other public entity(s) must undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                    SP- ADP FEES                    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 Henet and Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

10.FLOOD RI. 2                    SP- COLLECT AND CONVEY RUNOFF                    RECOMMND

Each development within this Specific Plan will be required to collect and convey all onsite and offsite runoff to an adequate outlet.

10.FLOOD RI. 3                    SP- CONSTRUCT REGIONAL BASIN                    RECOMMND

Any development within the southern basin of this project shall construct a regional basin facility from Leon Road to Lindenberger Road.

10.FLOOD RI. 4                    SP- FEMA FLOOD PLAIN                    RECOMMND

Portions of this site are impacted by a FEMA mapped flood plain. Any encroachment into or other modification of this flood plain will require the applicant to process a Letter of Map Revision (LOMR). This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 5

SP- SUBMIT PRELIM WQMP

RECOMMND

The Santa Ana Region and San Diego Region Regional Water Quality Control Boards have adopted Board Orders R8-2002-001 and R9-2004-001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, and beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds).

The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report must mimic the format/template of the final report but could be at a lesser level of detail. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and

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10. GENERAL CONDITIONS

10.FLOOD RI. 5                    SP- SUBMIT PRELIM WQMP (cont.)                    RECOMMND

footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed Drawings will not be required.

PLANNING DEPARTMENT

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then take recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2                    MAP    INADVERTENT ARCHAEO FIND                    RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a

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10. GENERAL CONDITIONS

10. PLANNING. 2                    MAP - INADVERTENT ARCHAEO FIND (cont.)                    RECOMMEND

decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10. PLANNING. 3                    SP - GEO NO. 1246                    RECOMMEND

County Geologic Report (GEO) No. 1246 was prepared for this development (SP00293 & TR31892) by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Investigation and Rock Rippability Study, Proposed Menifee Heights Project, Southwest of Patton Avenue and Leon Road, Riverside County, California", dated December 16, 2003. In addition, Leighton prepared "Geotechnical Review Update, Report No. GEO 1246, Tentative Tr5act Map No. 31892, Winchester Ridge, Menifee Area, County of Riverside, California", dated June 22, 2004. This document is herein incorporated as a part of GEO No. 1246.

GEO No. 1246 concluded:

1.No evidence of on-site landslides was observed during the field investigation.

2.The steep north and east-sloping hillsides on the western portion of the site contains many loose boulders. The potential for rockfall due to either erosion or seismic groundshaking is significant in this area.

3.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during the investigation.

4.The potential for site ground rupture is considered low.

5.The potential for liquefaction, due to the design earthquake event, to affect structures at this site is low.

6.The site is not anticipated to be at risk for seismically induced flooding.

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - GEO NO. 1246 (cont.)

RECOMMEND

7. Adequate safety factors relative to slope stability for proposed 2:1 cut and fill slopes, 90 feet and 42 feet high respectively, were obtained.

8. Potential geologic constraints on the proposed development include but are not limited to strong ground motion, locally unrippable bedrock, and compressible and/or hydrocollapsible alluvium.

GEO No. 1246 recommended:

1. Remedial measures such as rock removal, catchment areas, rock fences, or setbacks should be considered in the site design. The potential hazard from individual rocks should be assessed during grading.

2. Compressible native soils and undocumented fill soils should be removed down to competent material.

3. Cut slopes should be observed by an engineering geologist during grading.

GEO No. 1246 satisfies the requirement for a geotechnical study for CEQA/planning purposes. GEO No. 1246 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet shall be prepared identifying the potential rockfall hazard as described elsewhere in this conditions set.

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES

RECOMMEND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

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10. GENERAL CONDITIONS

10. PLANNING. 5                    SP - NO P.A. DENSITY TRANSFER                    RECOMMND

Density transfers between Planning Areas that alters the land use designation or density category of any Planning Area within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10. PLANNING. 6                    SP - PA 12 SCHOOL ACCEPTANCE                    RECOMMND

If within two (2) years of approval of the final map (or the last phase of the final map was phased) of Tentative Tract Map No. 31100, the School District should decline to accept conveyance of this site for development of an elementary school, then the project proponent reserves the right to develop Planning area 12 with single family residential uses in conformance with the Development Standards of the SPECIFIC PLAN.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 1                    SP - 90 DAYS TO PROTEST                    RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL.

PLANNING DEPARTMENT

30. PLANNING. 1                    SP - GEOLOGIC STUDY                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

SPECIFIC PLAN Case #: SP00293AS

Parcel: 466-340-020

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1                    SP - GEOLOGIC STUDY (cont.)                    RECOMMND

This condition shall be considered MET if the relevant study has been approved by the Planning Department Engineering Geologist. This condition may be considered NOT APPLICABLE if the Planning Department Engineering Geologist determines the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 2                    SP - M/M PROGRAM (GENERAL)                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 3                    SP - NON-IMPLEMENTING MAPS                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4

SP - DURATION OF SP VALIDITY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (0) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 5

SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
Riverside County Planning Department in Indio	2 copies
in Murrieta	2 copies
Executive Office - CSA Administrator	2 copies

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5                    SP - SUBMIT FINAL DOCUMENTS (cont.)                    RECOMMND

Clerk of the Board of Supervisors                    1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 6                    SP - PROJECT LOCATION EXHIBIT                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 9                    SP - ARCHAEO STUDY REQD                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an archaeological study shall be submitted to the Planning Department for review and approval."

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11            SP - ADDENDUM EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 12            SP - EA REQUIRED

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13

SP - SUPPLEMENT TO EIR

RECOMMEND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 14

SP - SUBSEQUENT EIR

RECOMMEND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14            SP    SUBSEQUENT EIR (cont.)            RECOMMND  
not required."

30.PLANNING. 15            SP    COMPLETE CASE APPROVALS            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 16            SP - AMENDMENT REQUIRED            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16            SP - AMENDMENT REQUIRED (cont.)            RECOMMND

includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered **NOT** if the specific plan amendment has been filed, and **NOT APPLICABLE** if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 17            SP - PARK AGENCY REQUIRED            RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as **NOT APPLICABLE** if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19            SP - PA PROCEDURES            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project **PRIOR TO MAP RECORDATION** in the case of land division applications (tentative parcel maps or tentative tract maps) or **PRIOR TO BUILDING PERMITS** in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area(s) for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area(s):

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 19            SP    PA PROCEDURES (cont.)            RECOMMND

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30. PLANNING. 20            SP - COMMON AREA MAINTENANCE            RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

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

a. A permanent master maintenance organization shall be established for the specific plan area, to assure 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 assure ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20            SP - COMMON AREA MAINTENANCE (cont.)            RECOMMND

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

30.PLANNING. 21            SP - CC&R RES PUB COMMON AREA            RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING, 21

SP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP - CC&R RES PRT COMMON AREA (cont.)

RECOMMEND

submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 63 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

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

30.PLANNING. 24 SP - PALZO M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - SKR FEE CONDITION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.) RECOMMEND

Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31 SP SCHOOL MITIGATION RECOMMEND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the \_\_\_ School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED RECOMMEND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

"Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33            SP - ARCHAEOLOGIST RETAINED (cont.)            RECOMMND

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

30.PLANNING. 34            SP - IF HUMAN REMAINS FOUND            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, and shall read as follows:

"If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented."

30.PLANNING. 35            SP - INFRASTR. PARTICIPATION            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 35

SP - INFRASTR. PARTICIPATION (cont.)

RECOMMND

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein."

30. PLANNING. 36

SP PA 28B PARK AGREEMENT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA 28B PARK AGREEMENT (cont.)

RECOMMEND

Prior to map recordation, a Regional Building Permit Park Fee Agreement for the 32.7 Acre Regional Park (PA28B) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP293A5/TS CONDITIONS

RECOMMEND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Briggs Road (NW) at:  
Grand Avenue (EW)  
Simpson Road (EW)

Olive Avenue (EW)  
Patton Avenue (EW)  
Holland Road (EW)

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

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

Leon Road (NS) at:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1                    SP - SP293A5/TS CONDITIONS (cont.)                    RECOMMEND

Grand Avenue (EW)  
Simpson Road (EW)  
Loop Road (EW)  
Olive Avenue (EW)  
Patton Road (EW)  
North Loop Road (EW)  
Central Loop Road (EW)  
South Loop Road (EW)  
Holland Road (EW)

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

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

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

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

As such, the proposed project is consistent with this  
General Plan policy.

The associated conditions of approval incorporate  
mitigation measures identified in the traffic study, which  
are necessary to achieve or maintain the required level of  
service.

30.TRANS. 2                    SP - SP293A5/TS IMPROVEMENTS                    RECOMMEND

All roads shall be improved per the recommended General  
Plan designation, as approved by the County Board of  
Supervisors, or as approved by the Transportation  
Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3                    SP - SP293A5/WRCOG TUMF                    RECOMMND

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS. 4                    SP - SP293A5/TRAF SIG MIT MECH                    RECOMMND

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.5 shall be prepared by the project proponent and approved by the Transportation Department.

30.TRANS. 5                    SP - SP293A5/TS INSTALLATION                    RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic signals at the following intersections through payment of Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5                    SP - SP293A5/TS INSTALLATION (cont.)                    RECOMMND

- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

30.TRANS. 6                    SP - SP293A5/TRAFFIC STUDY REQ                    RECOMMND

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 293 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1                SP - PA 37 PARK PLANS REQD                    RECOMMND

PRIOR TO THE ISSUANCE OF THE 650th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 37. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 37 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2                SP - PA 37 PARK CONST                    RECOMMND

PRIOR TO THE ISSUANCE OF THE 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 37 shall be constructed and fully operable.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3            SP - PA 32 PARK PLANS REQD            RECOMMND

PRIOR TO THE ISSUANCE OF THE 1400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 32. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 32 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4            SP - PA 32 PARK CONST            RECOMMND

PRIOR TO THE ISSUANCE OF THE 1500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 32 shall be constructed and fully operable.

100.PLANNING. 5            SP - PA 21 PARK PLANS REQD            RECOMMND

PRIOR TO THE ISSUANCE OF THE 1900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 21. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6            SP - PA 21 PARK CONST            RECOMMND

PRIOR TO THE ISSUANCE OF THE 2300th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21

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100. PRIOR TO ISSUE GIVEN BLDG PERM

100.PLANNING. 6 SP - PA 21 PARK CONST (cont.)

RECOMMEND

shall be constructed and fully operable.

100.PLANNING. 7 SP - PA 11 PARK PLANS REQD

RECOMMEND

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 8 SP - PA 11 PARK CONST

RECOMMEND

PRIOR TO THE ISSUANCE OF THE 3030th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD

RECOMMEND

PRIOR TO THE ISSUANCE OF THE 3900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 55. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 55 and with the requirements of the

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD (cont.)

RECOMMND

Valley Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 10 SP - PA 55 PARK CONST

RECOMMND

PRIOR TO THE ISSUANCE OF TRM 4003th building permit within the SPECIFIC PLAN, the park designated as Planning Area 55 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 11 SP - PA 28B 1ST HALF PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the first half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 12 SP - PA 28B 1ST HALF CONST

RECOMMND

PRIOR TO THE ISSUANCE OF THE 3010th building permit within the SPECIFIC PLAN, the first half of the park designated as

SPECIFIC PLAN Case #: SP00293A5

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 12 SP - PA 28B 1ST HALF CONST (cont.) RECOMMND

Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 13 SP - PA 28B 2ND HALF PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 3910th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the second half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 14 SP - PA 28B 2ND HALF CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the second half of the park designated as Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 15 SP - PA 62A PARK PLANS REQD RECOMMND

PRIOR TO THE ISSUANCE OF THE 4400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 62A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 62A and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism

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CONDITIONS OF APPROVAL

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 15            SP - PA 62A PARK PLANS REQD (cont.)            RECOMMND

for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 16            SP - PA 62A PARK CONST            RECOMMND

PRIOR TO THE ISSUANCE OF THE 4500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 62A shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a commercial shopping center including 11 buildings totaling 135,500 square feet, a gas station with 10 pumps and 730 parking spaces, which includes 29 handicap stalls. The project includes a day care center (major 3) and incorporates public art with native american and agricultural themes.

10. EVERY. 1 SP - Hold Harmless INEFFECT

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

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee 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 CUP03569. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Amendment Description INEFFECT

This Specific Plan Amendment alters Planning Area 27 of Specific Plan 293 increasing the number of units in Planning Area 27 from 228 to 379. Part of this increase in units is accomplished by combining Planning Area 26b and the majority of 26a with the existing portion of Planning Area 27. The additional increase will be accomplished by drawing on excess units from Planning Area 46, which is developing below the maximum number of units permitted. Open Space area will increase from 56 acres to 108 acres, within the project area. The new designation of Planning Area 27 is proposed to be Medium Density Residential.

