

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

926B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 26, 2010

SUBJECT: TENTATIVE TRACT MAP NO. 35161 / CHANGE OF ZONE NO. 7647 / SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 2 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Joseph Turley – Engineer/Representative: Hunsaker & Associates, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) – Location: Southeasterly corner of Thompson Road and Pourroy Road – 19.4 Gross Acres - Zoning: Specific Plan No. 286, Planning Area No. 34 (SP00286A5, PA 34) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape treatments. The Change of Zone proposes to change the text of the zoning ordinance in the Specific Plan to revise the zoning ordinance standards for Planning Area 34 so that it is not subject to the 50' rear yard setback, but is instead required to have a 20' yard setback except where adjacent to low density residential uses. The specific plan substantial conformance proposes to change the Specific Plan to reflect the text change of the ordinance as a result of the change of zone- APN: 964-010-001 (Legislative)

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41909**, based on the findings incorporated in the initial study and the

Ron Goldman
Planning Director

Initials:
RG:vc *md*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE 5/27/10 *TMG*
Tina Grande

Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: Tentative Tract Map No. 35161 / Change of Zone No. 7467 / Specific Plan No. 286,
Substantial Conformance No. 2

Page 2 of 2

conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **CHANGE OF ZONE NO. 7647**, modifying the zoning ordinance text for Planning Area 34; based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35161**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

MEMORANDUM



RIVERSIDE COUNTY COUNSEL

February 4, 2010

TO: Adam Rush
Principal Planner

FROM: David H.K. Huff
Deputy County Counsel

*MD
for DHK/H*

RE: SP 286 CZ 7647

Please see the attached Specific Plan zoning ordinance with my stamped approval and signature. If you have any questions please do not hesitate to call. Thank you.

1 b. Planning Areas 2A, 2C, 20 and 25.

2 (1) The uses permitted in Planning Areas 2A, 2C, 20 and 25 of Specific Plan No. 286
3 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
4 except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8); and b.(1) and
5 c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall
6 include drainage facilities and trails.

7 (2) The development standards for Planning Areas 2A, 2C, 20 and 25 of Specific Plan
8 No. 286 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
9 Ordinance No. 348.

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

12 c. Planning Areas 3, 12B, 16A, 16B, 26A, 33 and 45.

13 (1) The uses permitted in Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45 of
14 Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
15 Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8);
16 b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
17 8.100.a. shall include public parks and trails.

18 (2) The development standards for Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45
19 of Specific Plan No. 286 shall be the same as those standards identified in Article VIIIe, Section
20 8.101 of Ordinance No. 348.

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

23 d. Planning Areas 4 and 27.

24 (1) The uses permitted in Planning Areas 4 and 27 of Specific Plan No. 286 shall be
25 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses
26 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

27 (2) The development standards for Planning Areas 4 and 27 of Specific Plan No. 286
28 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,

1 except that the development standards set forth in Article VI, Section 6.2.c. and e.(3) and (4) shall
2 be deleted and replaced by the following:

3 A. The minimum average width of that portion of a lot to be used as a building
4 site shall be one hundred feet (100') with a minimum average depth of one hundred fifty
5 feet (150').

6 B. The rear yard shall be not less than fifty feet (50').

7 C. Chimneys and fireplaces shall be allowed to encroach into side yards a
8 maximum of two feet (2'). No other structural encroachments shall be permitted in the
9 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

12 e. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A, 14B, 21A, 21B, 23, 24, 32, 34, 37, 38,
13 and 44.

14 (1) The uses permitted in Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A, 14B, 21A,
15 21B, 23, 24, 32, 34, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those uses
16 permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to
17 Section 6.1.b.(1) and (3) shall not be permitted.

18 (2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A,
19 14B, 21A, 21B, 23, 24, 32, 34, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those
20 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development
21 standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced by the
22 following:

23 A. The rear yard shall be not less than twenty feet (20').

24 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
25 maximum of two feet (2'). No other structural encroachments shall be permitted in the
26 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

1 f. Planning Areas 6, 15, 26B and 46.

2 (1) The uses permitted in Planning Areas 6, 15, 26B and 46 of Specific Plan No. 286
3 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In
4 addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

5 (2) The development standards for Planning Areas 6, 15, 26B and 46 of Specific Plan
6 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
7 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall
8 be deleted and replaced by the following:

9 A. The rear yard shall be not less than twenty feet (20').

10 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
11 maximum of two feet (2'). No other structural encroachments shall be permitted in the
12 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348

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

15 g. Planning Areas 8 and 40.

16 (1) The uses permitted in Planning Areas 8 and 40 of Specific Plan No. 286 shall be
17 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
18 the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be permitted. In
19 addition, the permitted uses identified under Section 9.50.b. shall also include recreational vehicle
20 storage, vehicle storage and mini-warehouses.

21 (2) The development standards for Planning Areas 8 and 40 of Specific Plan No. 286
22 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

25 h. Planning Areas 10A, 11, 19, 31, 39 and 42.

26 (1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan
27 No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance No.
28 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

1 (2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of
2 Specific Plan 286 shall be the same as those permitted in Article VI, Section 6.2 of Ordinance No.
3 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e. (2),
4 (3) and (4) shall be deleted and replaced by the following:

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

8 B. The minimum average width of that portion of a lot to be used as a building
9 site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That
10 portion of a lot used for access on "flag" lots shall have minimum width of twenty feet
11 (20').

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

16 D. Side yards on interior and through lots shall be not less than five feet (5') in
17 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
18 from the existing street line or from any future street line as shown on any Specific Plan of
19 Highways, whichever is nearer the proposed structure, upon which the main building sides,
20 except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
21 percent (20%) of the width of the lot.

22 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a
23 greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard
24 shall not be less than twenty feet (20').

25 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
26 maximum of two feet (2'). No other structural encroachments shall be permitted in the
27 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

28 In addition, the following standard shall also apply:

1 AA. Lot coverage shall not exceed fifty percent (50%) for one-story
2 buildings.

3 (3) Except as provided above, all other zoning requirements shall be the same as those
4 requirements identified in Article VI of Ordinance 348.

5 i. Planning Area 18.

6 (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be
7 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except
8 that the uses permitted pursuant to Section 9.50.a.(11), (23), (30), (32), (52) and (64); b.(5)
9 and (7) shall not be permitted. In addition, the permitted uses identified under Section
10 9.50.a. shall also include single-family dwellings, multiple family dwellings, congregate
11 care residential facilities, public and private recreation areas, and paseos/trails.

12 (2) Any land division application submitted within Planning Area 18 shall be
13 heard concurrently with a comprehensive plot plan application for the entire affected
14 Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of
15 Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in
16 accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a
17 minimum include the following:

18 A. A statement indicating how the land division and comprehensive plot plan
19 applications implement Specific Plan No. 286 and comply with the conditions of approval
20 for said specific plan.

21 B. A comprehensive plot plan for the entire planning area, a conceptual
22 grading plan and a tentative subdivision map, based upon a contour interval no greater than
23 four feet (4'), which in addition to the requirements of Ordinance No. 460 and Section
24 18.30 of Ordinance No. 348 include:

- 25 i. the proposed lots including lot lines and proposed easement, if any;
26 ii. building footprints;
27 iii. floor plan assignments;

- iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height;
- v. the proposed uses, their location and architectural designs;
- vi. the proposed internal circulation system; and
- vii. buffers, if any.

C. a design manual which includes:

- i. a description of residential floor plans and their mix;
- ii. the lot and building calculations for each lot and building as follows:
 - a. lot area and lot pad area.
 - b. building footprint area.
 - c. percentage of lot coverage.
 - d. front setback.
 - e. useable rear yard area and depth.
 - f. Building square-footage for commercial and residential uses.
- iii. a fencing plan including details of proposed materials to be used;
- iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The developments standards for commercial uses within Planning Area 18 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development that included any permitted use other than single-family dwellings, multiple family dwelling or apartments.

(4) The development standards for residential uses and combined residential and commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as follows:

- A. Lot area shall be not less than seven thousand two hundred (7,200) square

1 feet for detached single-family dwellings with a minimum average width of sixty feet (60')
2 and a minimum average depth of one hundred feet (100').

3 B. The minimum front and rear yards shall be twenty feet (20') and ten feet
4 (10') respectively for single-family dwellings. The minimum front and rear yards shall be
5 ten feet (10') for all other permitted uses that do not exceed thirty-five feet (35') in height.
6 Any portion of a building that exceeds thirty-five feet (35') in height shall be set back from
7 the front and rear lot lines no less than ten feet (10') plus two (2') feet for each foot by
8 which the height exceeds thirty-five feet (35'). The front setback shall be measured from
9 any existing or future street line as shown on any specific street plan of the County. The
10 rear setback shall be measured from the existing rear lot line or from any recorded alley or
11 easement; if the rear line adjoins a street, the rear setback requirement shall be the same as
12 required for a front setback.

13 C. The minimum side yard shall be five feet (5') for buildings that do not
14 exceed thirty-five feet (35') in height. Any portion of a building that exceeds thirty-five
15 feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2')
16 for each foot by which the height exceeds thirty-five feet (35'). If the side yard adjoins a
17 street, the side setback requirement shall be the same as required for a front setback. No
18 structural encroachments shall be permitted in the front, side or rear yards except as
19 provided in Section 18.19 of Ordinance No. 348.

20 D. No lot shall have more than fifty percent (50%) of its net area covered with
21 building or structures.

22 E. The maximum ratio of floor area to lot area shall not be greater than two to
23 one (2:1), not including basement floor area.

24 F. All buildings and structures shall not exceed fifty feet (50') in height, unless
25 a height up to seventy-five feet (75') is specifically permitted under the provisions of
26 Section 18.34 of Ordinance No. 348.

27 G. Automobile storage space shall be provided as required by Section 18.12 of
28 Ordinance No. 348.

1 H. Interior side yards may be reduced to accommodate zero lot line or common
2 wall situations, except that in no case shall the reduction in side yard areas reduce the
3 required separation between detached structures.

4 I. Setback areas may be used for driveways, parking and landscaping.

5 J. A minimum of fifteen percent (15%) of the site proposed for development
6 shall be landscaped and irrigated.

7 K. Trash collection areas shall be screened by landscaping or architectural
8 features in such a manner as not to be visible from a public street or from any adjacent
9 residential area.