10. EVERY. 3 USE DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3569 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3569, Exhibit A (sheets 1-2), Amended No. 2, dated 9/25/08.

APPROVED EXHIBIT B = Conditional Use Permit No. 3569, Exhibit B (sheets 1-17), Amended No. 2, dated 9/25/08.

APPROVED EXHIBIT C = Conditional Use Permit No. 3569, Exhibit C (sheets 1-12), Amended No. 2, dated 9/25/08.

APPROVED EXHIBIT D = Conditional Use Permit No. 3569, Exhibit D (sheets 1-3), Amended No. 2, dated 9/25/08.

APPROVED EXHIBIT E = Conditional Use Permit No. 3569, Exhibit E (sheets 1-27), Amended No. 2, dated 9/25/08.

10. EVERY. 3 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMEND

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

10. EVERY. 4 SP\* - SP Document INEFFECT

Specific Plan No. 293A3 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution (and all resolutions for prior amendments to the Specific Plan).
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black and white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 380 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP\* - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 293A3 shall be henceforth defined as follows:

CONDITIONAL USE PERMIT Case #: CJP03569

Parcel: 461-190-082

10. GENERAL CONDITIONS

10. EVERY. 5                    SP\* - Definitions (cont.)                    INEFFECT

SPECIFIC PLAN = Specific Plan No. 293, Amendment No. 3.

CHANGE OF ZONE = Change of Zone No. 6877.

EIR = Environmental Impact Report No. 380 and Addendum to the EIR.

10. EVERY. 6                    SP - Ordinance Requirements                    INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 342 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 7                    SP - Limits of SP DOCUMENT                    INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

BS GRADE DEPARTMENT

10.BS GRADE. 1                    USE -GIN INTRODUCTION                    RECOMMND

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

10.BS GRADE. 2                    SP\*CSF-1 ORB. NOT SUPERSEDED                    INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.BS GRADE. 3 USE-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 and Safety Department.

10.BS GRADE. 3 SP\*GSF-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 USE-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 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 5 SP\*-NO GRADING & SUBDIVIDING INEFFECT

If grading of the entire - or any portion thereof - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.S.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.B5 GRADE. 6 USE G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.B5 GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.B5 GRADE. 8 USE-G2.6SLOPE STABILITY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.B5 GRADE. 9 USE-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 WCMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.B5 GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.B5 GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".

CONDITIONAL USE PERMIT Case #: CUP03559

Parcel: 461-190-092

10. GENERAL CONDITIONS

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall Designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE G4.1E CL 4:1 OR STEEPER RECOMMND

Plant & 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

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461 190 082

10. GENERAL CONDITIONS

10.BS GRADE. 17 USE-G4.1E-CL. 4:1 OR STEPER (cont.) RECOMMND

additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-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 19, 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 for subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - A3 COMMENTS NOTAPPLY

Under V. C. Design Guidelines #7, page 16, the school grounds are stated as not using recycled water where children are present but on page 19 of the same design Guidelines, school landscaped areas will use the recycled water.

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.E HEALTH. 1 SP - A3 COMMENTS (cont.) NOTAPPLY

Will you please indicate in a clear way if recycled water will be used on school grounds. State standards and those of EMWD shall be followed for the broadcasting of this reclaimed water with posting and signage etc.

FIRE DEPARTMENT

10.FIRE. 1 USE-#34-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC 2007 Edition and NFPA 13, 2001 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 USE-#50-BLUE LOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR (cont.) RECOMMND

of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 SP-#66-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 3125 GPM for a 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 SP-#95-HAZ FIRE AREA INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on site and off site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 4 SP-#96-ROOFING MATERIAL INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SWK1 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 5 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modification) plan shall be submitted to the Riverside County Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 6 SP #100 FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

10.FIRE. 7 SP-#47 SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03569 is a proposal to construct a commercial retail center in the Winchester area, south of Salt Creek Channel. The project is located on southeast corner of Leon Road and Domenigoni Parkway (Newport Road), Parcel Map 35671, which proposes to subdivide the 18.37 acre site into 7 commercial lots, is being processed concurrently.

Our review indicates that the site is subject to stormwater runoff from the hills to the south. The terrain of the site is relatively flat and drains north towards Salt Creek. Tract Map 30806 is proposed along the southern boundary of this site and is part of the Winchester Hills Specific Plan (SP 293). The developer of Tract Map 30806 has proposed to construct a system of storm drains, streets and interceptor drains to collect and convey the stormwater runoff to Salt Creek Channel. This drainage concept corresponds to the master drainage plan for the specific plan. Salt Creek Channel is considered an adequate outlet, therefore no increased runoff mitigation would be required for this project. While Tract Map 30806 has been approved it is still in the improvement plan check stage. The grading and drainage improvements that are to be constructed by Tract Map 30806 are necessary to provide flood protection for this site from the tributary offsite stormwater runoff. Therefore, if this site is to develop prior to the construction of the drainage improvements associated with Tract Map 30806, then this development shall construct the necessary improvements proposed by Tract 30806 or the functional equivalent of those facilities in order to provide flood protection to this site from tributary flows from the south. Alternatively, this development can wait for the construction of Tract Map 30806 and all of the associated improvements before obtaining permits.

To mitigate the water quality impacts this development would generate, the project engineer has proposed to grade the site to direct all onsite stormwater runoff to several porous landscaped detention areas (PLD) throughout the development. The PLD units have perforated pipes under the infiltration media that would convey treated stormwater runoff to Salt Creek through storm drains in Leon and Newport Roads. The calculations for the preliminary design

CONDITIONAL USE PERMIT Case #: CUP03569

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

of the proposed PLD units were included within the preliminary water quality management plan that was submitted with the land-use application. This District finds this mitigation concept acceptable.

The developer proposes to mitigate water quality impacts for this commercial project with several porous landscape detention (PLD) units. It is not clear how the 100-year storm event would pass through the project. The PLD units would contain the required water quality volume while ponding a portion of the 100-year storm flows into the adjacent parking lots. This is acceptable based on the following criteria:

- \*The depth of water detained does not exceed 1 foot at any location in the parking lot for runoff events up to and including the 100-year event.
- \*The gradient of the parking lot area subject to ponding is 1 percent or greater.
- \*The emergency overflow path is identified and noted on the engineering plan.
- \*Fire lanes used for emergency equipment are free of ponding water for all runoff events up to and including the 100-year event. Note: Flows may be backed up into parking lots by the control structure (i.e., the parking lot need not function as a flow-through detention basin).

It should be noted that 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 will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT 3/8/04

INEFFECT

This is a proposal to develop 2,663 acres with 5,991 dwelling units, commercial and industrial uses, schools and parks. The site is west of the town of Winchester, generally bounded on the west by Briggs Road, on the north by the Southern Pacific Railroad, on the east by Rice Road,

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SF FLOOD HAZARD REPORT 3/8/04 (cont.)

TNEFFECT

and on the south by Holland Road. Amendment No.3 proposes to modify Planning Areas 25, 26a, 26b, and 27. Within PA27, 379 dwellings are proposed on 131 acres with a minimum lot size of 7,200 sq. ft. PA25 will retain 108 acres as open space, and PAs 26a and 26b will be deleted from the SF.

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south.

A large portion of the northern alluvial valley is within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2085 and 060245 2125 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The southern alluvial valley is subject to storm flows from the hills in the middle of the site.

The District has already constructed interim improvements for Salt Creek Channel through the property. The interim channel section is constructed at the ultimate flow line elevation but needs to be made wider to have the proper hydraulic capacity. The ultimate channel section would have a 230-foot bottom width and 14:1 side-slopes and would fit inside the existing District right of way.

The applicant has proposed a drainage plan that would improve Salt Creek Channel through the project. The ultimate Salt Creek Channel was constructed upstream of Rice Road to Highway 79 by the District and upstream of Highway 79 by Metropolitan Water District as part of the Domenigoni Dam project. This assists in collecting runoff into the applicant's portion of Salt Creek Channel, although construction of other onsite collection facilities may still be necessary. It should also be noted by the applicant that, due to the existing backwater condition, the ultimate section for Salt Creek may have to be constructed downstream at least as far as Lindenberger Road and perhaps farther. The District is currently constructing Stage 6 of the Salt Creek Channel through this site. The existing undersized box culvert at Rice Road is to be removed as an impediment. This improvement will have to be made in order to clear up the floodplain for Salt

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1 SP FLOOD HAZARD REPORT 3/8/04 (cont.) (cont.)INREFFCT

Creek in its entirety. The removal of this culvert is currently not part of the Salt Creek Channel Stage 6 contract, and will not be included unless the environmental/regulatory issues are resolved.

The developer's engineer is currently working on a revision to the drainage MDP originally proposed with the SP. This new MDP will perform essentially the same function as the original SP drainage plan, but is more detailed. Conditions of approval will not be issued for subdivisions dependant on the final form of the drainage plan until the new MDP is approved by the District.

The specific plan document states that an assessment district would be formed to pay for the construction of Salt Creek Channel; this would be the case if the developer did not want to wait for the District to construct the channel. We anticipate that construction of the channel will be funded by developer fees collected through the Salt Creek Area Drainage Plan (ADP).

Following are the District's recommendations in order to protect the public health and safety:

1. Prior to recordation of any subdivision map within the Salt Creek watershed, including financing map, the ultimate Salt Creek Channel through the project along with appropriate collection and outlet facilities must be constructed or a financing mechanism other than Salt Creek ADP to pay for its construction must be in place.

2. A mapped floodplain is impacted by this project, therefore, the applicant shall obtain a Section 1601/1603 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements prior to recordation of the individual tracts which impact the mapped flood plain. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

3. A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

19. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT 3/8/04 (cont.) (cont.) INEFFECT

the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. Prior to recordation of any subdivision map within the Salt Creek flood plain, a flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The submittal of the study should be concurrent with the initial submittal of the related Salt Creek Channel improvement plans and final District approval will not be given until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA and final building inspection shall not be issued to lots within the floodplain.

b. The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis as a special hydraulic study, and a minimum deposit of \$3,000 will be required before processing is initiated. A flat fee of \$2,000 shall be required prior to final Salt Creek Channel improvement plan approval to cover the cost of processing the LOMR.

4. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

5. Specific Plan 293 is located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT 3/8/04 (cont.) (cont.)INEFFECT

the building permits if grading permits are not issued.

The specific plan proposes to use the District's maintenance roads for the proposed Salt Creek Channel as multi-use recreational trails. These recreational corridors are proposed to be a minimum of 20 feet wide with a landscaped area of about 10 feet on each side of the access road. The District does not object to this proposal. However, the Parks District, CSA or other public entity(s) must undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

10.FLOOD RI. 3 USE 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 USE 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 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, 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.

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY

RECOMMEND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

### 10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM

RECOMMEND

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 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

CONDITIONAL USE PERMIT Case #: CUP03569

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10. GENERAL CONDITIONS

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

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. 16 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO01925 RECOMMND

County Geologic Report (GEO) No. 1925, submitted for this project (PM35671 & CUP03569), was prepared by Geotechnical Professionals Inc. and is entitled: "Geotechnical Investigation, Proposed Retail Center, Winchester Ranch Marketplace, County of Riverside, California", dated May 21, 2007. In addition, Geotechnical Professionals Inc. prepared the following report for this project:

"Response to Review Comments, County Geologic Report No. 1925, Geotechnical Investigation, Proposed Retail Center, Winchester Ranch Marketplace, County of Riverside, California, GPI Project No. 2147.11" dated November 2, 2007.

This document is herein incorporated as a part of GEO No. 1925.

GEO No. 1925 concluded:

- 1.The disturbed near surface soils and undocumented fills present on this site are unsuitable in their current state for support of the proposed fills and structures.
- 2.The site does not lie within a State of California or

CONDITIONAL USE PERMIT Case #: CUP03569

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## 10. GENERAL CONDITIONS

10. PLANNING, : USE - GEO031925 (cont.)

RECOMMEND

County of Riverside established earthquake fault zone and a review of available aerial photos and site mapping did not reveal any indication of active faults either crossing or trending toward the subject site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

3. Except for the hazard of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as liquefaction, seismically induced settlement, seiche/tsunami, landsliding or seismically induced flooding is considered low.

4. There is a potential for generating significant quantities of oversize rock during the required grading proposed for this site.

GEO No. 1925 recommended:

1. All disturbed/weathered near surface soils and any undocumented fills should be removed to expose firm and unyielding soils exhibiting an in place relative compaction of at least 85% in accordance with ASTM D-1557. The exposed approved removal bottoms, except for areas that expose granitic rock, should be scarified to a depth of 12 inches, moisture conditioned to near optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM D-1557 prior to placing any fill. Fill may be placed over granitic rock areas without scarification and there should be a minimum two feet of fill below the bottom of the proposed footings in these areas.

2. All fills should be placed in lifts of 12 inches or less, moisture conditioned to optimum to 2 percent over optimum and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557. The upper 12 inches of the fills beneath all pavement subgrades should be compacted to a minimum of 95% of the maximum dry density.

3. The site lies within a seismically active area of southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed project. All structures should be designed in accordance with the latest provisions of the most recent edition of

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10. GENERAL CONDITIONS

10. PLANNING. 1 USE - GEO01925 (cont.) (cont.)

RECOMMEND

the Uniform Building Code for a site located in UBC Seismic Zone 4, 17 kilometers from a UBC Type B Fault (San Jacinto Fault - San Jacinto Valley Segment) and overlying a UBC Type Sc soil. The site should be expected to experience peak horizontal ground accelerations on the order of 0.37g with a 10% probability of exceedence in 50 years.

4.No oversize rock should be incorporated in the fills for this project. Oversize rock may be utilized as decorative rock in the landscape areas.

GEO No. 1925 satisfies the requirement for a Geologic Study for Planning /CEQA purposes. GEO No. 1925 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.

10. PLANNING. 1 SP - GEO NO. 1246

INEFFECT

County Geologic Report (GEO) No. 1246 was prepared for this development (SP00293 & TR31892) by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Investigation and Rock Rippability Study, Proposed Menifee Heights Project, Southwest of Patton Avenue and Leon Road, Riverside County, California", dated December 16, 2003. In addition, Leighton prepared "Geotechnical Review Update, Report No. GEO 1246, Tentative Tr5act Map No. 31892, Winchester Ridge, Menifee Area, County of Riverside, California", dated June 22, 2004. This document is herein incorporated as a part of GEO No. 1246.

GEO No. 1246 concluded:

1.No evidence of on-site landslides was observed during the field investigation.

2.The steep north and east-sloping hillsides on the western portion of the site contains many loose boulders. The potential for rockfall due to either exosion or seismic groundshaking is significant in this area.

3.No active or inactive fault traces are known to traverse

CONDITIONAL USE PERMIT Case #: CUP03569

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10. GENERAL CONDITIONS

10. PLANNING. 1 SF - GEO NO. 1246 (cont.)

INEFFECT

the site and no evidence of onsite faulting was observed during the investigation.

4.The potential for site ground rupture is considered low.

5.The potential for liquefaction, due to the design earthquake event, to affect structures at this site is low.

6.The site is not anticipated to be at risk for seismically induced flooding.

7.Adequate safety factors relative to slope stability for proposed 2:1 cut and fill slopes, 90 feet and 42 feet high respectively, were obtained.

8.Potential geologic constraints on the proposed development include but are not limited to strong ground motion, locally unrippable bedrock, and compressible and/or hydrocollapsible alluvium.

GEO No. 1246 recommended:

1.Remedial measures such as rock removal, catchment areas, rock fences, or setbacks should be considered in the site design. The potential hazard from individual rocks should be assessed during grading.

2.Compressible native soils and undocumented fill soils should be removed down to competent material.

3.Cut slopes should be observed by an engineering geologist during grading.

GEO No. 1246 satisfies the requirement for a geotechnical study for CEQA/planning purposes. GEO No. 1246 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet shall be prepared identifying the potential rockfall hazard as described in the conditions set for TR31892.

CONDITIONAL USE PERMIT Case #: CUP03569

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10. GENERAL CONDITIONS

10.PLANNING. 2

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 Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2

SP - MAINTAIN AREAS & PHASES

INREFFCT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 3

MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native

CONDITIONAL USE PERMIT Case #: CUP03569

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13. GENERAL CONDITIONS

10. PLANNING. 3            MAP - INADVERTENT ARCHAEO FIND (cont.)            RECOMMEND

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 of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10. PLANNING. 3            SP - NO P.A. DENSITY TRANSFER            INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10. PLANNING. 4            USE - COMPLY WITH ORD./CODES            RECOMMEND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10. PLANNING. 5            USE - FEES FOR REVIEW            RECOMMEND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10. PLANNING. 6            USE - LIGHTING HOODED/DIRECTED            RECOMMEND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

CONDITIONAL USE PERMIT Case #: CJP03559

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 8 USE LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, Tentative Parcel Map No. 35671 shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 11 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.36 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 15 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 16 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

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10.PLANNING. 20 USE - RECLAIMED WATER RECOMMEND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 21 USE - NO SECOND FLOOR RECOMMEND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 22 USE - NO RESIDENT OCCUPANCY RECOMMEND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS RECOMMEND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at the project boundaries. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

10.PLANNING. 25 USE - NOISE MONITORING REPORTS RECOMMEND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 27 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 28 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 32 USE - ELECTRICAL HOOK-UPS RECOMMND

Electrical hook-ups for refrigerated trailers shall be provided for the trailer parking spaces for Major 1, 2, and 4, as shown on APPROVED EXHIBIT A. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the warehouse facility for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

10.PLANNING. 33 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 38 USE - DESIGN STANDARDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001 and the SPECIFIC PLAN design standards. If standards conflict between the two, the SPECIFIC PLAN shall take precedence.

10.PLANNING. 40 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Code Enforcement Department at [www.rcclma.org.buslic](http://www.rcclma.org.buslic).

10.PLANNING. 41 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped 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 Planning Department's Milestone 90 condition entitled "USE - LANDSCAPING/IRRIG INSTALL INS."

10.PLANNING. 42 USE - LANDSCAPING REVIEW/COMPL RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 959 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and

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## 10. GENERAL CONDITIONS

10.PLANNING. 42           USE - LANDSCAPING REVIEW/COMPL (cont.)           RECOMMND

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.

## TRANS DEPARTMENT

10.TRANS. 1           USE - TS/CONDITIONS           RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Leon Road (NS) at:  
Clive Avenue (EW)

Beeler Road (NS) at:  
Olive Avenue (EW)

Menifce Road (NS) at:  
Domenigoni Parkway (EW)

Lindenberger Road (NS) at:  
Domenigoni Parkway (EW)

Briggs Road (NS) at:  
Domenigoni Parkway (EW)

Leon Road (NS) at:  
Domenigoni Parkway (EW)

Leon Road (NS) at:  
Project Driveway (South) (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - TS/CONDITIONS (cont.)

RECOMMEND

Project Driveway (NS) at:  
Domenigoni Parkway (EW)

Frontier Loop West (NS) at:  
Domenigoni Parkway (EW)

Frontier Loop West (NS) at:  
Project Driveway (EW)

Rice Road (NS) at:  
Domenigoni Parkway (EW)

As such, the proposed project is consistent with this  
General Plan policy.

The associated conditions of approval incorporate  
mitigation measures identified in the traffic study, which  
are necessary to achieve or maintain the required level of  
service.

10.TRANS. 1 SP - TSP293A3/TS/CONDITIONS 1

INEFFECT

The Transportation Department has reviewed the traffic  
study submitted for the referenced project. The study has  
been prepared in accordance with County-approved  
guidelines. We generally concur with the findings relative  
traffic impacts.

The Comprehensive General Plan circulation policies require  
a minimum of Level of Service 'C', except that Level of  
Service 'D' may be allowed with Board of Supervisors'  
approval in urban areas at intersections of any combination  
of major highways, arterials, expressways or state highways  
within one mile of a freeway interchange.

The study indicates that it is possible to achieve a 'C'  
(or Level of Service 'D' within one mile of a freeway  
interchange) for the following intersections based on the  
traffic study assumptions:

Briggs Road (NW) at:  
Grand Avenue (EW)  
Simpson Road (EW)

Clive Avenue (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1                      SF - TSP293A3/TS/CONDITIONS 1 (cont.)                      INEFFECT

Patton Avenue (EW)  
Holland Road (EW)

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

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

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

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

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

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

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

As such, the proposed project is consistent with this  
General Plan policy.

The associated conditions of approval incorporate  
mitigation measures identified in the traffic study, which  
are necessary to achieve or maintain the required level of  
service.

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10. GENERAL CONDITIONS

10.TRANS. 2                    USR - STD INTSC 3(ORD 460/461)                    RECOMMND

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

10.TRANS. 2                    SP - SP293A3/IMPROVEMENTS                    INEFFECT

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS. 3                    SP - SP293A3/WRCOG TUMF                    INEFFECT

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                USE - EXPIRATION DATE-PP                    RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or o the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1           USE - EXPIRATION DATE-PP (cont.)           RECOMMND

of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 1           SP     90 DAYS TO PROTEST           INEFFECT

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

20.PLANNING. 4           USE - EXPIRATION DATE-CUP           RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 7           USE - ANNUAL LANDSCAPE INSPECT           RECOMMND

Two years following the Certificate of Occupancy or Final Inspection and every subsequent year thereafter, the permit holder shall deposit funds for an annual landscaping inspection. This condition is deemed complete twelve years after the Certificate of Occupancy or Final Inspection provided that all landscape inspections are satisfactory to the Planning Department. To accomplish the terms of this condition, the permit holder shall annually open a HR case

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - ANNUAL LANDSCAPE INSPECT (cont.) RECOMMND

for a minimum of \_\_\_ hours at the prevailing Board adopted hourly rate for a Professional Planner. Such inspections shall be required of the permit holder and the permit holder shall allow for this to happen.

TRANS DEPARTMENT

20.TRANS. 1 SP - SP293A3/TRAFF SIG MIT MECH INEFFECT

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.1 shall be prepared by the project proponent and approved by the Transportation Department.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2                    SP - NON-IMPLEMENTING MAPS (cont.)                    NCTAPPLY

project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3                    SP\* - DURATION OF SP VALIDITY                    NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4                    SP \*- SUBMIT FINAL DOCUMENTS                    MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department                    1 copy

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 4            SP \*- SUBMIT FINAL DOCUMENTS (cont.)            MET

Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Hemet	1 copy
Riverside County Planning Department in Murrieta	2 copies
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

30. PLANNING. 5            SP \*- PROJECT LOCATION EXHIBIT            MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30. PLANNING. 6            SP \*- ACOUSTICAL STUDY REQ'D            MET

Prior to the approval of any implementing project within planning areas of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6            SP \*- ACOUSTICAL STUDY REQD (cont.)            MET

Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 7            SP \*- AIR QUALITY STUDY REQD            NOTAPPLY

Prior to the approval of any implementing project within planning areas of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.)the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 8            SP \*- ARCHAEO STUDY REQD            MET

Prior to the approval of any implementing project within planning areas of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP \*- ARCHAEO STUDY REQD (cont.) MET

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 9 SP\* - BIOLOGICAL STUDY REQD MET

Prior to the approval of any implementing project within planning areas of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 11 SP - RA REQUIRED MET

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14            SP - COMPLETE CASE APPROVALS            MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the CHANGE OF ZONE, and the Addendum to the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 15            SP - AMENDMENT REQUIRED            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 15 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30. PLANNING. 16 SP - PARK AGENCY REQUIRED NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valleywide Recreation and Park District, shall be annexed into the Valleywide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valleywide Recreation and Parks District is unwilling or unable to annex the property in question."

30. PLANNING. 17 SP - AG/DAIRY NOTIFICATION NOTAPPLY

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 18

SP \* PA PROCEDURES

DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this planning area.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30. PLANNING. 19

SP \* COMMON AREA MAINTENANCE

NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19            SP \*- COMMON AREA MAINTENANCE (cont.)            NOTAPPLY

private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area 27

30.PLANNING. 20            SP \*- CC&R RES PUB COMMON AREA            NOTAPPLY

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP \*- CC&R RES PUB COMMON AREA (cont.)

NOTAPPLY

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'J' attached hereto.

Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP \*- CC&R RES PUB COMMON AREA (cont.) (cont.) NOTAPPLY

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

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

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

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

30.PLANNING. 21 SP \*- CC&R RES PRI COMMON AREA NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

1. A cover letter identifying the project for which approval is sought;

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 21

SP \*- CC&R RES PRI COMMON AREA (cont.)

NOT APPLY

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit ' ', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

This Declaration shall not be terminated,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP \*- CC&R RES PRI COMMON AREA (cont.) (cont. NOT APPLY

'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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

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

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 23 SP - PALEO M/M PROGRAM DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23            SP - PALEO X/M PROGRAM (cont.)            DEFERRED

paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

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

30.PLANNING. 27            SP \*- SKR FEE CONDITION            DEFERRED

Prior to the approval of any implementing project within planning area 27 of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 24.8 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 28            SP \* ENTRY MONUMENTATION            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 28 SP \*- ENTRY MONUMENTATION (cont.) NOTAPPLY

1. An entry monument shall be shown on the Exhibit .
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 27 of the SPECIFIC PLAN, as shown on exhibits IV-103 through IV-104."

30. PLANNING. 29 SP \*- POST GRADING REPORT NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement with the qualified archaeologist were complied with."