10 L. Outside storage areas are prohibited.

11 M. Utilities shall be installed underground except that electrical lines rated at
12 33kV or greater may be installed above ground.

13 N. All lighting fixtures, including spot lights, electrical reflectors and other
14 means of illumination for signs, structures, landscaping, parking, loading, unloading and
15 similar areas, shall be focused, directed and arranged to prevent glare to direct illumination
16 on residential uses.

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

19 j. Planning Areas 22, 35A and 35B.

20 (1) The uses permitted in Planning Areas 22, 35A and 35B of Specific Plan No. 286
21 shall be the same as those uses permitted in Article VIIIe, Section 8.1000 of Ordinance No. 348,
22 except that uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1) and c.(1) shall not
23 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public
24 parks and drainage facilities.

25 (2) The development standards for Planning Areas 22, 35A and 35B of Specific Plan
26 No. 286 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
27 Ordinance No. 348.

28 (3) Except as provided above, all other zoning requirements shall be the same as those

1 requirements identified in Article VIIIe of Ordinance No. 348.

2 k. Planning Areas 28 and 30.

3 (1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be
4 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses
5 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

6 (2) The development standards for Planning Areas 28 and 30 of Specific Plan No. 286
7 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
8 except that the development standards set forth in Article VI, Section 6.2.b., c., and e.(2) and (3)
9 shall be deleted and replaced by the following:

10 A. Lot area shall be not less than twenty thousand (20,000) square feet. The
11 minimum lot area shall be determined by excluding that portion of a lot that is used solely
12 for access to the portion of a lot used as a building site.

13 B. The minimum average width of that portion of a lot to be used as a building
14 site shall be one hundred feet (100') with a minimum average depth of one hundred fifty
15 feet (150'). That portion of a lot used for access on "flag" lots shall have a minimum width
16 of twenty feet (20').

17 C. The side yard shall not be less than ten feet (10').

18 D. The rear yard shall not be less than fifty feet (50').

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

21 l. Planning Area 29.

22 (1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the same
23 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted
24 pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

25 (2) The development standards for Planning Area 29 of Specific Plan No. 286 shall be
26 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
27 the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4) shall
28 be deleted and replaced by the following:

1 A. Lot area shall be not less than two and one-half (2 1/2) acres. The
2 minimum lot area shall be determined by excluding that portion of a lot that is used solely
3 for access to the portion of a lot used as a building site.

4 B. The minimum average width of that portion of a lot to be used as a building
5 site shall be fifty feet (50') with a minimum average depth of eighty feet (80').

6 C. The minimum frontage of a lot shall be forty feet (40').

7 D. Side yards on interior and through lots shall be not less than five feet (5') in
8 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
9 from the existing street line or from any future street line as shown on any Specific Plan of
10 Highways, whichever is nearer the proposed structure, upon which the main building sides,
11 except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
12 percent (20%) of the width of the lot.

13 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a
14 greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard
15 shall not be less than twenty feet (20').

16 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
17 maximum of two feet (2'). No other structural encroachments shall be permitted in the
18 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

19 In addition, the following standard shall also apply:

20 AA. Lot coverage shall not exceed fifty percent (50%).

21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VI of Ordinance 348.

23 m. Planning Area 36.

24 (1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the same
25 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be permitted.

27 (2) The development standards for Planning Area 36 of Specific Plan No. 286 shall be
28 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

3 n. Planning Area 43.

4 (1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted
6 pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

7 (2) The development standards for Planning Area 43 of Specific Plan No. 286 shall be
8 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
9 the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4) shall
10 be deleted and replaced by the following:

11 A. Lot area shall be not less than four (4) acres. The minimum lot area shall be
12 determined by excluding that portion of a lot that is used solely for access to the portion of
13 a lot used as a building site.

14 B. The minimum average width of that portion of a lot to be used as a building
15 site shall be fifty feet (50') with a minimum average depth of eighty feet (80').

16 C. The minimum frontage of a lot shall be forty feet (40').

17 D. Side yards on interior and through lots shall be not less than five feet (5') in
18 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
19 from the existing street line or from any future street line as shown on any Specific Plan of
20 Highways, whichever is nearer the proposed structure, upon which the main building sides,
21 except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
22 percent (20%) of the width of the lot.

23 E. The rear yard shall be not less than twenty feet (20').

24 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
25 maximum of two feet (2'). No other structural encroachments shall be permitted in the
26 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

27 In addition, the following standard shall also apply:

28 AA. Lot coverage shall not exceed fifty percent (50%).

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance 348.

3 o. Planning Areas 47, 49, 50 and 51.

4 (1) The uses permitted in Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286
5 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
6 that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

7 (2) The development standards for Planning Areas 47, 49, 50 and 51 of Specific Plan
8 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
9 348, except that the development standards set forth in Article VI, Section 6.2.c. and e.(3) and (4)
10 shall be deleted and replaced by the following:

11 A. The minimum average width of that portion of a lot to be used as a building
12 site shall be sixty feet (60') with a minimum average depth of one hundred feet (100').
13 However, for areas immediately adjacent to low density residential as shown on Figure 4-
14 10 of Specific Plan No. 286, the minimum average width of that portion of the lot to be
15 used as a building site shall be one hundred feet (100') with a minimum average depth of
16 one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall have
17 minimum width of twenty feet (20').

18 B. The rear yard shall be not less than twenty feet (20'). However, for areas
19 immediately adjacent to low-density residential as shown on Figure 4-10 of Specific Plan
20 No. 286, the rear yard shall not be less than fifty feet (50').

21 C. Chimneys and fireplaces shall be allowed to encroach into side yards a
22 maximum of two feet (2'). No other structural encroachments shall be permitted in the
23 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

24 (3) Except as provided above, all other zoning requirements shall be the same as those
25 requirements identified in Article VI of Ordinance 348.

26 p. Planning Area 48.

27 (1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the same
28 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses

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Section 2. This ordinance shall take effect thirty (30) days after its adoption.

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


By: _____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
Feb. 4, 2010

By: 
DAVID H. K. HUFF
Deputy County Counsel

**PLANNING COMMISSION
MINUTE ORDER APRIL 7, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.3: TENTATIVE TRACT MAP NO. 35161 / CHANGE OF ZONE NO. 7647 / SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 2** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Joseph Turley - Engineer/Representative: Hunsaker & Associates, Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) - Location: Southeasterly corner of Thompson Road and Pourroy Road - 19.4 Gross Acres - Zoning: Specific Plan No. 286, Planning Area No. 34 (SP00286A5, PA 34) - **APN: 964-010-001** - (Legislative)

II. PROJECT DESCRIPTION

The Tentative Tract Map is a Schedule A subdivision of 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape treatments. The Change of Zone proposes to change the text of the zoning ordinance in the Specific Plan to revise the zoning ordinance standards for Planning Area 34 so that it is not subject to the 50' rear yard setback, but is instead required to have a 20' yard setback except where adjacent to low density residential uses. The specific plan substantial conformance proposes to change the Specific Plan to reflect the text change of the ordinance as a result of the change of zone.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly, Ph: (951) 955-1888 or E-mail khesterl@rctlma.org

The following spoke in favor of the subject proposal:

Rick Fitch, Applicant's Representative, 3 Hugher, Irvine, CA 92618

The following spoke in opposition of the subject proposal:

Ken Thacker, Neighbor, 32285 Galleano Ave, Winchester, CA 92596

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

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Roth absent), recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41909**, 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 **SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **CHANGE OF ZONE NO. 7647**, modifying the zoning ordinance text for Planning Area 34; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

**PLANNING COMMISSION
MINUTE ORDER APRIL 7, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

APPROVAL of **TENTATIVE TRACT MAP NO. 35161**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

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

Agenda Item No.: 7.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: April 7, 2010

Change of Zone No. 7647
Tentative Tract Map No. 35161
Specific Plan No. 286, Substantial
Conformance No. 2
Environmental Assessment No. 41909
Applicant: Joseph Turley
Engineer/Representative:
Hunsaker & Associates, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 35161 is a Schedule A subdivision of 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape.

Change of Zone No. 7647 proposes to change the text of the zoning ordinance in the Specific Plan to revise the zoning ordinance standards for Planning Area 34 so that it is not subject to the 50' rear yard setback, but is instead required to have a 20' yard setback except where adjacent to low density residential uses.

Specific Plan No. 286, Substantial Conformance No. 2 proposes to change the Specific Plan to reflect the text change of the ordinance as a result of Change of Zone No. 7647.

The project is located in the French Valley community of the Southwest Area Plan, more specifically, at the southeasterly corner of Thompson Road and Pourroy Road.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Planning Area 34, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286.
2. Surrounding Specific Plan Land Use (Ex. #5):
North: Planning Area 23, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286 and Rural: Rural Residential (R: RR) (5 Acre Minimum)
East: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum)
South: Planning Area 34, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286 and Rural: Rural Residential (R: RR) (5 Acre Minimum)
West: Planning Area 32, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286
3. Existing Zoning (Ex. #2): SP Zone (Specific Plan 286, Planning Area 34, Winchester 1800), equivalent to the One-Family Dwellings (R-1) zone with modifications

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|-----------------------------------|---|
| 4. Surrounding Zoning (Ex. #2): | North: SP Zone (Specific Plan 286, Planning Area 23, Winchester 1800) and Residential-Agricultural 2-1/2 acre minimum (R-A-2-1/2)
East: Light Agriculture 2-1/2 acre minimum (A-1-2-1/2)
South: SP Zone (Specific Plan 286, Planning Area 34, Winchester 1800) and Rural Residential 2-1/2 acre minimum (R-R-2-1/2)
West: SP Zone (Specific Zone 286, Planning Area 32, Winchester 1800) |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residences and Vacant |
| 7. Project Data: | Total Acreage: 19.4 Gross Acres
Total Proposed Lots: 51 Single Family Residential Lots, 1 Detention Basin Lot and 1 Open Space Lot for Roadway landscape Treatments
Proposed Min. Lot Size: 7,200 square feet
Schedule: A |
| 8. Environmental Concerns: | See the attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41909**, 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 **SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7647**, modifying the zoning ordinance text for Planning Area 34; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE TRACT MAP NO. 35161**, 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 with the Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) Land Use Designation, and with all other elements of Specific Plan No. 286, Winchester 1800.
2. The proposed project is consistent with the Specific Plan No. 286, Winchester 1800 (SP00286 Zone) Planning Area 34, zoning classification, and with all other applicable provisions of Specific Plan No. 286, Winchester 1800.

3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the 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 project site is designated Planning Area 34, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286 in the Southwest Area Plan.
2. The proposed project, a tentative tract map of 51 lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin and one (1) open space lot for roadway landscape treatments, is allowed in Planning Area 34, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) as reflected in the Land Use plan for Specific Plan No. 286.
3. The project site is surrounded by properties which are designated Planning Area 32, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286 to the west, Planning Area 23, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286 and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north and Planning Area 34, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286 and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the south and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east.
4. The zoning for the subject site is Specific Plan No. 286, Planning Area 34, Winchester 1800 (SP00286), equivalent to the One-Family Dwellings (R-1) zone with modifications.
5. The proposed project, a tentative tract map of 51 lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin and one (1) open space lot for roadway landscape, is consistent with the development standards set forth in the Specific Plan Zone (Specific Plan 286, Planning Area 34, Winchester 1800), equivalent to the One-Family Dwellings (R-1) zone with modifications.
6. The project site is surrounded by properties which are zoned SP00286 Zone (SP 286, Planning Area 23, Winchester 1800) and Residential Agricultural 2 ½ acre minimum (R-A-2 ½) to the north, Light Agriculture 2 ½ acre minimum (A-1-2 ½) to the east, SP00286 Zone (SP 286, Planning Area 34, Winchester 1800) and Rural Residential 2 ½ acre minimum (R-R 2 ½) to the south and SP00286 Zone (SP 286, Planning Area 32, Winchester 1800) to the west, equivalent to the One-Family Dwellings (R-1) zone with modifications.

7. Residential uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 41909 identified the following potentially significant impacts:
 - a. Agricultural Resources
 - b. Biological Resources
 - c. Cultural Resources
 - d. Hazards and Hazardous Materials
 - e. Noise

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

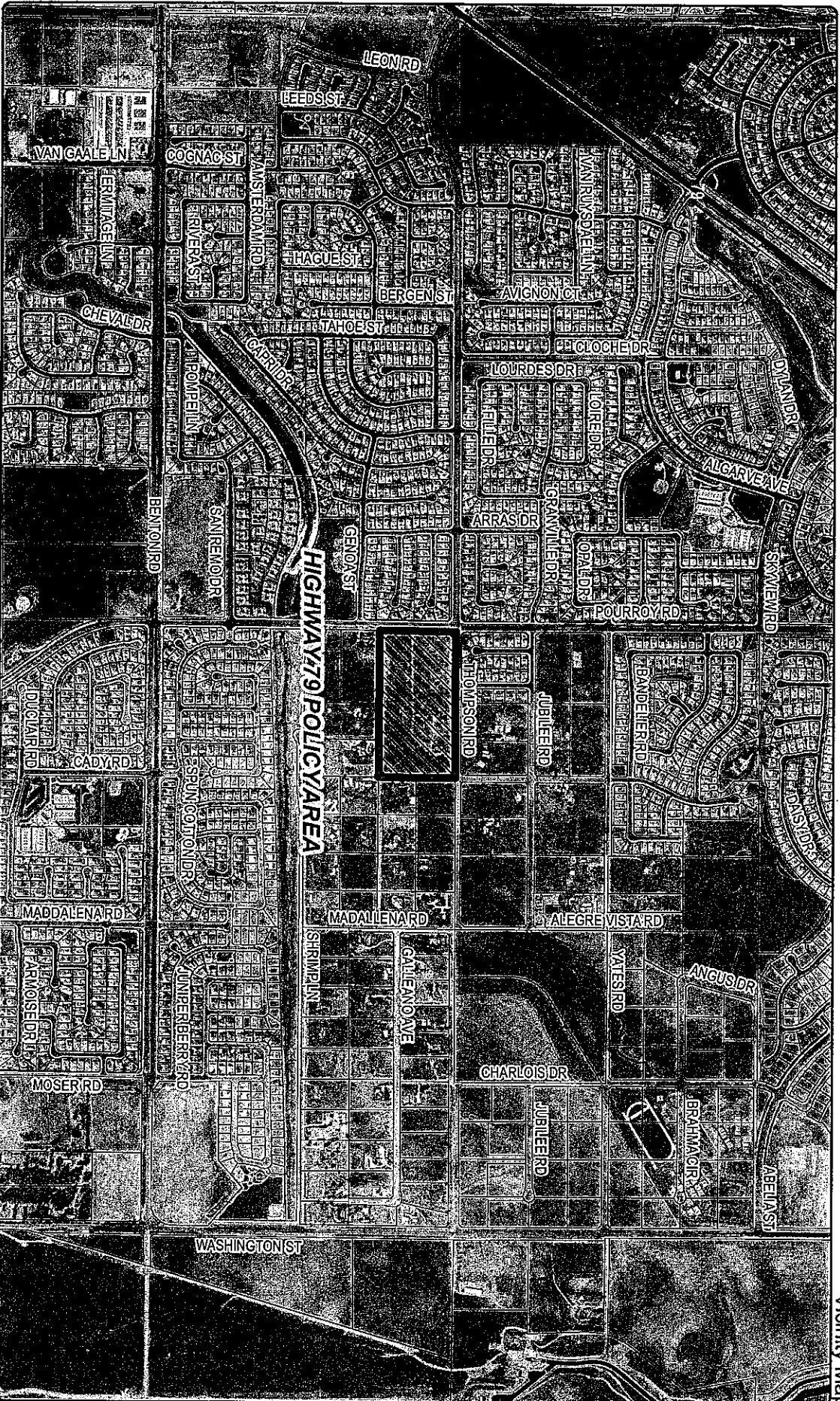
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. An MSHCP criteria area.
 - c. A High Fire Area.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District.
 - b. Stephens Kangaroo Rat Fee Area Ordinance No. 663.10.
 - c. The Valley-Wide Recreation and Parks District.
 - d. Zone B (21.28 miles) of Mt. Palomar Lighting Ordinance 655.
 - e. French Valley Airport Influence Area
4. The subject site is currently designated as Assessor's Parcel Number 964-010-001.
5. This project was filed with the Planning Department on March 14, 2008.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates: April 17, 2008, February 19, 2009 and August 13, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$28,899.66.

Supervisor Stone
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07647 TR35161
VICINITY/POLICY AREAS