30. PLANNING. 30 SP \*- SCHOOL MITIGATION DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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

30. PLANNING. 31 SP \*- GEO STUDY REQUIRED MET

Prior to the approval of any implementing project within planning areas 27 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP \*- GEO STUDY REQUIRED (cont.) MET

Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 32 SP - FINAL ZONING MAP NOTAPPLY

PRIOR TO MAP RECORDATION, the planning area(s) for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area(s):

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone with this land division application along with a legal description defining the boundaries of the planning area(s) affected by this land division application. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning area[s]. This change of zone shall be approved and adopted by the Board of Supervisors.

30.PLANNING. 33 SP - BLDG PRMT CHCK 1 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of the 25% building permit for the project, the applicant shall determine the number of building permits issued within the phase where this project is located.

Note to Planner: Enter the number of building permits equivalent to 25% relative to the project. Delete this note

30.PLANNING. 34 SP - BLDG PRMT CHCK 2 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 34 SP - BLDG PRMT CHCK 2 (cont.) NOTAPPLY

plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of the 75% building permit for the project, the applicant shall determine the number of building permits issued within the phase where the project is located.

Note to Planner: Enter the number of building permits equivalent to 75% relative to the project. Delete this note

30. PLANNING. 35 SP - PA 32 CONST PHASE I NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If the number of building permits exceeds 500 within Phase I at the 25% or 75% building permit within the project, no additional building permits shall be issued for this project until the park designated as Planning Area 32 is constructed.

Note to Planner: If this project is outside of this Phase this condition shall be put in NOTAPPLY. Enter the number of building permits equivalent to 25% and 75% relative to the project. Delete this note

30. PLANNING. 36 SP - PA 37 CONST PHASE I NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If the number of building permits exceeds 250 within Phase I at the 25% or 75% building permit within the project, no additional building permits shall be issued for this project until the park designated as Planning Area 37 is constructed.

Note to Planner: If this project is outside of this Phase this condition shall be put in NOTAPPLY. Enter the number of building permits equivalent to 25% and 75% relative to the project. Delete this note

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37            SP - PA 21 CONST PHASE II            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If the number of building permits exceeds 250 within Phase II at the 25% or 75% building permit within the project, no additional building permits shall be issued for this project until the park designated as Planning Area 21 is constructed.

Note to Planner: If this project is outside of this Phase this condition shall be put in NOTAPPLY. Enter the number of building permits equivalent to 25% and 75% relative to the project. Delete this note

30.PLANNING. 38            SP - PA 11 CONST PHASE III            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If the number of building permits exceeds 250 within Phase III at the 25% or 75% building permit within the project, no additional building permits shall be issued for this project until the park designated as Planning Area 11 is constructed.

Note to Planner: If this project is outside of this Phase this condition shall be put in NOTAPPLY. Enter the number of building permits equivalent to 25% and 75% relative to the project. Delete this note

30.PLANNING. 39            SP - PA 55 CONST PHASE IV            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If the number of building permits exceeds 250 within Phase IV at the 25% or 75% building permit within the project, no additional building permits shall be issued for this project until the park designated as Planning Area 55 is constructed.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39            SP - PA 55 CONST PHASE IV (cont.)            NOTAPPLY

Note to Planner: If this project is outside of this Phase this condition shall be put in NOTAPPLY. Enter the number of building permits equivalent to 25% and 75% relative to the project. Delete this note

30.PLANNING. 40            SP - PA 28B CONST ALL PHASES            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of the 2,000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 28b shall be constructed and fully operable.

TRANS DEPARTMENT

30.TRANS. 1                SP - SP293A3/TS/INSTALLATION            DEFERRED

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Rucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic signals at the following intersections through payment of Traffic Signal Mitigation Fees:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP293A3/TS/INSTALLATION (cont.) DEFERRED

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road
- Leon Road/Newport Road (Patton Road)
- Leon Road/Clive Road
- Eucalyptus Road/Simpson Road

30.TRANS. 2 SP - SP293A3/TRAFFIC STUDY REQ INEFFECT

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 293 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-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. 2 USE-G2.3SLOPE ERCS CL PLAN RECOMMND

Erosion control landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

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 USE-G2.7DRAINAGE 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 & Water Conservation District.

60.BS GRADE. 5 USE-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

60.BS GRADE. 6 USE-G2.14OFFSITE GE3 ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 7 USE G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.B5 GRADE. 8 USE G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.B5 GRADE. 9 USE-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.B5 GRADE. 10 USE 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.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RL DEPARTMENT

60.FLOOD RT. 2

USE 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE EROS CNTRL AFTER ROH GRAD RECOMMND

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

60.FLOOD RI. 6 USE 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. 8 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 03569 is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 18.37 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9 USE 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

PARKS DEPARTMENT

60.PARKS. 1 USE - TRAILS PLAN

RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail along the east side of Leon Road with all cross-sections, grading, topography, fencing, signage, street crossings and under crossings and all landscaping. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED

RECOMMND

Because the subject parcel is designated as HIGH B for paleontological resources, the land divider/permit holder shall retain a qualified paleontologist for paleontological monitoring and mitigation services. The developer shall submit a copy of a fully executed contract for paleontology monitoring and mitigation services, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

THIS CONDITION OF APPROVAL IMPLEMENTS 30.PLANNING.23

60.PLANNING. 12 USE SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 18.37 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements SPECIFIC PLAN condition 30.PLANNING.27.

60.PLANNING. 16 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 17 USE - ARCHAEO M/M PROGRAM

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

THIS CONDITION OF APPROVAL IMPLEMENTS 30.PLANNING.22

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69. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/C 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 Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 4 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 03569 is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 18.37 acres subject to the fee. The charge is payable to the flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5 USE 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. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

This condition implements SPECIFIC PLAN condition 30.PLANNING.30

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3569, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall

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80. PRIOR TO BLDG PRMT ISSUANCE

83.PLANNING. 21 USE - FEE STATUS (cont.)

RECOMMND

pay the outstanding balance.

83.PLANNING. 23 USE 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.

80.PLANNING. 24 USE - LANDSCAPE PLOT PLAN

RECOMMND

Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.33.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the ENTATIVE MAP conditions of approval. The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolexant and which have low water usage. ENTATIVE MAP conditions of approval. The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and which have low water usage.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety Department.

NOTES: The landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

The land divider/permit holder shall file seven (7) sets of

80.PLANNING. 25 USE - LANDSCAPE PLOT PLAN APPR

RECOMMND

When the Landscaping Plot Plan is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the Valley-Wide Recreation and Park District has approved said plans.

80.PLANNING. 26 USE - LANDSCAPE INSPECTION

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29

USE - PUBLIC ART PLAN

RECOMMND

Prior to building permit issuance, a detailed plan for the public art identified on APPROVED EXHIBIT A and samples shown on APPROVED EXHIBIT B, shall be provided by the Planning Department. This plan shall be signed off by the Riverside Art Museum and a local Native American Tribe (suggest Pechanga). The north side of the entrance from Frontier Loop Road shall include old farm equipment, plaques, landscaping, and other features to present an agriculture theme. The south side of the entrance from Frontier Loop Road shall include a recreation of the Hemet Maze Stone, pictographs, milling features, and plaques noting the area's historical native inhabitants.

80.PLANNING. 30

USE - PA PROCEDURES

RECOMMND

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 application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors.

This condition implements SPECIFIC PLAN condition  
30.PLANNING.18

TRANS DEPARTMENT

80.TRANS. 1

USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Frontier Loop West (NS) at:  
Domenigoni Parkway (SW)

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90. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - TS/DESIGN (cont.) RECOMMND

Leon Road (NS) at:  
Domenigoni Parkway (EW) (signal modification, as needed  
for added lanes)

Leon Road (NS) at:  
Project Driveway (South) (EW)

with no credit given for Traffic Signal Mitigation Fees  
or as approved by the Transportation Department

Installation of the signals shall be per 90.TRANS.1.

80.TRANS. 2 USE - TS/GEOMETRICS RECOMMND

The intersection of Leon Road (NS) and Domenigoni Parkway  
(EW) shall provide the following geometrics:

Northbound: Two left turn lanes, three through lane, one  
right turn lane  
Southbound: Two left turn lanes, three through lane, one  
right turn lane  
Eastbound: Two left turn lanes, three through lane, one  
right turn lane (one left turn lane may be  
striped out)  
Westbound: Two left turn lanes, three through lane, one  
right turn lane (one left turn lane may be  
striped out)

The intersection of Leon Road (NS) and North Project Access  
(EW) shall provide the following geometrics:

Northbound: One through lane, one shared through/right  
turn lane  
Southbound: One through lane  
Eastbound: NA  
Westbound: NA

Note: A raised median will be required on Leon Road to  
restrict this intersection to right turns in only.

The intersection of Leon Road (NS) and Project South Access  
(EW) shall provide the following geometrics:

Northbound: One through lane, one shared through/right  
turn lane  
Southbound: One left turn lane, one through lane

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

USE - TS/GEOMETRICS (cont.)

RECOMMND

Eastbound: NA  
Westbound: One left turn lane, one right turn lane

The intersection of Project Driveway (NS) and Domenigoni Parkway (EW) shall provide the following geometrics:

Northbound: One right turn lane - stop control  
Southbound: NA  
Eastbound: Three through lanes, one right turn lane  
Westbound: Three through lanes  
NOTE: Right turns only will be permitted at this driveway.  
No left turns into or out of this driveway will be allowed.

The intersection of Frontier Loop West (NS) and Domenigoni Parkway (EW) shall provide the following geometrics:

Northbound: One left turn lane, one shared through/right turn lane  
Southbound: One shared left turn/through/right turn lane  
Eastbound: One left turn lane, two through lanes, one shared through/right turn lane  
Westbound: One left turn lane, two through lanes, one shared through/right turn lane

The intersection of Frontier Loop West (NS) and Project Driveway (EW) shall provide the following geometrics:

Northbound: One shared left turn/through lane  
Southbound: One shared through/right turn lane  
Eastbound: One shared left turn/right turn lane  
Westbound: NA

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

All turn pocket lengths shall conform to the minimum County turn pocket length standards.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.) (cont.) RECOMMND

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

80.TRANS. 3 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Leon Road shall be conveyed for public use to provide for a 76 foot half-width right-of-way.

Sufficient public street right-of-way along Frontier Loop shall be conveyed for public use to provide for a 83 foot full-width right-of-way.

Sufficient public street right-of-way along Domenigoni Parkway shall be conveyed for public use to provide for a 76' to 90' (at the bus turnout) foot half-width right-of-way.

80.TRANS. 4 USE - R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone "E4" of the Menifee Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

The project gross acreage is 18.37 acres.

80.TRANS. 5 USE - 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.

80.TRANS. 6 USE ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other

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80. PRIOR TO BLDG FRMT ISSUANCE

80.TRANS. 6 USE-ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Leon Road, Domenigoni Parkway (Newport Road) and Frontier Loop.
- (2) Trails along Leon Road.
- (3) Street lights on Leon Road, Domenigoni Parkway (Newport Road), and Frontier Loop.
- (4) Traffic signals located per 80.TRANS.1 and 80.TRANS.2 conditions.
- (5) Graffiti abatement of walls and other permanent structure along Leon Road.
- (6) Street sweeping along Leon Road, Domenigoni Parkway, (Newport Road), and Frontier Loop.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

80.TRANS. 7 USR - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 463 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1031. For projects within Imperial Irrigation District (IID) use IID's pole standard.

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80. PRIOR TO BLDG PRMT ISSUANCE

82.TRANS. 8

USE LANDSCAPING/TRAIL CCM/IND

RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Leon Road, Domenigoni Parkway (Newport Road), and Frontier Loop and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlund, Transportation Department at (951) 955-6829.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

93.BS GRADE. 1

USE\*G4.3PAVING INSPECTIONS

RECOMMND

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

E HEALTH DEPARTMENT

93.E HEALTH. 1

USE - HAZMAT BUS PLAN

RECOMMND

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

90.E HEALTH. 2

USE - HAZMAT REVIEW

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3                   USE    HAZMAT CONTACT                   RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4                   USE    HAZMAT TANKS                   RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

FIRE DEPARTMENT

90.FIRE. 1                    USE-#45-FIRE LANES                   RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2                    USE-412A-SPRINKLER SYSTEM                   RECOMMND

Install a complete fire sprinkler system per NFPA 13 2001 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.T.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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90. PRIOR TO BLDC FINAL INSPECTION

99.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 4 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C 16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

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

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93. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE PALEO MONITORING REPORT RECOMMND

Prior to final inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Paleontology Monitoring report. This report shall be certified by a professionally-qualified paleontologist listed on the County's paleontology Consultant List.

90.PLANNING. 3 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - COMPLY W/ ACOUSTIC STUDY (cont.) RECOMMND

county staff to assure project compliance with this condition of approval.