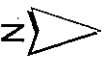
Date Drawn: 09/24/09
Vicinity Map



Zoning Area: Rancho California
Township/Range: T7SR7W

Section: 4

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

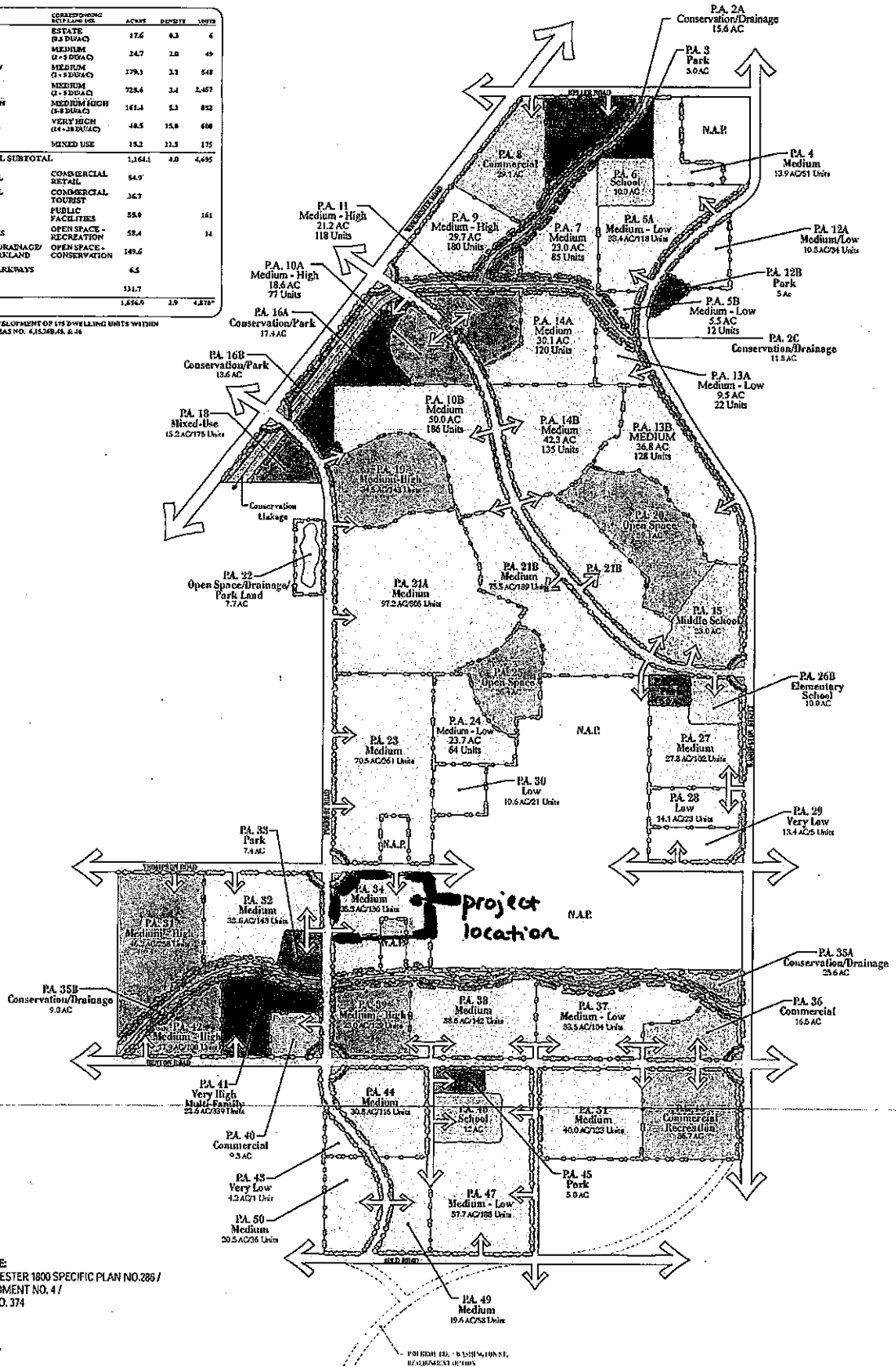


Assessors Bk. Pg. 964-01
Thomas Bros. Pg. 899 E7
Edition 2009

STATISTICAL ABSTRACT

SPECIFIC PLAN LAND USE	CORRESPONDING ZONING USE	ACRES	DENSITY	UNITS
VERY LOW DENSITY	ESTATE (R-5) (0.5 AC)	17.6	0.3	6
LOW	MEDIUM (R-5) (0.5 AC)	24.7	2.0	49
MEDIUM-LOW	MEDIUM (R-5) (0.5 AC)	179.3	3.3	548
MEDIUM	MEDIUM (R-5) (0.5 AC)	725.4	3.1	2,487
MEDIUM-HIGH	MEDIUM-HIGH (R-4) (0.5 AC)	141.4	5.3	852
VERY HIGH	VERY HIGH (R-4) (0.5 AC)	48.5	15.8	608
MULTI-FAMILY	MULTI-FAMILY (R-4) (0.5 AC)	15.2	11.3	175
MIXED USE	MIXED USE	1,164.1	4.0	4,495
RESIDENTIAL SUBTOTAL				
COMMERCIAL	COMMERCIAL RETAIL	54.9		
COMMERCIAL RECREATION	COMMERCIAL TOURIST	36.3		
SCHOOLS	PUBLIC FACILITIES	55.0		161
ACTIVE PARKS	OPEN SPACE - RECREATION	58.4		14
OPEN SPACE/DRAINAGE/CONSERVATION/PARKLAND	OPEN SPACE - CONSERVATION	149.6		
EXPANDED PARKWAYS		6.5		
ROADS		131.7		
TOTAL		1,856.0	2.9	4,870*

*INCLUDES DEVELOPMENT OF ITS DWELLING UNITS WITHIN PLANNING AREAS NO. 4, 15, 28, 45 & 24



SOURCE:
WINCHESTER 1800 SPECIFIC PLAN NO. 286 /
AMENDMENT NO. 4 /
E.I.R. NO. 374

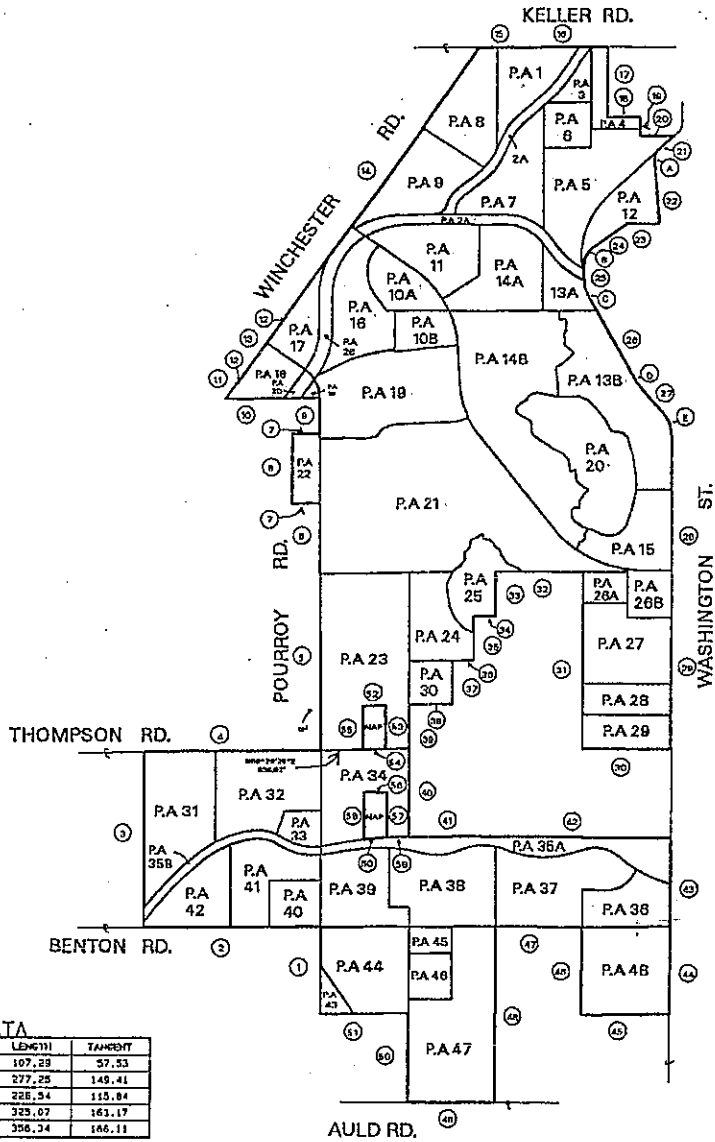
RANCHO CALIFORNIA AREA
 FRENCH VALLEY AREA
 SEC. 28, 29, 32, 33 T. 6S., R. 2W., S.B.B. & M.
 SEC. 4, 5 T. 7S., R. 2W., S.B.B. & M.

LINE DATA

LINE NO.	BEARING	DISTANCE
1	N 00°12'44"E	1315.40
2	N 89°47'57"E	2648.35
3	N 00°13'13"E	2634.32
4	N 89°31'55"E	2646.65
5	N 00°26'32"W	2645.70
6	N 00°26'27"W	1055.80
7	N 89°33'33"E	414.86
8	N 00°26'27"W	1050.00
9	N 00°26'27"W	540.00
10	N 89°23'58"E	1413.86
11	N 33°34'39"E	292.84
12	N 54°23'21"W	10.00
13	N 33°34'39"E	1250.00
14	N 33°34'39"E	4998.85
15	N 89°31'23"E	271.87
16	N 89°31'15"E	1606.74
17	N 00°20'34"E	1044.84
18	N 89°32'55"E	500.08
19	N 00°09'13"W	279.99
20	N 89°32'55"E	491.66
21	N 47°18'34"E	335.71
22	N 03°54'28"W	1005.68
23	N 89°34'38"E	480.64
24	N 83°30'00"E	629.33
25	N 00°41'00"E	265.84
26	N 28°49'09"W	1301.53
27	N 41°14'00"W	436.82
28	N 00°24'00"W	2078.38
29	N 00°04'01"E	2639.27
30	N 89°50'40"E	1323.84
31	N 00°04'10"E	2641.02
32	N 89°55'48"W	1324.36
33	N 00°03'29"E	660.89
34	N 89°34'37"E	334.49
35	N 00°23'41"W	600.75
36	N 89°33'37"E	330.26
37	N 00°24'01"W	681.14
38	N 89°32'36"E	582.03
39	N 00°25'41"W	681.04
40	N 00°07'40"E	1319.79
41	N 89°43'33"E	1325.66
42	N 89°47'35"W	2643.08
43	N 00°41'49"E	1334.35
44	N 00°40'54"E	1322.78
45	N 89°25'33"E	1322.41
46	N 00°46'37"E	1319.27
47	N 89°34'45"W	1320.23
48	N 00°22'52"E	2631.44
49	N 89°57'11"E	1323.72
50	N 00°17'52"E	1315.82
51	N 89°58'07"E	1325.69
52	N 88°30'20"E	325.21
53	S 00°25'41"E	661.15
54	S 88°29'26"W	225.21
55	N 00°23'41"E	661.23
56	S 88°39'23"E	335.00
57	S 71°20'37"E	673.76
58	N 01°20'37"W	711.45
59	S 88°26'16"W	332.75
60	S 84°56'36"W	335.18

CURVE DATA

POINT	DELTA	RADIUS	LENGTH	TANGENT
A	51°13'30"	120.00	107.29	57.53
B	52°57'00"	300.00	277.25	149.41
C	29°30'00"	440.00	226.54	115.84
D	12°25'00"	1500.00	323.07	163.17
E	40°50'00"	500.00	356.34	166.11

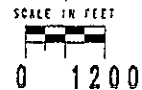


LEGEND

SP ZONE

SPECIFIC PLAN ZONE

SP 286



MAP NO. 2.1898
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 5932
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.3789
 APRIL 29, 1997
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

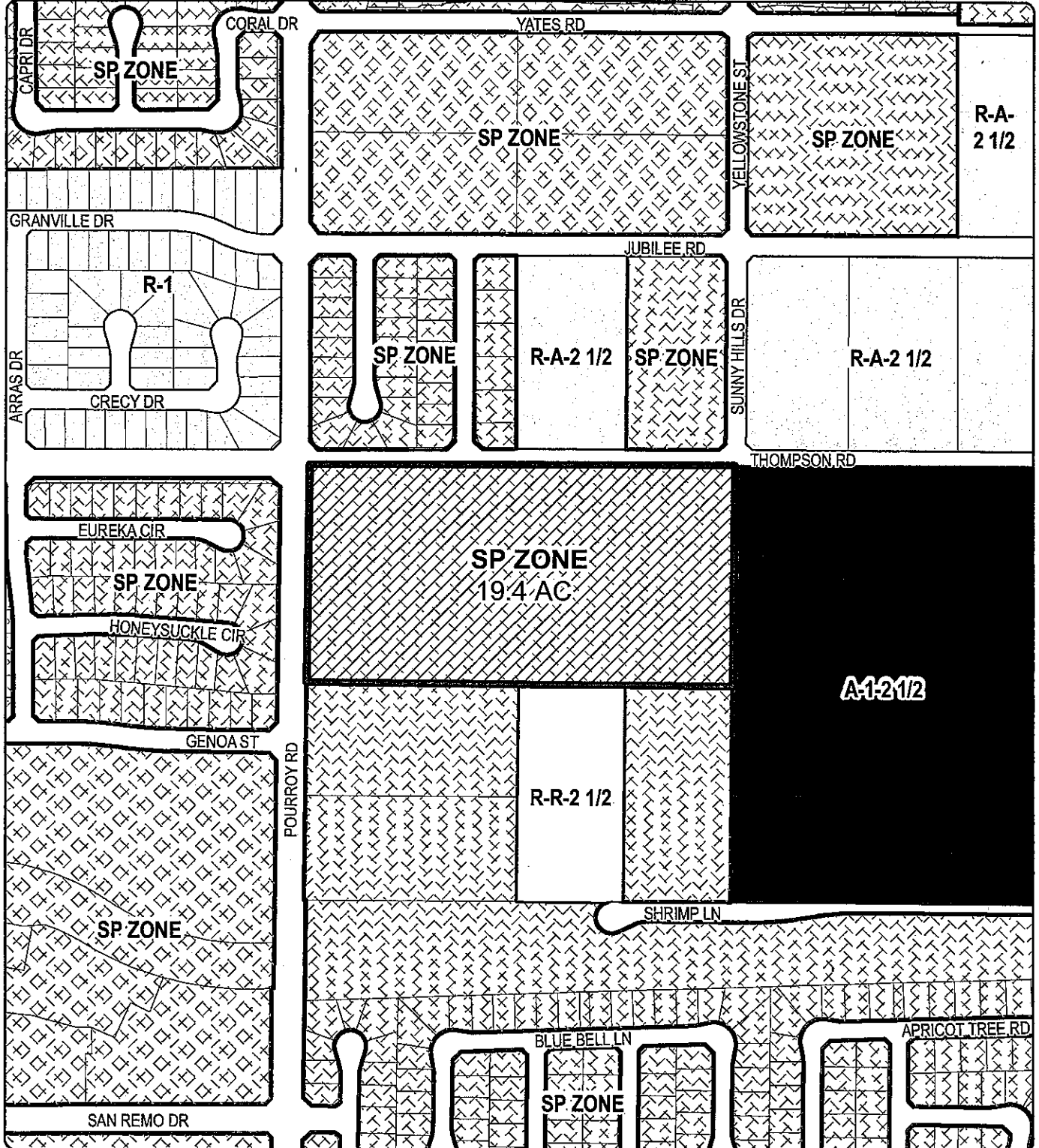
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07647 TR35161

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 9/24/09
Exhibit 2



Zoning Area: Rancho California
Township/Range: T7SR7W
Section: 4

Assessors Bk. Pg. 964-01
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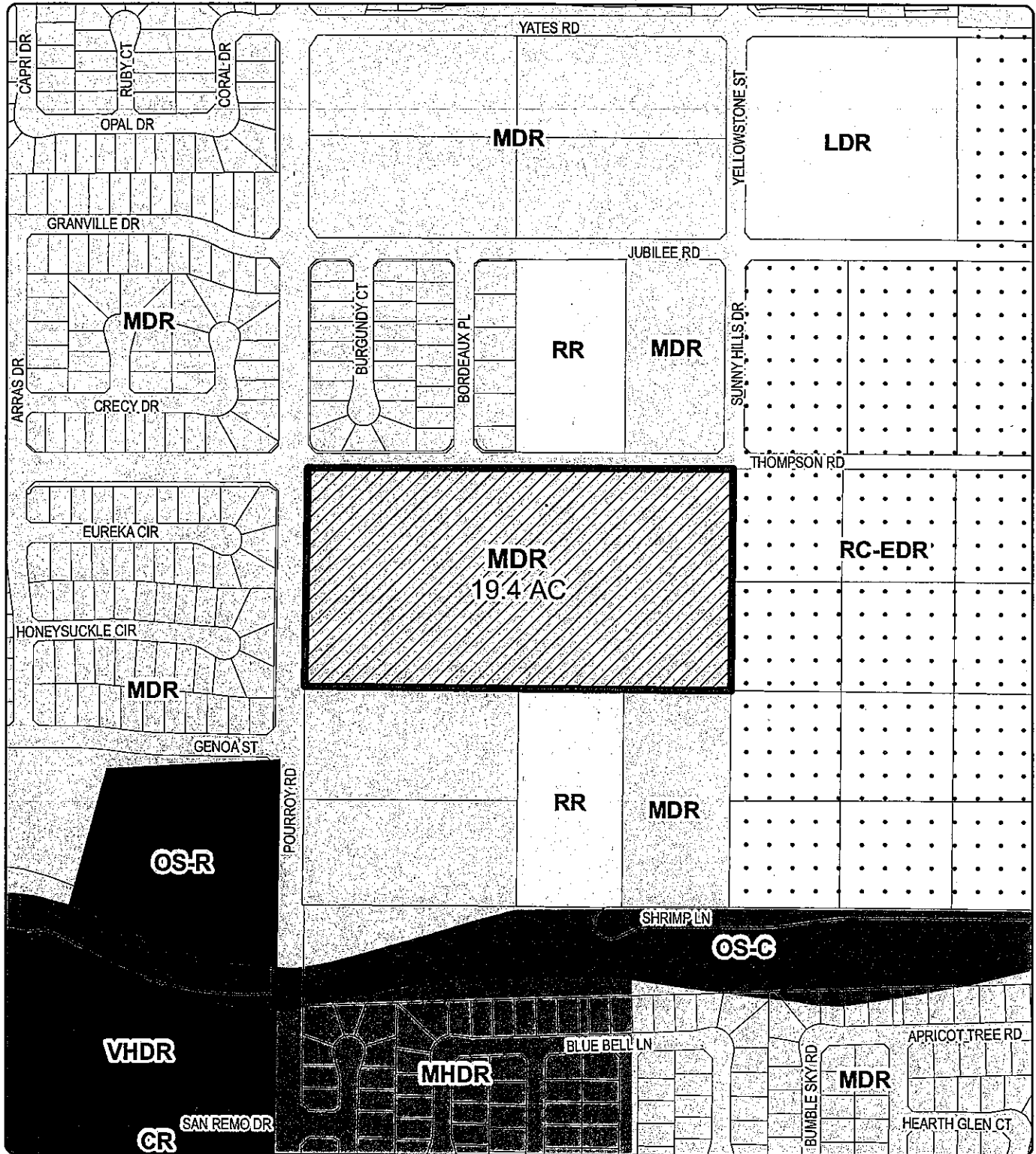
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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07647 TR35161
EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 9/24/09
Exhibit 5



Zoning Area: Rancho California
Township/Range: T7SR7W
Section: 4

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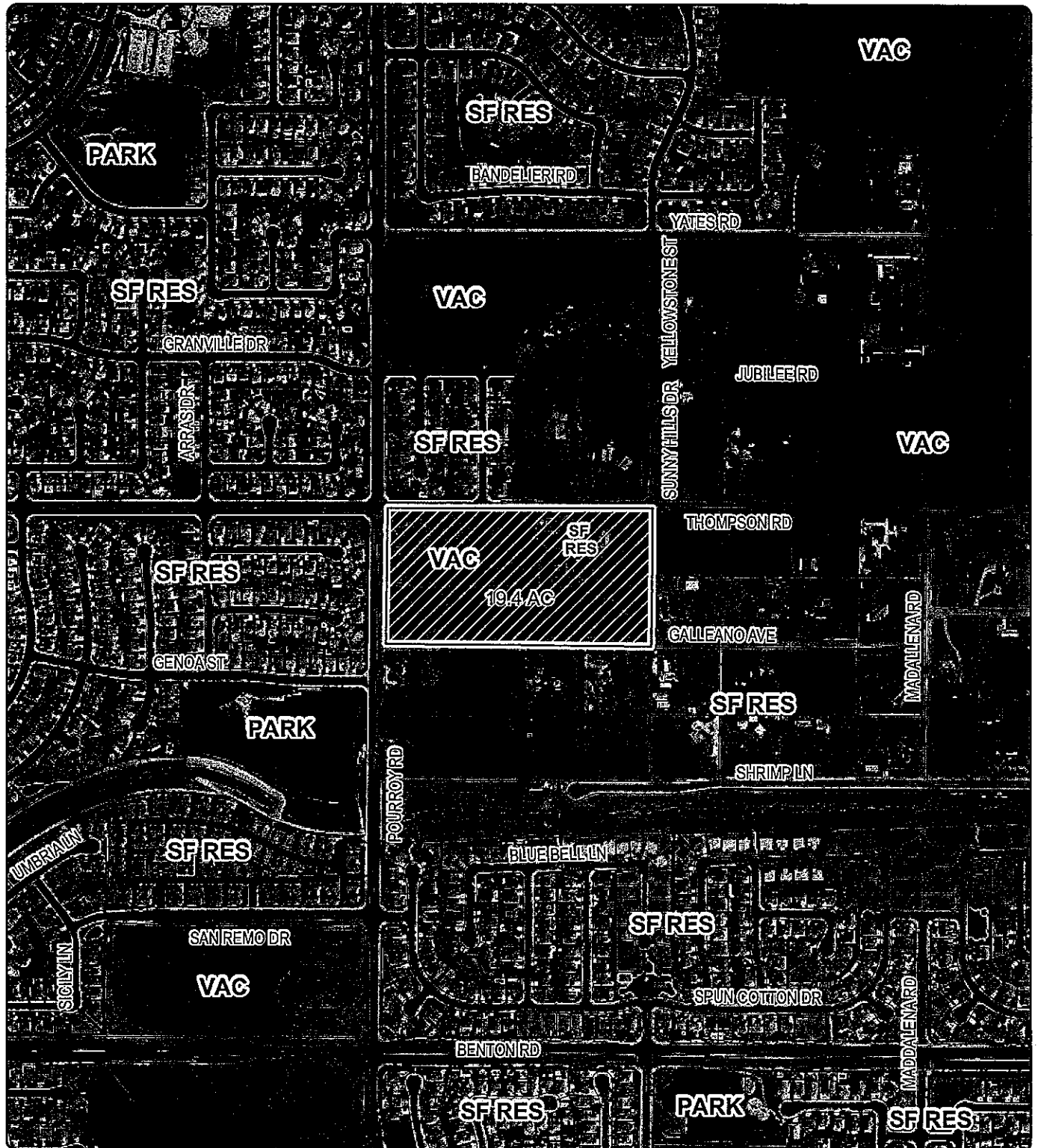
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07647 TR35161

LAND USE

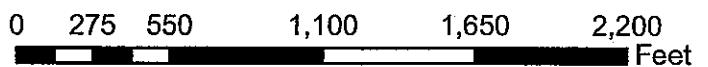
Supervisor Stone
District 3

Date Drawn: 9/24/09
Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR7W
Section: 4