90.PLANNING. 4 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 730 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 5 USE - ACCESSIBLE PARKING RECOMMND

A minimum of 14 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at by telephoning the local sherriff's office."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 7 USE - LOADING SPACES RECOMMND

A minimum of one (1) loading space shall be provided for each of Majors 1, 2, and 4, pads 1,2, and 3 and shops 1 in accordance with Section 18.12.a.(2)f(3).b. of Ordinance

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - LOADING SPACES (cont.) RECOMMND

348, and as shown on APPROVED EXHIBIT A.

90.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 12 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 13 USE - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along 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. 14 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a six (6) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 17 USE - TRASH ENCLOSURES RECOMMND

ten (10) trash enclosures which are adequate to enclose a minimum of twelve (12) bins and three (3) trash compactors shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for

CONDITIONAL USE PERMIT Case #: CUP03569

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 USE TRASH ENCLOSURES (cont.) RECOMMND

collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 22 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the truck parking areas as shown on APPROVED EXHIBIT A.

The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-site for more than 15 minutes.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3569 is calculated to be 17.27 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 30 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right of way to the limits of the project development. The Project Area for Conditional Use Permit No. 3569 has been calculated to be 17.27 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE - LANDSCAPE/IRRIG INSTALL RRCOMMND

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 "USE LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," 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.

90.PLANNING. 32 USE - COMPLY W/ LANDSCP/IRR PLN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 959 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. 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 "USE - LANDSCP/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.

90.PLANNING. 33 USE - PUBLIC ART CONSTRUCTED RECOMMND

Prior to building permit final inspection for any building, the public art identified on APPROVED EXHIBIT A and samples shown on APPROVED EXHIBIT B, shall be constructed consistent with these exhibits. The north side of the entrance from Frontier Loop Road shall include old farm equipment, plaques noting the area's early farmers, landscaping, and other features to present an agriculture theme. The south side of the entrance from Frontier Loop Road shall include a recreation of the Hemet Maze Stone,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - PUBLIC ART CONSTRUCTED (cont.) RECOMMND

pictographs, milling features, and plaques noting the area's historical native inhabitants.

90.PLANNING. 34 USE - DAYCARE FACILITY ART RECOMMND

Prior to building permit final inspection for building Major 3, as shown on APPROVED EXHIBIT A, the daycare facility tenant should consult with First 5, Riverside Art Museum, and a Native American tribe (suggest Pechanga) for development of an education program for the facility that utilizes the features proposed at the Frontier Loop Road entrance and for creation of a mural by the children on the Major 3 building as guided by the consultants and tenant. The mural should be consistent with APPROVED EXHIBIT B.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Frontier loop West (NS) at:  
Domenigoni Parkway (EW)

Leon Road (NS) at:  
Domenigoni Parkway (SW) (signal modification, as needed for added lanes)

Leon Road (NS) at:  
Project Driveway (South) (EW) (cash-in-lieu of construction)

with no credit given for Traffic Signal Mitigation Fees or as approved by the Transportation Department

90.TRANS. 2 USE - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the future traffic signal at Frontier Loop West and Domenigoni Parkway to the west to the existing signal at Leon Road and Domenigoni Parkway.

or as approved by the Transportation Department.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - 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 Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 4 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR30806 and PM35671.

90.TRANS. 5 USE SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent 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.

90.TRANS. 6 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 7 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 8 USE - STREET LIGHTS INSTALL RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - STREET LIGHTS INSTALL (cont.) RECOMMND

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 street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 9 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways per County Standard No. 207A, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on Domenigoni Parkway (Newport Road) shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

NOTE: 1. A 5' meandering sidewalk shall be constructed per County Standard No. 404 within the 21' parkway.

2. A bus turnout shall be constructed with RTA standards and/or County Standard No. 814.

90.TRANS. 10 USE-ANNEX L&LMD/OTHER DISTI RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Landscaping along Leon Road, Domenigoni Parkway (Newport Road) and Frontier Loop.
- (2) Trails along Leon Road.
- (3) Street lights on Leon Road, Domenigoni Parkway (Newport Road), and Frontier Loop.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE-ANNEX L&LMD/OTHER DIST1 (cont.) RECOMMND

- (4) Traffic signals located per 80.TRANS.1 and 80.TRANS.2 conditions.
- (5) Graffiti abatement of walls and other permanent structures along Leon Road.
- (6) Street sweeping along Leon Road, Domenigoni Parkway (Newport Road), and Frontier Loop.

90.TRANS. 11 USE - DEDICATION RECOMMND

Frontier Loop along project boundary is designated as a Collector road and shall be improved with 60 foot full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk within the 83' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (60'/83') (Modified for improvements and location/size of sidewalk.)

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 15' parkway on the project side only.

Leon Road along project boundary is designated as an Arterial highway and shall be improved with 8" concrete curb and gutter located 68 feet from center line to curb line, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76' foot half-width dedicated right-of-way in accordance with County Standard No. 92. (68'/76') (Modified for improvements and increased right-of-way from 64' to 76'.)

- NOTE: 1. All proposed driveways shall be constructed per County Standard No. 207A.
- 2. Construct an 8" rounded landscaped parkway adjacent to the curb line within the 8' parkway.
  - 3. Construct a 12' DG trail 8' from three curb line within the 15.5' regional trail easement.

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Parcel: 461-190-082

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 13 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 14 USE RIV. TRANSIT AUTHORITY

RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 USE - TRAILS CONSTRUCTION

RECOMMND

Prior to the issuance of the fourth (4th) Building Permit, the Applicant, Owner, or any successor-in-interest shall construct to completion the trail as identified on the approved trails plan. Upon completion of the constructed

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100. PRIOR TO ISSUJE GIVEN BLDG PRMT

100.PARKS. 1

USE - TRAILS CONSTRUCTION (cont.)

RECOMMND

trail, the applicant shall arrange for an inspection of the trail with the Riverside Count Regional Parks and Open Space District who shall verify in writing to the applicant, owner(s) or any successor-in-interest that the trail is identified as constructed and fully operable.

PARCEL MAP Parcel Map #: 2M35571

Parcel: 461-190-082

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    SP - Hold Harmless                    INEFFECT

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

10. EVERY. 2                    SPA - Amendment Description                    INEFFECT

This Specific Plan Amendment alters Planning Area 27 of Specific Plan 293 increasing the number of units in Planning Area 27 from 228 to 379. Part of this increase in units is accomplished by combining Planning Area 26b and the majority of 26a with the existing portion of Planning Area 27. The additional increase will be accomplished by drawing on excess units from Planning Area 46, which is developing below the maximum number of units permitted. Open Space area will increase from 56 acres to 109 acres, within the project area. The new designation of Planning Area 27 is proposed to be Medium Density Residential.

10. EVERY. 3                    SPA - Replace all previous                    INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10. EVERY. 4 SP\* - SP Document

INEFFECT

Specific Plan No. 293A3 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution [and all resolutions for prior amendments to the Specific Plan].
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 380 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP\* - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 293A3 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 293, Amendment No. 3.

CHANGE OF ZONE = Change of Zone No. 6877.

EIR = Environmental Impact Report No. 380 and Addendum to the EIR.

PARCEL MAP Parcel Map #: PM35671

Parcel: 451-190-382

10. GENERAL CONDITIONS

10. EVERY. 6 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 7 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 8 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35671 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35671, Amended No. 2, dated 9/25/08.

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 E subdivision of 18.37 acres into 9 commercial parcels.

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

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10. EVERY. 10 MAP - HOLD HARMLESS (cont.) RECOMMND

period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 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 GDS 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. 2 SP\*GSP-1 ORD. NOT SUPERSEDED INREPECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 3            SP\*GSP-2 GEO/SOIL TO BE OBRYSO            INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4            MAP-G1.5 EROS CNTRL PROTECT            RECOMMEND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 4            SP-ALL CLEARNC'S REQ'D B-4 PMT            INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5            MAP-G1.6 DUST CONTROL            RECOMMEND

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

10.BS GRADE. 5            SP\*-NO GRADING & SUBDIVIDING            INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP-G2.1 GRADING BONDS                    RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7                    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. 8                    MAP-G2.6SLOPE STABILITY ONLY                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                    MAP-G2.8MINIMUM DRAINAGE GRAD                    RECOMMND

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

10.BS GRADE. 10                    MAP-G2.11DR WAY KING NWC                    RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND

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

10.BS GRADE. 12                    MAP-G2.13FIRE D'S OK ON DR.                    RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards or the governing Fire

PARCEL MAP Parcel Map #: PK35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.BS GRADE. 12            MAP-G2.13 FIRE D'S OK ON DR. (cont.)            RECOMMND

Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 14            MAP-G2.24 LU PWT TO GRD SUB            RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

10.BS GRADE. 15            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.

E HEALTH DEPARTMENT

10.E HEALTH. 1            USE - GENERAL COMMENTS            RECOMMND

All lots under Parcel Map#35671 are proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with EMWD, as well as, all other

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - GENERAL COMMENTS (cont.) RECOMMEND

applicable agencies.

Any existing septic system(s) and/or well(s) must be properly abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 1 SP - A3 COMMENTS NOTAPPLY

Under V. C. Design Guidelines #7, page 16, the school grounds are stated as not using recycled water where children are present but on page 19 of the same design Guidelines, school landscaped areas will use the recycled water.

Will you please indicate in a clear way if recycled water will be used on school grounds. State standards and those of EMWD shall be followed for the broadcasting of this reclaimed water with posting and signage etc.

FIRE DEPARTMENT

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

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

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-002

10. GENERAL CONDITIONS

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

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

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

Approved super fire hydrants, (6"x4"x 2-2 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 lot frontage more than 165 feet from a fire hydrant.

10.FIRE. 3 SP-#95-HAZ FIRE AREA INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 SP-#96 ROOFING MATERIAL INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 5 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetation management (fuel modification) plan shall be submitted to the Riverside County Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-290-082

10. GENERAL CONDITIONS

10.FIRE. 5                    SP-#100-FIRE STATION                    INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

10.FIRE. 7                    SP-#17 SECONDARY ACCESS                    INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                MAP FLOOD HAZARD REPORT                    RECOMMND

Parcel Map 35671 is a proposal to subdivide the 18.37 acre site into commercial lots in the Winchester area, south of Salt Creek Channel. The project is located on southeast corner of Leon Road and Domenigoni Parkway (Newport Road). Conditional Use Permit 03569, which proposes to construct a commercial retail center on the site, is being processed concurrently.

Our review indicates that the site is subject to stormwater runoff from the hills to the south. The terrain of the site is relatively flat and drains north towards Salt Creek. Tract Map 30806 is proposed along the southern boundary of this site and is part of the Winchester Hills Specific Plan (SP 253). The developer of Tract Map 30806 has proposed to construct a system of storm drains, streets and interceptor drains to collect and convey the stormwater runoff to Salt Creek Channel. This drainage concept corresponds to the master drainage plan for the specific plan. Salt Creek Channel is considered an adequate outlet, therefore no increased runoff mitigation would be required for this project. While Tract Map 30806 has been approved it is still in the improvement plan check stage. The grading and drainage improvements that are to be constructed by Tract Map 30806 are necessary to provide flood protection for this site from the tributary offsite

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

## 10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMEND

stormwater runoff. Therefore, if this site is to develop prior to the construction of the drainage improvements associated with Tract Map 30806, then this development shall construct the necessary improvements proposed by Tract 30806 or the functional equivalent of those facilities in order to provide flood protection to this site from tributary flows from the south. Alternatively, this development can wait for the construction of Tract Map 30806 and all of the associated improvements before obtaining permits.

To mitigate the water quality impacts this development (Conditional Use Permit 03569) would generate, the project engineer has proposed to grade the site to direct all onsite stormwater runoff to several porous landscaped detention areas (PLD) throughout the development. The PLD units have perforated pipes under the infiltration media that would convey treated stormwater runoff to Salt Creek through storm drains in Leon and Newport Roads. The calculations for the preliminary design of the proposed PLD units were included within the preliminary water quality management plan that was submitted with the land-use application. This District finds this mitigation concept acceptable.

The developer proposes to mitigate water quality impacts for this commercial project with several porous landscape detention (PLD) units. It is not clear how the 100-year storm event would pass through the project. The PLD units would contain the required water quality volume while ponding a portion of the 100-year storm flows into the adjacent parking lots. This is acceptable based on the following criteria:

- \*The depth of water detained does not exceed 1 foot at any location in the parking lot for runoff events up to and including the 100 year event.
- \*The gradient of the parking lot area subject to ponding is 1 percent or greater.
- \*The emergency overflow path is identified and noted on the engineering plan.
- \*Fire lanes used for emergency equipment are free of ponding water for all runoff events up to and including the 100-year event. Note: Flows may be backed up into parking lots by the control structure (i.e., the parking lot need not function as a flow-through detention basin).