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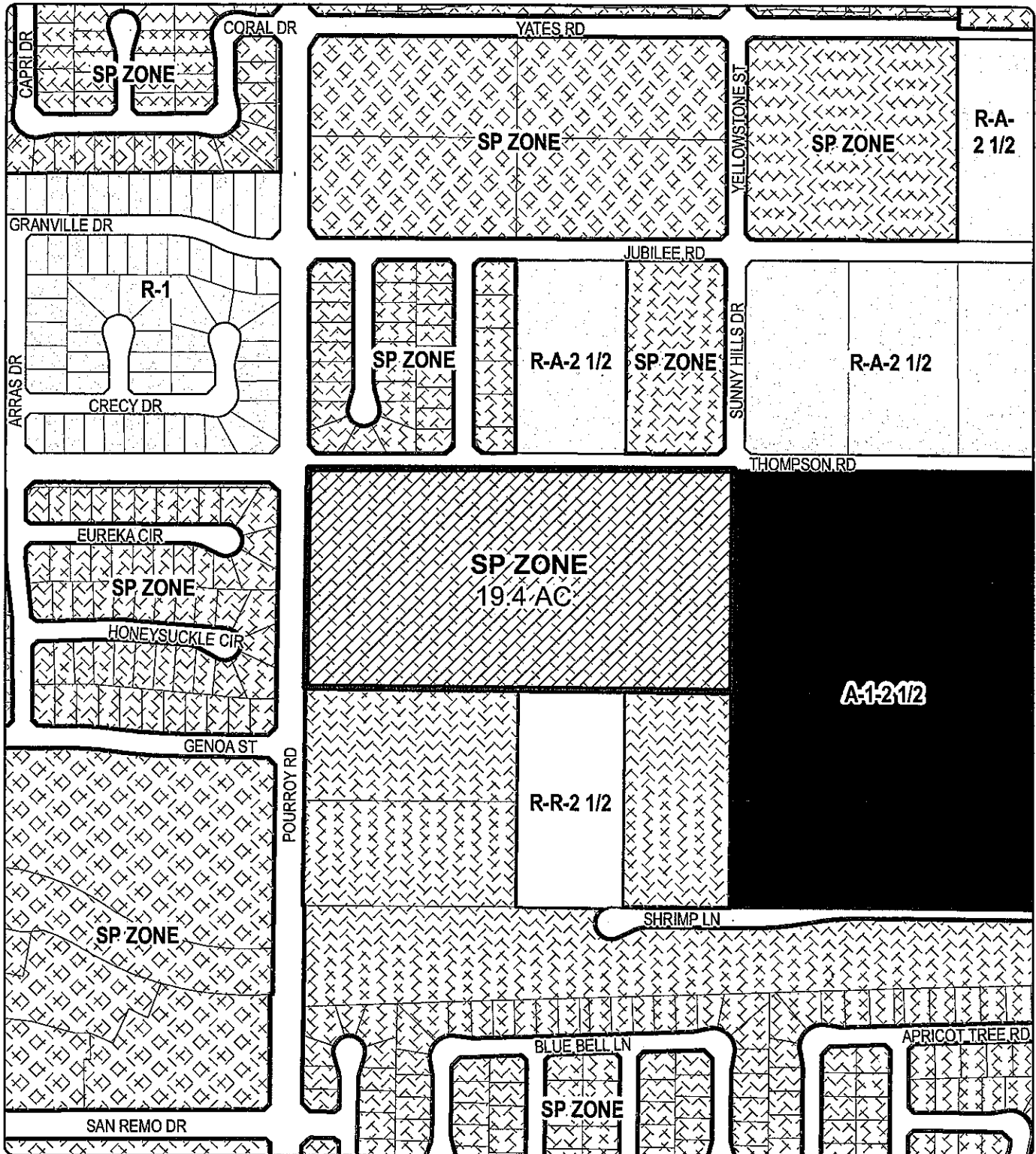
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07647 TR35161

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 9/24/09
Exhibit 2

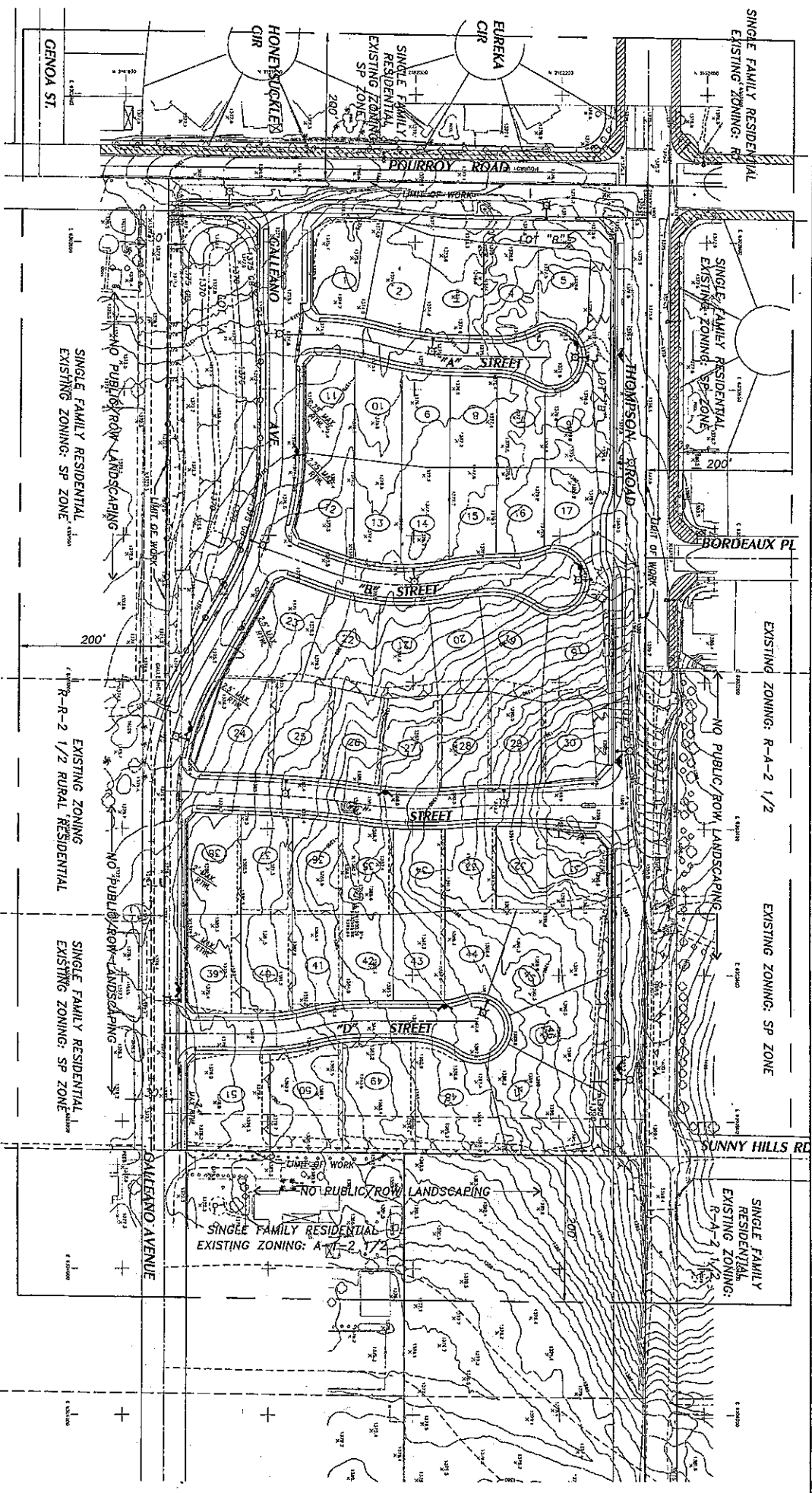


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Township/Range: T7SR7W
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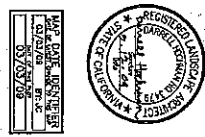
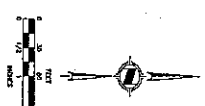


Planting Legend "m"
 Thompson Road Existing Public Street Row Planting
 North and South Side of Thompson, West of Purroy
 West Side of Thompson, East of Purroy
 North Side of Thompson, East of Purroy
 South Side of Thompson, West of Purroy
 Street Planting (Proposed) (1:10,000 Scale)

Planting Legend "p"
 Purroy Road Existing Public Street Row Planting
 East and West Side of Purroy, North of Thompson
 West Side of Purroy, South of Thompson
 East Side of Purroy, North of Thompson
 East Side of Purroy, South of Thompson
 Street Planting (Proposed) (1:10,000 Scale)

- Tree:
 - Large Deciduous @ 100' x 100'
 - Medium Deciduous @ 50' x 50'
 - Small Deciduous @ 25' x 25'
 - Shrub @ 10' x 10'
 - Perennial Flowering
 - Perennial Grass
 - Perennial Shrub
 - Perennial Tree
 - Perennial Vine
 - Perennial Herb
 - Perennial Bulb
 - Perennial Root
 - Perennial Stem
 - Perennial Bark
 - Perennial Fruit
 - Perennial Seed
 - Perennial Flower
 - Perennial Leaf
 - Perennial Branch
 - Perennial Twig
 - Perennial Root
 - Perennial Stem
 - Perennial Bark
 - Perennial Fruit
 - Perennial Seed
 - Perennial Flower
 - Perennial Leaf
 - Perennial Branch
 - Perennial Twig

- Tree:
 - Large Deciduous @ 100' x 100'
 - Medium Deciduous @ 50' x 50'
 - Small Deciduous @ 25' x 25'
 - Shrub @ 10' x 10'
 - Perennial Flowering
 - Perennial Grass
 - Perennial Shrub
 - Perennial Tree
 - Perennial Vine
 - Perennial Herb
 - Perennial Bulb
 - Perennial Root
 - Perennial Stem
 - Perennial Bark
 - Perennial Fruit
 - Perennial Seed
 - Perennial Flower
 - Perennial Leaf
 - Perennial Branch
 - Perennial Twig



**ADJACENT PUBLIC ROW
 LANDSCAPE PLAN
 TENTATIVE TRACT MAP NO. 35761**

PREPARED FOR:
JOSEPH TURLEY
 1373 NORTH MILLER ST.
 ANAHEIM, CA 92806
 (714) 996-5040

PREPARED BY:
HSA
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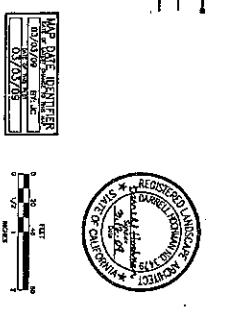
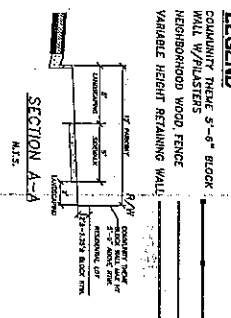
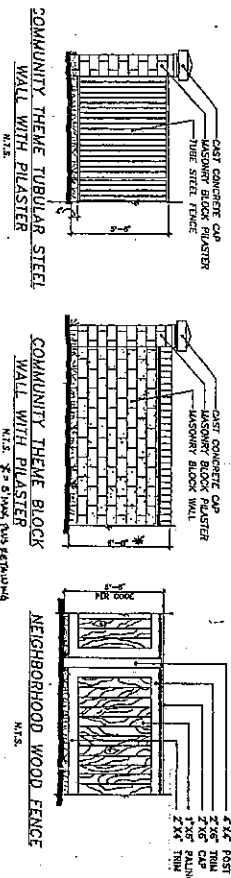
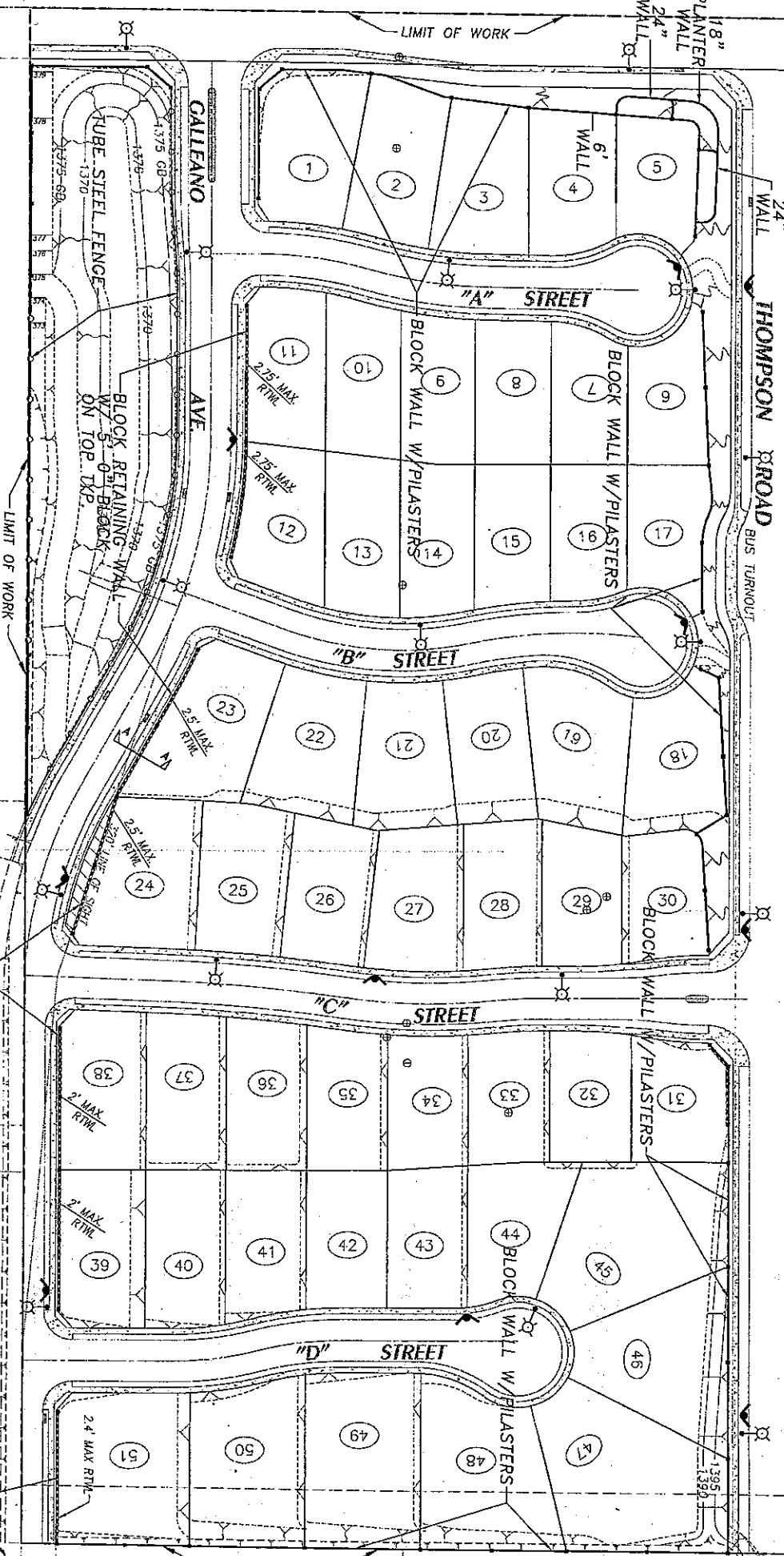
POURROY ROAD

18" PLANTER WALL
24" WALL

LIMIT OF WORK

24" WALL
THOMPSON ROAD
BUS TURNOUT

LIMIT OF WORK



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WALL & FENCE PLAN
TENTATIVE TRACT MAP NO. 35161

DATE: 07/24/2008
DATE: 07/24/2008
DATE: 07/24/2008

L3

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41909

Project Case Type (s) and Number(s): Change of Zone No. 7647, Tentative Tract Map No. 35161, Specific Plan No. 286, Substantial Conformance No. 2

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Kinika Hesterly, Project Planner

Telephone Number: (951) 955-1888

Applicant's Name: Joseph Turley

Applicant's Address: 309 West Columbine Avenue, Santa Ana, CA 92707

Engineer's Name: Hunsaker & Associates

Engineer's Address: 3 Hughes, Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description:

Tentative Tract Map No. 35161 is a Schedule A subdivision of 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape.

Change of Zone No. 7647 proposes to change the text of the zoning ordinance in the Specific Plan to revise the zoning ordinance standards for Planning Area 34 so that it is not subject to the 50' rear yard setback, but is instead required to have a 20' yard setback except where adjacent to low density residential uses.

Specific Plan No. 286, Substantial Conformance No. 2 proposes to change the Specific Plan to reflect the text change of the ordinance as a result of Change of Zone No. 7647.

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

C. Total Project Area: 19.4 Acres

Residential Acres: 19.4	Lots: 51	Units: 51	Projected No. of Residents: 132
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 964-010-001

E. Street References: The project site is located northerly of Shrimp Lane, easterly of Pourroy Road, and southerly of Thompson Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 4, Township 7 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is slightly sloping with rolling hills, with elevations ranging from 1,376 to 1,400 feet above mean sea level. Onsite vegetation is characterized as ruderal and disturbed, which is primarily comprised of non-native specie and compacted areas with no vegetation. The project site is currently vacant and has been mowed and cleared. Surrounding

land uses include single family residential homes to the north and west, rural residences to the east and south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with Planning Area 34, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286 and the Highway 79 Policy Area and all other applicable land use policies within the Specific Plan No. 286.
2. **Circulation:** Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The proposed project will meet all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Southwest Area Plan

C. **Foundation Component(s):** N/A

D. **Land Use Designation(s):** Planning Area 34, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Community Development, Rural Community, and Rural

3. **Land Use Designation(s):** Planning Area 32, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286 to the west, Planning Area 23, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286 and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north and Planning Area 34, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286 to the south and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east.

4. **Overlay(s):** N/A

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Winchester 1800, Specific Plan No. 286

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area No. 34

I. **Existing Zoning:** Specific Plan No. 286, Winchester 1800, Planning Area 34, equivalent to the One-Family Dwellings (R-1) zone with modifications

J. **Proposed Zoning, if any:** A zoning text change to the zoning ordinance in Specific Plan No. 286 is proposed to revise the zoning ordinance standards for Planning Area 34 so that it is not subject to the 50' rear yard setback, but is instead required to have a 20' yard setback except where adjacent to low density residential uses.

K. **Adjacent and Surrounding Zoning:** Specific Plan No. 286 to the west, north and south, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the north and Rural Residential – 2½ Acre Minimum (R-R-2 ½) to the south, and Light Agriculture – 2½ Acre Minimum (A-1-2½) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input checked="" 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 checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a

NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Kinika Hesterly

Signature

3-11-10

Date

Kinika Hesterly, Project Planner

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The project site is located northerly of Shrimp Lane, easterly of Pourroy Road, and southerly of Thompson Road. According to Figure C-9, the project site is not located within a scenic highway corridor.

- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered rural residences and single family residences. The proposed project will include the construction of single family residences similar to the residences constructed to the north and west. Furthermore, the proposed project will be developed pursuant to the Specific Plan Design Guidelines and the Countywide Design Guidelines. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the RCIP, the project site is located 21.28 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 50.PLANNING.19) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Project Application Description

Findings of Fact:

a-b) The proposed project would result in a new source of light from the addition of building lighting and street lighting. Pursuant to Ordinance No. 655, the project's on-site lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The lighting, per Ordinance No. 655, will be similar to other areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Agricultural Land Conservation Contract Maps)?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is located within the boundaries of land designated as farmland of local importance (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). Therefore, the project will not convert Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use. There will be no impact.

b) Currently the lot is undeveloped and vacant with no existing agricultural uses on the project site. Additionally, according to the GIS database, the project site is not located within an Agricultural Preserve, or subject to a Williamson Act contract. There will be no impact.

c) The project is located within 300 feet of existing agriculturally zoned property, but will not conflict with any existing agricultural use or a Williamson Act contract. With incorporation of the notification requirements of the Riverside County Ordinance No. 625 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within 300 feet of existing agriculturally zoned property (50.PLANNING.13 and 50.PLANNING.27). The impact is less than significant with mitigation incorporated.

d) The project site is located within a developing area of the French Valley community within Riverside County. The project site is not directly adjacent to or near an area currently used for agricultural purposes; therefore the project will not involve changes in the environment which could result in conversion of nearby farmland to non-agricultural uses.