PARCEL MAP Parcel Map #: PN35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.) (cont.)                    RECOMMEND

It should be noted that 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 will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 1                    SP FLOOD HAZARD REPORT 3/8/04                    (INFERCT

This is a proposal to develop 2,063 acres with 5,991 dwelling units, commercial and industrial uses, schools and parks. The site is west of the town of Winchester, generally bounded on the west by Briggs Road, on the north by the Southern Pacific Railroad, on the east by Rice Road, and on the south by Holland Road. Amendment No.3 proposes to modify Planning Areas 25, 26a, 26b, and 27. Within PA27, 379 dwellings are proposed on 131 acres with a minimum lot size of 7,200 sq. ft. PA25 will retain 138 acres as open space, and PAs 26a and 26b will be deleted from the SP.

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south.

A large portion of the northern alluvial valley is within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2085 and 060245 2125 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The southern alluvial valley is subject to storm flows from the hills in the middle of the site.

The District has already constructed interim improvements for Salt Creek Channel through the property. The interim channel section is constructed at the ultimate flow line elevation but needs to be made wider to have the proper hydraulic capacity. The ultimate channel section would

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

## 10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT 3/8/04 (cont.)

INEFFECT

have a 230-foot bottom width and 14:1 side-slopes and would fit inside the existing District right of way.

The applicant has proposed a drainage plan that would improve Salt Creek Channel through the project. The ultimate Salt Creek Channel was constructed upstream of Rice Road to Highway 79 by the District and upstream of Highway 79 by Metropolitan Water District as part of the Domenigoni Dam project. This assists in collecting runoff into the applicant's portion of Salt Creek Channel, although construction of other offsite collection facilities may still be necessary. It should also be noted by the applicant that, due to the existing backwater condition, the ultimate section for Salt Creek may have to be constructed downstream at least as far as Lindenberger Road and perhaps farther. The District is currently constructing Stage 6 of the Salt Creek Channel through this site. The existing undersized box culvert at Rice Road is to be removed as an impediment. This improvement will have to be made in order to clear up the floodplain for Salt Creek in its entirety. The removal of this culvert is currently not part of the Salt Creek Channel Stage 6 contract, and will not be included unless the environmental/regulatory issues are resolved.

The developer's engineer is currently working on a revision to the drainage MDP originally proposed with the SP. This new MDP will perform essentially the same function as the original SP drainage plan, but is more detailed. Conditions of approval will not be issued for subdivisions dependant on the final form of the drainage plan until the new MDP is approved by the District.

The specific plan document states that an assessment district would be formed to pay for the construction of Salt Creek Channel; this would be the case if the developer did not want to wait for the District to construct the channel. We anticipate that construction of the channel will be funded by developer fees collected through the Salt Creek Area Drainage Plan (ADP).

Following are the District's recommendations in order to protect the public health and safety:

1. Prior to recordation of any subdivision map within the Salt Creek watershed, including financing map, the ultimate

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1 SP FLOOD HAZARD REPORT 3/8/04 (cont.) (cont.)INEFFECT

Salt Creek Channel through the project along with appropriate collection and outlet facilities must be constructed or a financing mechanism other than Salt Creek ADP to pay for its construction must be in place.

2. A mapped floodplain is impacted by this project, therefore, the applicant shall obtain a Section 1601/1603 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements prior to recordation of the individual tracts which impact the mapped flood plain. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

3. A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. Prior to recordation of any subdivision map within the Salt Creek flood plain, a flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The submittal of the study should be concurrent with the initial submittal of the related Salt Creek Channel improvement plans and final District approval will not be given until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA and final building inspection shall not be issued to lots within the floodplain.

b. The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis as a special hydraulic study, and a minimum deposit of \$3,000 will be required before processing is initiated. A flat fee of \$2,000 shall be required prior to final Salt Creek Channel improvement plan approval to cover the cost of processing the LOMR.

PARCEL MAP Parcel Map #: PM35571

Parcel: 461-193-082

10. GENERAL CONDITIONS

10.FLOOD RT. 1 SP FLOOD HAZARD REPORT 3/8/84 (cont.) (cont.) INEFFECT

4. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

5. Specific Plan 293 is located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

The specific plan proposes to use the District's maintenance roads for the proposed Salt Creek Channel as multi-use recreational trails. These recreational corridors are proposed to be a minimum of 20 feet wide with a landscaped area of about 10 feet on each side of the access road. The District does not object to this proposal. However, the Parks District, CSA or other public entity(s) must undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

10.FLOOD RT. 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

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

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

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. 16            MAP WQMP ESTABL MAINT ENTITY            RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18            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

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-195-082

## 10. GENERAL CONDITIONS

10.FLOOD RI. 18                    MAP SUBMIT FINAL WQMP =PRELIM (cont.)                    RECOMMND

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 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. 19                    MAP BMP MAINTENANCE & INSPECT                    RECOMMND

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

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-002

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10. PLANNING. 1

MAP - G2001925

RECOMMEND

County Geologic Report (GEO) No. 1925, submitted for this project (PM35671 & CUP03569), was prepared by Geotechnical Professionals Inc. and is entitled: "Geotechnical Investigation, Proposed Retail Center, Winchester Ranch Marketplace, County of Riverside, California", dated May 21, 2007. In addition, Geotechnical Professionals Inc. prepared the following report for this project:

"Response to Review Comments, County Geologic Report No. 1925, Geotechnical Investigation, Proposed Retail Center, Winchester Ranch Marketplace, County of Riverside, California, GPI Project No. 2147.11" dated November 2, 2007.

This document is herein incorporated as a part of GEO No. 1925.

GEO No. 1925 concluded:

1. The disturbed near surface soils and undocumented fills present on this site are unsuitable in their current state for support of the proposed fills and structures.

2. The site does not lie within a State of California or County of Riverside established earthquake fault zone and a review of available aerial photos and site mapping did not reveal any indication of active faults either crossing or trending toward the subject site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

3. Except for the hazard of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as liquefaction, seismically induced settlement, seiche/tsunami, landsliding or seismically induced flooding is considered low.

4. There is a potential for generating significant quantities of oversize rock during the required grading proposed for this site.

GEO No. 1925 recommended:

1. All disturbed/weathered near surface soils and any

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

## 10. GENERAL CONDITIONS

10. PLANNING. 1

MAP - GEO01925 (cont.)

RECOMMND

undocumented fills should be removed to expose firm and unyielding soils exhibiting an in-place relative compaction of at least 85% in accordance with ASTM D-1557. The exposed approved removal bottoms, except for areas that expose granitic rock, should be scarified to a depth of 12 inches, moisture conditioned to near optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM D-1557 prior to placing any fill. Fill may be placed over granitic rock areas without scarification and there should be a minimum two feet of fill below the bottom of the proposed footings in these areas.

2. All fills should be placed in lifts of 12 inches or less, moisture conditioned to optimum to 2 percent over optimum and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557. The upper 12 inches of the fills beneath all pavement subgrades should be compacted to a minimum of 95% of the maximum dry density.

3. The site lies within a seismically active area of southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed project. All structures should be designed in accordance with the latest provisions of the most recent edition of the Uniform Building Code for a site located in UBC Seismic Zone 4, 17 kilometers from a UBC Type B Fault (San Jacinto Fault - San Jacinto Valley Segment) and overlying a UBC Type Sc soil. The site should be expected to experience peak horizontal ground accelerations on the order of 0.37g with a 10% probability of exceedence in 50 years.

4. No oversize rock should be incorporated in the fills for this project. Oversize rock may be utilized as decorative rock in the landscape areas.

GEO No. 1925 satisfies the requirement for a Geologic Study for Planning /CEQA purposes. GEO No. 1925 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.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10. PLANNING. 1

SP - GEO NO. 1246

INSPECT

County Geologic Report (GEO) No. 1246 was prepared for this development (SP00293 & TR31892) by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Investigation and Rock Rippability Study, Proposed Menifee Heights Project, Southwest of Patton Avenue and Leon Road, Riverside County, California", dated December 16, 2003. In addition, Leighton prepared "Geotechnical Review Update, Report No. GEO 1246, Tentative Tract Map No. 31892, Winchester Ridge, Menifee Area, County of Riverside, California", dated June 22, 2004. This document is herein incorporated as a part of GEO No. 1246.

GEO No. 1246 concluded:

1.No evidence of on-site landslides was observed during the field investigation.

2.The steep north and east-sloping hillsides on the western portion of the site contains many loose boulders. The potential for rockfall due to either erosion or seismic groundshaking is significant in this area.

3.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during the investigation.

4.The potential for site ground rupture is considered low.

5.The potential for liquefaction, due to the design earthquake event, to affect structures at this site is low.

6.The site is not anticipated to be at risk for seismically induced flooding.

7.Adequate safety factors relative to slope stability for proposed 2:1 cut and fill slopes, 90 feet and 42 feet high respectively, were obtained.

8.Potential geologic constraints on the proposed development include but are not limited to strong ground motion, locally unrippable bedrock, and compressible and/or hydrocollapsible alluvium.

GEO No. 1246 recommended:

1.Remedial measures such as rock removal, catchment areas,

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.PLANNING. 1                    SP - GEO NO. 1246 (cont.)

INEFFECT

rock fences, or setbacks should be considered in the site design. The potential hazard from individual rocks should be assessed during grading.

2.Compressible native soils and undocumented fill soils should be removed down to competent material.

3.Cut slopes should be observed by an engineering geologist during grading.

GEO No. 1246 satisfies the requirement for a geotechnical study for CEQA/planning purposes. GEO No. 1246 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet shall be prepared identifying the potential rockfall hazard as described in the conditions set for TR31892.

10.PLANNING. 2                    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 Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.PLANNING. 2                    SP - MAINTAIN AREAS & PHASES                    INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 3                    MAP - INADVERTENT ARCHAEO FIND                    RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3                    SP - NO P.A. DENSITY TRANSFER                    (INEFFECT)

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.PLANNING. 4 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 E, unless modified by the conditions listed herein.

10.PLANNING. 5 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. 7 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 - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 16 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - ORD 810 OPEN SPACE FEE (cont.)

RECOMMEND

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. 18 MAP - ORD NO. 659 (DIF)

RECOMMEND

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.

PARCEL MAP Parcel Map #: PM35671

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1                   MAP - DRAINAGE 1

RECOMMEND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 2                   MAP - DRAINAGE 2

RECOMMEND

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. 3                   MAP - STD INTRO 3(ORD 460/461)

RECOMMEND

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. 4                      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. 1                      SP - 90 DAYS TO PROTEST                      INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66023, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 3                      MAP    EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 465. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

TRANS DEPARTMENT

20.TRANS. 1                      SP - SP293A3/TRAN SIG M/T MECH                      INEFFECT

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.1 shall be prepared by the project proponent and approved by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1            SP - M/M PROGRAM (GENERAL)            MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2            SP - NON-IMPLEMENTING MAPS            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3            SP' - DURATION OF SP VALIDITY            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3            SP\* - DURATION OF SP VALIDITY (cont.)            NOTAPPLY

this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4            SP \*- SUBMIT FINAL DOCUMENTS            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department            1 copy
- Department of Environmental Health        1 copy
- Fire Department                            1 copy
- Flood Control and Water Conservation     1 copy
- Transportation Department                1 copy
- County Planning Department in Riverside 1 copy
- City of Hemet                              1 copy
- Riverside County Planning Department in Murrieta 2 copies
- Executive Office - CSA Administrator     2 copies
- Clerk of the Board of Supervisors        1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

30.PLANNING. 5            SP \*- PROJECT LOCATION EXHIBIT            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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30. PRIOR TO ANY PROJECT APPROVAL.

30.PLANNING. 5            SP \*- PROJECT LOCATION EXHIBIT (cont.)            NOTAPPLY

on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 6            SP \*- ACOUSTICAL STUDY REQD            NOTAPPLY

Prior to the approval of any implementing project within planning areas of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 7            SP \*- AIR QUALITY STUDY REQD            NOTAPPLY

Prior to the approval of any implementing project within planning areas of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.)the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7            SP \*- AIR QUALITY STUDY REQD (cont.)            NOTAPPLY

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 8            SP \*- ARCHAEO STUDY REQD            NOTAPPLY

Prior to the approval of any implementing project within planning areas of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 9            SP\* - BIOLOGICAL STUDY REQD            NOTAPPLY

Prior to the approval of any implementing project within planning areas of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a Biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9            SP\*    BIOLOGICAL STUDY REQD (cont.)            NOTAPPLY

not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 11           SP    - EA REQUIRED            NOTAPPLY

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 14           SP    - COMPLETE CASE APPROVALS            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the CHANGE OF ZONE, and the Addendum to the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

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33. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

SP - AMENDMENT REQUIRED

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered NET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 16

SP \*- PARK AGENCY REQUIRED

NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valleywide Recreation and Park District, shall be annexed into the Valleywide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 16.35(G) of Ordinance No. 463, to receive park dedications and fees. Documentation of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP \*- PARK AGENCY REQUIRED (cont.) NOTAPPLY

said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valleywide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 17 SP - AG/DAIRY NOTIFICATION NOTAPPLY

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 18 SP \*- PA PROCEDURES NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative Tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area 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 ZONAL 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP \*- PA PROCEDURES (cont.) NOTAPPLY

application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 19 SP \*- COMMON AREA MAINTENANCE NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

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

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

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area 27

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 20

SP \*- CC&R RES PUB COMMON AREA

NOT APPLIC

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING, 20

SF \*- CC&R RES PJB COMMON AREA (cont.)

NOT APPLIC

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'J' attached hereto.

Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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33. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP \*- CC&R RES PUB COMMON AREA (cont.) (cont.NOTAPPLY  
any, this Declaration shall control."

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

30.PLANNING. 21 SP \* CC&R RES PRI COMMON AREA NCTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for

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30. PRIOR TO ANY PROJECT APPROVAL,

30.PLANNING. 21

SP \*- CC&R RES PRI COMMON AREA (cont.)

NOTAPPLY

ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 23 SP PALEO M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 27 SP \*- SKR FEE CONDITION

NOTAPPLY

Prior to the approval of any implementing project within planning area 27 of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 563, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP \*- SKR FEE CONDITION (cont.) NOTAPPLY

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 241.8 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 28 SP \*- ENTRY MONUMENTATION NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit .
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 27 of the SPECIFIC PLAN, as shown on exhibits IV-100 through IV-104."

30.PLANNING. 29 SP \*- POST GRADING REPORT NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement with the qualified archaeologist were complied with."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP \* SCHOOL MITIGATION NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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

30.PLANNING. 31 SP \*- GEO STUDY REQUIRED NOTAPPLY

Prior to the approval of any implementing project within planning areas 27 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 32 SP - FINAL ZONING MAP NOTAPPLY

PRIOR TO MAP RECORDATION, the planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone with this land division application along with a legal description defining the boundaries of the planning area[s] affected by this land division application. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate

PARCEL MAP Parcel Map #: PM35671

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32            SP - FINAL ZONING MAP (cont.)            NOTAPPLY

legal description of the affected planning area(s). This change of zone shall be approved and adopted by the Board of Supervisors.

30.PLANNING. 33            SP - BLDG PRMT CHCK 1            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of the 25% building permit for the project, the applicant shall determine the number of building permits issued within the phase where this project is located.

Note to Planner: Enter the number of building permits equivalent to 25% relative to the project. Delete this note

30.PLANNING. 34            SP - BLDG PRMT CHCK 2            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of the 75% building permit for the project, the applicant shall determine the number of building permits issued within the phase where the project is located.

Note to Planner: Enter the number of building permits equivalent to 75% relative to the project. Delete this note

30.PLANNING. 35            SP - PA 32 CONST PHASE I            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If the number of building permits exceeds 500 within Phase I at the 25% or 75% building permit within the project, no additional building permits shall be issued for this project until the park designated as Planning Area 32 is constructed.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35            SP    PA 32 CONST PHASE I (cont.)            NOTAPPLY

Note to Planner: If this project is outside of this Phase this condition shall be put in NOTAPPLY. Enter the number of building permits equivalent to 25% and 75% relative to the project. Delete this note

30.PLANNING. 36            SP    - PA 37 CONST PHASE I            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:  
If the number of building permits exceeds 250 within Phase I at the 25% or 75% building permit within the project, no additional building permits shall be issued for this project until the park designated as Planning Area 37 is constructed.

Note to Planner: If this project is outside of this Phase this condition shall be put in NOTAPPLY. Enter the number of building permits equivalent to 25% and 75% relative to the project. Delete this note

30.PLANNING. 37            SP    - PA 21 CONST PHASE II            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If the number of building permits exceeds 250 within Phase II at the 25% or 75% building permit within the project, no additional building permits shall be issued for this project until the park designated as Planning Area 21 is constructed.

Note to Planner: If this project is outside of this Phase this condition shall be put in NOTAPPLY. Enter the number of building permits equivalent to 25% and 75% relative to the project. Delete this note

30.PLANNING. 38            SP    - PA 11 CONST PHASE III            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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Parcel: 461-190-082

33. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - PA 11 CONST PHASE III (cont.) NOTAPPLY

on the implementing project:

If the number of building permits exceeds 250 within Phase III at the 25% or 75% building permit within the project, no additional building permits shall be issued for this project until the park designated as Planning Area 11 is constructed.

Note to Planner: If this project is outside of this Phase this condition shall be put in NOTAPPLY. Enter the number of building permits equivalent to 25% and 75% relative to the project. Delete this note

30.PLANNING. 39 SP - PA 55 CONST PHASE IV NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If the number of building permits exceeds 250 within Phase IV at the 25% or 75% building permit within the project, no additional building permits shall be issued for this project until the park designated as Planning Area 55 is constructed.

Note to Planner: If this project is outside of this Phase this condition shall be put in NOTAPPLY. Enter the number of building permits equivalent to 25% and 75% relative to the project. Delete this note

30.PLANNING. 40 SP - PA 28B CONST ALL PHASES NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of the 2,000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 28b shall be constructed and fully operable.

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Parcel: 461-190-082

35. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1

SP - SP293A3/TS/INSTALLATION

DEFERRED

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic signals at the following intersections through payment of Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road
- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

30.TRANS. 2

SP - SP293A3/TRAFFIC STUDY REQ

DEFERRED

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 293 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461 190 082

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#46-WATER PLANS                      RECOMMEND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 2                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMEND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMEND

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                      RECOMMEND

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

50.FLOOD RI. 5                      MAP ENCROACHMENT PERMIT REQ                      RECOMMEND

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

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6            MAP ENCROACHMENT PERMIT REQ (cont.)            RECOMMND  
plans.

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.

50.FLOOD RI. 10            MAP BMP - MAINT & INSPECT            RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-19J-002

50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT RECOMMEND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The trails plan shall show the trail as shown on the Amended No. 1 exhibit with the trail on the east side of Leon Road.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMEND

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

50.PLANNING. 9 MAP - FINAL MAP PREPARED RECOMMEND

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

50.PLANNING. 12 MAP - FEE BALANCE RECOMMEND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 15 MAP - ECS NOTE MT PALOMAR LIGH RECOMMEND

The following Environmental Constraints Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall

PARCEL MAP Parcel Map #: PM35571

Parcel: 461-193-082

50. PRIOR TO MAP RECORDATION

50.PLANNING. 15 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMEND

be in conformance with County Ordinance No. 655."

50.PLANNING. 16 MAP - CC&R C/I PCA COM. BASK RECOMMEND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following

PARCEL MAP Parcel Map #: PX35671

Parcel: 461-190-082

50. PRIOR TO MAP RECORDATION

50.PLANNING. 16 MAP - CC&R C/I PCA COM. EASE (cont.)

RECOMMND

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 'landscape area', more particularly described on the TENTATIVE MAP, attached hereto.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape 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 'landscape area' or any reciprocal easement established pursuant to the Declaration.

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

50. PRIOR TO MAP RECCRDATION

TRANS DEPARTMENT

50.TRANS. 1                    MAP - IMP PLANS                    RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 2                    MAP - SOILS 2                    RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 3                    MAP - 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. 4                    MAP - ST DESIGN/IMPRV CONCEPT                    RECOMMND

The street design and improvement concept of this project shall be coordinated with TR30806 and CUP3569.

50.TRANS. 5                    MAP - STRIPING PLAN                    RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 6                    MAP - STREET NAME SIGN                    RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

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Parcel: 461-190-092

50. PRIOR TO MAP RECORDATION

50.TRANS. 7 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. 8 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light 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. 9 MAP - 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. 10 MAP - STREET LIGHTS-L&LMD RECOMMND

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. 11 MAP - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12                    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 "E4" of the Menifee 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. 13                    MAP - ASSESSMENT DIST 1                    RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 14                    MAP - UTILITY PLAN                    RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 15                    MAP - GRAFFITI ABATEMENT                    RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

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Parcel: 461-190-082

50. PRIOR TO MAP RECORDATION

50.TRANS. 16

MAP - DEDICATION

RECOMMEND

Frontier Loop along project boundary is designated as a Collector road and shall be improved with 50 foot full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk within the 83' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (60'/83') (Modified for improvements and location/size of sidewalk.)

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 15' parkway on the project side only.

Leon Road along project boundary is designated as an Arterial highway and shall be improved with 8" concrete curb and gutter located 68 feet from center line to curb line, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76 foot half-width dedicated right-of-way in accordance with County Standard No. 92. (68'/72') (Modified for improvements and increased right-of-way from 64' to 76'.)

NOTE: 1. All proposed driveways shall be constructed per County Standard No. 267A.

2. Construct an 8' mounded landscaped parkway adjacent to the curb line within the 8' parkway.
3. Construct a 12' DG trail 8' from the curb line within the 15.5' regional trail easement.

50.TRANS. 17

MAP - TRAFFIC SIGNALS 2

RECOMMEND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 18

MAP - STREET SWEEPING 2

RECOMMEND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for

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Parcel: 461 190-082

50. PRIOR TO MAP RECORDATION

50.TRANS. 18                    MAP - STREET SWEEPING 2 (cont.)                    RECOMMND

street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                    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. 2                    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. 3                    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. 3            MAP-G2.14OFFSITE GDG ONUS (cont.)            RECOMMND

necessary to perform the grading herein proposed.

60.BS GRADE. 4            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. 5            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.

60.BS GRADE. 6            MAP- NO PRECISE GRADE            RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6                    MAP- NO PRECISE GRADE (cont.)                    RECOMMEND

BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

60.EPD. 1                    EPD - 30 DAY BURROWING OWL SUR                    RECOMMEND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                    MAP SUBMIT PLANS                    RECOMMEND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2            MAP SUBMIT PLANS (cont.)            RECOMMND  
deposit.

60.FLOOD RI. 3            MAP EROS CNTRL AFTER RGH GRAD            RECOMMND  
Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5            MAP ENCRACHMENT 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  
Parcel Map 35671 is located within the limits of the Salt Creek Channel/Winchestex/North Homet 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.

PARKS DEPARTMENT

60.PARKS. 1            MAP\* TRAILS PLAN            RECOMMND  
Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional

PARCEL MAP Parcel Map #: PN35671

Parcel: 461-190-082

60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1 MAP\* TRAILS PLAN (cont.) RECOMMND

Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, grading, cross-sections, signage, fencing, street crossings and under crossings and all landscaping.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - NO GRADING PERMITS RECOMMND

No grading permits shall be attached to this Parcel Map. All grading permits shall be attached to Conditional Use Permit No. 3569.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/C 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 Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law.

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

PARCEL MAP Parcel Map #: PM35671

Parcel: 451-190-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2            MAP SUBMIT PLANS (cont.)            RECOMMND  
deposit.

80.FLOOD RI. 3            MAP ADP FEES            RECOMMND

Parcel Map 35671 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.

PLANNING DEPARTMENT

80.PLANNING. 1            MAP - NO BUILDING PERMITS            RECOMMND

No building permits shall be attached to this Parcel Map. All building permits should be attached to Conditional Use Permit No. 3569.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1            USE - HAZMAT BUS PLAN            RECOMMND

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

90.E HEALTH. 2            USE - HAZMAT REVIEW            RECOMMND

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

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-150-082

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3                    USE - HAZMAT CONTACT                    RECOMMEND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4                    USE - HAZMAT TANKS                    RECOMMEND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

TRANS DEPARTMENT

90.TRANS. 1                    MAP - WRCOG TUMF                    RECOMMEND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2                    MAP STREETLIGHT AUTHORIZATION                    RECOMMEND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&MD No. 89-1 Administrator
- 2 Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 3                    MAP - E STREET LIGHTS INSTALL                    RECOMMEND

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&MD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL (cont.) RECOMMND

that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 5 MAP - GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 6 MAP - TRAFFIC SIGNAL 2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 7 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 8 MAP - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways per County Standard No. 207A, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-193-082

90. PRIOR TO BLDG FINAL INSPECTION

90-TRANS. 8

MAP - EXISTING CURB & GUTTER (cont.)

RECOMMEND

Domenigoni Parkway (Newport Road) shall be constructed within the dedicated right of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

- NOTE: 1. A 5' meandering sidewalk shall be constructed per County Standard No. 404 within the 21' parkway.
2. A bus turnout shall be constructed with RTA standards and/or County Standard No. 814.

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

DATE: October 29, 2007

TO:

Transportation Dept.-Jim Knutsor  
Environmental Health Dept.-Industrial Hygiene  
Flood Control Dist.  
Fire Department  
Dupt. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Joliffe  
Landscape  
Riv. Transit Agency  
Riv. Sheriffs Dept.  
Riv. Waste Management Dept.

Valley-Wide Recreation & Parks  
Riv. EDA-Fast Track  
Supervisor Stone  
Commissioner Petty  
Hemet Unified School Dist.  
EMWD  
SCE  
Southern California Gas  
Verizon  
Adelphia Cable  
Caltrans Dist. #8  
Winchester Homeowners Association  
EIC "Attachment A"



**CONDITIONAL USE PERMIT NO. 3569 AND TENTATIVE PARCEL MAP NO. 35671 (FTA 2007-07)-EA415B1** -- Applicant: Mark Frost -- Engineer/Representative: Albert A. Webb & Associates - Third Supervisorial District -- Winchester Zoning Area -- Harvest Valley / Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) -- Location: Southerly of Domenigoni Parkway, Easterly of Leon Road. -- 18.37 Gross Acres - Zoning: Specific Plan (SP 293 PA 42) - **REQUEST:** The plot plan proposes a commercial shopping center including 11 buildings totaling 130,894 square feet, a gas station with 10 pumps and 698 parking spaces, which includes 25 handicap stalls. The tentative parcel map proposes a schedule E subdivision of 18.37 acres into 7 commercial lots. -- APN: 461-190-082. -- Related Cases: SP00293 -- Concurrent Cases: N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on November 15, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and **DENY** the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady**, Project Planner, at (951) 955-1888 or email at [rbrady@RCTLMA.org](mailto:rbrady@RCTLMA.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

DATE: April 15, 2008

TO:

Transportation Dept.-Jim Knutson  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.

Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Archeology  
Landscape

**CONDITIONAL USE PERMIT NO. 3569 AND TENTATIVE PARCEL MAP NO. 35671, AMENDED NO. 1 (FTA 2007-07) – EA41581 – Applicant: Mark Frost – Engineer/Representative: Albert A. Webb & Associates - Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Southerly of Domenigoni Parkway, Easterly of Leon Road. – 18.37 Acres - Zoning: Specific Plan (SP 293 PA 42) – REQUEST: The conditional use permit proposes a commercial shopping center including 11 buildings totaling 134,494 square feet, a gas station with 5 pumps and 722 parking spaces, which includes 21 handicap stalls. The tentative parcel map is a schedule E subdivision of 18.37 acres into 8 commercial lots. – APN: 461-190-082. – Related Cases: SP00293 – Concurrent Cases: N/A**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on April 24, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady**, Project Planner, at (951) 955-1888 or email at [rbrady@RCTLMA.org](mailto:rbrady@RCTLMA.org) / MAILSTOP# 1070.

COMMENTS:

**FILE COPY**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE \_\_\_\_\_

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

**LAND DEVELOPMENT COMMITTEE**  
**2ND CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: September 25, 2008

**TO**

Riv. Co. Fire Dept.  
Riv. Co. Flood Control  
Riv. Co. Environmental Health Dept.  
Riv. Co. Environmental Programs Dept.

P.D. Archaeologist  
P.D. Geologist  
Riv. Co. Transportation  
Building & Safety - Grading

Riv. Co. Parks & Recreation  
P.D. Landscape Architects -Ran Dyo

**CONDITIONAL USE PERMIT NO. 3569, AMENDMENT NO. 2 AND TENTATIVE PARCEL MAP NO. 35671, AMENDMENT NO. 2 (FTA 2007-07) – EA41581 – Applicant: Mark Frost – Engineer/Representative: Albert A. Webb & Associates - Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Southerly of Domenigoni Parkway and easterly of Leon Road. – 18.37 Gross Acres - Zoning: Specific Plan (SP 293 PA 42) - **REQUEST:** The Conditional Use Permit proposes a commercial shopping center including 11 buildings totaling 135,500 square feet, a gas station with 10 pumps and 730 parking spaces, which includes 29 handicap stalls. The Tentative Parcel Map proposes a schedule E subdivision of 18.37 acres into 7 commercial lots. – APN: 461-190-082. – Related Cases: SP00293 – Concurrent Cases: N/A**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 9, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Russell Brady, (951) 955-1888**, or e-mail at [rbrady@rctfma.org](mailto:rbrady@rctfma.org) / **MAILSTOP #: 1070**

COMMENTS:

**FILE COPY**

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.*

# Fast Track Authorization



Case No.:                     

FTA No. 2007-07

SUPERVISOR: Jeff Stone

SUPERVISORIAL DISTRICT: 1

Company Name: The Frost Company Contact Person: Mark Frost

Address: 30001 Golden Lantern, Laguna Niguel, CA 92677

Phone: (949) 683-9040 FAX:                     

Architectural/Engineering Firm: Webb Associates Firm Contact: Sandy Chandler

Firm Address: 3788 McCray Street, Riverside, CA 92506

Firm Phone: (951) 686-1070 Firm Fax: (951) 788-1256

Land Use Application(s):  General Plan Amendment  Conditional Use Permit  Change of Zone  
 Plot Plan  Parcel Map

Other                     

### Site Location:

Assessor's Parcel Number(s) 461-190-062

Cross Streets/Address Southeast corner of Leon & Newport Rd, Winchester Valley

Land Use Designation: CR

Zoning SF293 Site Acreage 17.5

### Site located in:

Agua Mansa Enterprise Zone  Coachella Valley Enterprise Zone  Riverside County Recycling Market Development Zone

Assessment District                       Community Facilities District CFD 05-04

Redevelopment Project Area                     

### \*Project: (Estimate Amounts)

Permanent Full-Time Jobs 330 Hourly Wages \$10-20 Construction Jobs 330

Investment (Land, Building and Equipment) \$40,000,000 Taxable Sales \$700,000

Bldg Size: 163,000 Type:  Commercial  Industrial  Other

Commercial:  Retail  Food Service  Entertainment  Other Neighborhood shopping center

Industrial:  Business Park  Distribution  Manufacturing List Product Type(s)                     

### Project Description:

Commercial retail center totaling 163,000 s.f. on 17.5 acres which will include a major supermarket.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. \*This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Robin Zimpfer  
Robin Zimpfer, Assistant County Executive Director/EDA


3/28/07  
Date




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

**Date:** November 30, 2007

**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

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

**Project Reviewed:** CUP 3569 / TPM 35671 (Shopping Center)

**Reference Number:** 96303

**Applicant:** Mark Frost  
The Frost Company  
30001 Golden Lantern  
Laguna Nigel, CA 92677

**Noise Consultant:** Albert Webb & Associates  
3788 McCray Street  
Riverside, CA 92506

**Review Stage:** First Review

**Information  
Provided:**

"Preliminary Acoustical Impact Analysis, Winchester Ranch  
Marketplace, Riverside County, California" dated September  
10, 2007



## **Noise Standards:**

### **For Stationary Noise Sources:**

#### **A. Standards:**

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

- a) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

#### **B. Requirement for Determination of Community Noise Impact:**

a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.

b) **Noise Modeling Methodology:** Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.

c) **Required Modeling Parameters for Stationary Sources:**

- i. Stationary sources are to be modeled as "point" sources.
- ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
- iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
- iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.
- v. For modeling purposes, receivers are assumed to be positioned at the

property line boundary at an elevation of five feet off the ground.

- vi. **Terrain conditions for modeling noise propagation:** Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

### **Findings:**

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

### **Recommendations:**

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

1. **Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home",** must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
5. An **eight foot high control barrier** is to be constructed around loading bays of "Major 1" and "Major 2". The barrier is to be built as close to the bay perimeter as is feasible to achieve maximum noise attenuation. In addition, truck deliveries are to be limited to daytime hours (7:00 am to 10:00 pm.).
6. An **eight foot high control barrier** is to be constructed around the trash compactor of "Major 1" and "Major 2". The barrier is to be built around the ends of the machines (but not enclosed it) as is feasible to achieve maximum noise attenuation. In addition, trash compactor activities are to be limited to daytime hours (7:00 am to

10:00 pm.).

7. Enclose the roof-top mechanical ventilation equipment or provide a 5 foot high parapet wall for "Major 1", "Major 2", "Major 3", "Shops 2" and Shops 3". This wall should block the line-of-sight (view) from the backyard of the nearby homes to the exposed roof and ventilation systems.
8. Select air conditioning units with the lowest sound power level.
9. Install air conditioning units as far as possible from the residential areas.
10. Reduce delivery truck noise by minimizing engine idling time during deliveries.
11. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from speaker phones and air conditioning unit location and specifications from each specific tenant / plot plan. Building design must be shown to reduce interior noise to at or below 45 Ldn for those buildings along Leon Road, and Domenigoni Parkway. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.
12. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.



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

*Hans W. Kernkamp, General Manager/Chief Engineer*

November 14, 2007

Russell Brady, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Conditional Use Permit No. 3569**  
**Proposal: CUP proposes the construction of commercial shopping center.**  
**APN: 461-190-082**

Dear Mr. Brady:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Domenigoni Parkway and east of Leon Road, in the Harvest Valley/Winchester Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. a) **Prior to issuance of a building permit**, a ***Waste Recycling Plan (WRP)*** shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities

(Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

- b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
  5. 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.
  6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross, Planner

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 3/3/2009.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUPO3569/Pm 35671 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) 955-8153

OK 3-3-09 JED  
FXD 9-3-09





Aceiphia Cable  
1971 W. Redlands Blvd., Suite B  
Redlands, CA 92373

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

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

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

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

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

ATTN: Tim Pearce, Region Planner  
Southern California Gas Transmission  
251 E. 1st St.  
Beaumont, CA 92223-2903

*APPLICANT*  
Mark Frost  
30001 Golden Lantern  
Laguna Niguel, CA 92677

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

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

ATTN: Jeffrey R. Leatherman,  
General Manager  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

*OWNER*  
WR Market Place LLC  
Attn: Mark Frost  
30001 Golden Lantern  
Laguna Niguel, CA 92677

# 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, 8th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerritos Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA 41551, Conditional Use Permit No. 3569, Tentative Parcel Map No. 35671, Variance No. 1850

Project Title/Case Number

Jeff Horn  
County Contact Person

(951) 955-4841  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Mark Frost  
Project Applicant

30201 Golden Lantern, Laguna Niguel, CA 92677  
Address

Southern of Downey on Parkway, eastern of Egan Road  
Project Location

The Conditional Use Permit proposes to construct on 18.37 gross acre commercial center consisting of eleven (11) buildings totaling 135,500 square feet of building area, 701 standard parking stalls, and 29 handicapped stalls. The project consists of four (4) Maor buildings totaling 99,950 square feet, three (3) retail shops buildings totaling 28,300 square feet, three (3) fast food drive-thru pads totaling 14,400 square feet, and a 3,850 square foot convenience store pad with a gas station fuel area and drive-thru carwash. The Tentative Parcel Map proposes a schedule "E" subdivision of 18.37 gross acres into eight (8) commercial lots. The Variance proposes to increase the number of free-standing signs allowed per parcel from a maximum of two (2) to three (3) free-standing signs on proposed parcel 1, to increase the number of free-standing signs allowed per parcel from a maximum of one (1) to two (2) free-standing signs on proposed parcel 5, and to increase the maximum height allowed for a free-standing sign from 26 feet to 28 feet. (Ordinance No. 348, Section 19.4.a.)

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,993.00 plus \$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, 8th Floor, Riverside, CA 92501.

\_\_\_\_\_  
Signatures

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

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

Y:\Planning Dept Files\Riverside\ea41551\EA41551\3569\3569 NOD Form.doc Revised 01/15/03

Please charge deposit for case# EA41551 20FG4925

FOR COUNTY CLERK'S USE ONLY

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# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

*George A. Johnson · Agency Director*

### Planning Department

*Ron Goldman · Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA41581, Conditional Use Permit No. 3569, Tentative Parcel Map No. 36671, Variance No. 1850

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

#### COMPLETED/REVIEWED BY:

By: Jeff Horn Title: Project Planner Date: February 9, 2008

Applicant/Project Sponsor: Mark Frost Date Submitted: September 26, 2007

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeff Horn at (951) 955-4641.

Revised: 12/10/07

Y:\Planning Case Files-Riverside office\CUP\3569\HOS\CUP03569 Mitigated Negative Declaration.doc

Please charge deposit fee case# ZEA41581 ZCFG4925

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0714726

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: FROST MARK \$64.00  
paid by: CK 1529  
CFG FOR EA41581  
paid towards: CFG04925 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Sep 26, 2007 16:14  
MBRASWEL posting date Sep 26, 2007

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0900913

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

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Received from: FROST MARK \$1,993.00  
paid by: CK 1114  
CFG FOR EM41581  
paid towards: CFG04925 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By SBROSTRO Jan 21, 2009 15:40  
posting date Jan 21, 2009

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\*\*\*\*\*

Account Code	Description	Amount
656353120100208100	CF&G TRUST	\$1,993.00

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