Mitigation: Prior to map recordation, a note indicating that the project is located within 300 feet of agriculturally zoned property will be placed on the Environmental Constraints Sheet per COA 50.PLANNING 13 and COA. 50.PLANNING.27.

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

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, residential lots are not considered a substantial point source emitter.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. Residential lots are not considered a substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, PDB05367 – MSHCP Consistency Analysis and habitat Assessment, prepared by Gonzales Environmental Consulting LLC, dated August 5, 2007

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project site is located within the Riverside County Southwest Area Plan for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The property does not occur within a Criteria Cell (i.e., the property is not a Criteria Area proposed for conservation under the MSHCP) and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. To comply with the MSHCP, a Habitat Assessment was completed. No sensitive species were observed during the survey conducted for the habitat assessment. The project will not conflict with the provisions of the MSHCP.

b) According to the MSCHP Consistency Analysis, no native or special-status habitats were recorded on the project site.

c) According to the MSCHP Consistency Analysis, there is a potential for burrowing owls to occur onsite due to the presence of debris piles and disturbed low-growing vegetation. Due to the presence of suitable habitat, focused surveys were conducted for the burrowing owl. No burrows or signs of burrowing owls were found during the focused surveys. However due to the presence of suitable habitat, a pre-construction survey shall be conducted.

d) A persistently flowing watercourse is not present on the project site; therefore, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e-f) According to the MSHCP Consistency Analysis, there are no streambeds, wetlands, or riparian/riverine features on the project site. Additionally, the project site does not support vernal pools, depressions, or any other habitats capable of supporting various fairy shrimp.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Prior to the issuance of a grading permit, a 30-day pre-construction burrowing owl survey shall be conducted. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted by the Environmental Programs Department.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: Project Application Materials, PD-A-4438 – Phase I Archaeological Assessment, prepared by Professional Archaeological Services, dated November 7, 2007

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site is located within Section 4, Township 7 South, Range 2 West, San Bernardino Base Meridian, as shown on the USG 7.5' Bachelor Mountain quadrangle map. According to the Phase I Cultural Study, no structures or other historical information is located within or near Section 4. Therefore, the proposed project will not have an impact on historical resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Project Application Materials, PD-A-4438 – Phase I Archaeological Assessment, prepared by Professional Archaeological Services, dated November 7, 2007

Findings of Fact:

a-b) During the records search conducted for the Phase I, no cultural resources have been recorded on or adjacent to the project site. A total of 16 cultural resource studies have been conducted within a half mile of the project site; a total of six cultural resources have been recorded within a mile of the project site. During the field survey, two isolates were noted, but not recorded. Therefore, there is a potential to uncover additional artifacts during grading activities. A qualified archaeologist shall monitor all earthmoving activities. With incorporation of the recommended mitigation measures, impacts will be reduced to less than significant.

c) There may be a possibility that ground-disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities (COA 10.PLANNING.24). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Prior to grading, the project proponent shall retain a qualified archaeologist for consultation and monitoring during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated (COA 10.PLANNING.25, 60.PLANNING.3, 60.PLANNING.23).

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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9. Paleontological Resources

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

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

Findings of Fact:

a) No paleontological resource assessment was conducted for the proposed project. According to the GIS database, the project is located within an area of low paleontological sensitivity which suggests that the potential for unearthing paleontological resources is low. As a result, it is expected that the project will not destroy a unique paleontological resource. However, if any paleontological resources are discovered, grading will cease and a qualified paleontologist shall be contacted and retained (COA 10.PLANNING.23). This condition is not considered unique for the purposes of CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 2013

Findings of Fact:

a-b) According to County Geological report No. 2013, there are no known active or potentially active faults that traverse the site therefore the potential for fault rupture is considered low. However, the project site is located within the seismically active region of southern California. The closest active fault is the Elsinore Fault Zone (Glen Ivy segment), located about 10 kilometers southwest of the site. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 2013

Findings of Fact:

a) According to County Geological Report No. 2013, the potential for liquefaction at the site is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO No. 2013

Findings of Fact: According to County Geological Report No. 2013, there is a high potential for this site to be affected by strong seismic shaking during the lifetime of the project due to the site's location within the seismically active southern California area. The level of ground shaking that would be experienced at the project site from one of these faults or any other active faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO No. 2013

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to County Geological Report No. 2013, there is a low potential for this site to be affected by seismically induced landsliding.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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

Source: RCIP Fig. S-7 "Documented Subsidence Areas"

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, GEO No. 2013

Findings of Fact:

a) There are no volcanoes in the proposed project site vicinity. According to County Geological Report No. 2013, the possibility of seismically-induced flooding or seiche exists in the event of a catastrophic failure of the nearby Lake Skinner reservoir, however, this possibility is considered low due to the seismic design parameters utilized in the construction of the dam for this reservoir and the "free board" maintained in that facility.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact:

a-b) The project site is slightly sloping with rolling hills, with elevations ranging from 1,376 to 1,400 feet above mean sea level. The project will not result in slopes greater than 2:1 (10.BS GRADE.10). For slopes exceeding ten (10) feet in vertical height, contour grading techniques will be utilized (60.PLANNING.10) in order for slopes to appear more natural. These conditions are standard and are not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

c) Grading will not negate or affect the subsurface sewage disposal systems as no subsurface sewage disposal systems exist on the project site. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in 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: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials, GEO No. 2013

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) According to County Geological Report No. 2013, the majority of the site soils exhibit a very low to low expansion potential, which will govern the foundation designs for this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Project Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. Off-site erosion will not be affected by the proposed project due to the paved streets that surround the project site. Therefore, increases in water-induced erosion on- or off-site will not cause an adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of 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. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE.5).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a-b) The proposed project will not create or require transportation 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.

The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The impact is considered less than significant.

d) This project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) This project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, however the project has been conditioned for an Hazardous Materials environmental assessment to verify that the site is below hazardous waste criteria (COA 60.E HEALTH.1). The impact is considered less than significant with mitigation incorporated.

Mitigation: Prior to grading, a Hazardous Materials environmental assessment shall be conducted and reviewed in accordance with COA 60.E HEALTH.1.

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

21. Airports	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Riverside County Airport Land Use Compatibility Plan table 3A "Compatibility Zone factors", ALUC Letter dated May 12, 2008

Findings of Fact:

a-b) The project site is located within the French Valley Airport Influence Area. As a result, the project underwent review by the County Airport Land Use Commission (ALUC). On May 8, 2008, the ALUC found the proposed project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), provided that the recommended mitigation measures are followed (COA 10.PLANNING.22 and COA 50.PLANNING.24).

c) The project site is located within Zone E of the FVALUCP. According to Table 3A "Compatibility Zone Factors", the risk level in Zone E is low. Approximately 10 to 15 percent of near-airport accidents occur within Zone E. The impact is considered less than significant.

d) The proposed project is not located within the vicinity of a private airstrip, or heliport.

Mitigation: Prior to recordation of the map, the Environmental Constraints Sheet (ECS) shall note that uses that interfere with airport operations shall be prohibited (COA 10.PLANNING.22, 50.PLANNING.24).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be conducted by the Building and Safety Department and the Planning Department.

22. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) According to the RCIP and GIS, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Otherwise substantially degrade water quality?

<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
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-d) The project site is impacted by nuisance nature flow impacts on the eastern half of the site. The western portion of the property naturally drains in the direction of Pourroy Road to the existing Flood Control District's Pourroy Road storm drain and the eastern half of the project site drains southerly to eventual confluence with Benton Creek. Due to proposed grading and drainage site improvements, the storm water runoff from the east side of the site would be diverted to the west into a water quality basin, this diversion is acceptable to the Flood Control District. The basin outlet would discharge storm water into the existing District owned and maintained Pourroy Road Storm Drain. Since this is considered an adequate outlet no increase run off is required, but mitigation for water quality will be required. The water quality exhibit submitted indicates the use of grass swales and the detention basin as treatment control BMPs to provide mitigation for the water quality impacts that the development of this site would generate. These grassy swales are along the northern boundary to treat the slope area between the back of the lots and the road right of way. The grassy swale then outlets to Thompson Road catch basin. In addition, a Flogard insert is proposed in the catch basin as a treatment control BMP to treat street runoff from Thompson and Pourroy Roads. This mitigation proposal is acceptable to the Flood Control District. The design of the project reduces the impact to less than significant.

e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The impact is considered less than significant.

f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. The impact is considered less than significant.

g-h) The project will not degrade water quality in any manner not addressed in the above comments. The project will not include any flood control facilities which would result in significant environmental effects (e.g. increased vectors and odors). The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project site is impacted by nuisance nature flow impacts on the eastern half of the site. The western portion of the property naturally drains in the direction of Pourroy Road to the existing Flood Control District's Pourroy Road storm drain and the eastern half of the project site drains southerly to eventual confluence with Benton Creek. Due to proposed grading and drainage site improvements, the storm water runoff from the east side of the site would be diverted to the west into a water quality basin, this diversion is acceptable to the Flood Control District. The basin outlet would discharge storm water into the existing District owned and maintained Pourroy Road Storm Drain. Since this is considered an adequate outlet no increase run off is required, but mitigation for water quality will be required. The water quality exhibit submitted indicates the use of grass swales and the detention basin as treatment control BMPs to provide mitigation for the water quality impacts that the development of this site would generate. These grassy swales are along the northern boundary to treat the slope area between the back of the lots and the road right of way. The grassy swale then outlets to Thompson Road catch basin. In addition, a Flogard insert is proposed in the catch basin as a treatment control BMP to treat street runoff from Thompson and Pourroy Roads. This mitigation proposal is acceptable to the Flood Control District. The design of the project reduces the impact to less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff. The impact will be less than significant.

c) The project is located within the potential dam inundation area of Lake Skinner. The project has been conditioned to provide notice to all potential purchasers that they are located within a potential dam inundation area. The impact will be less than significant.

d) The project will not cause changes in the amount of surface water in any water body. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project				
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 database, Project Application Materials

Findings of Fact:

a) The project site is located within the Southwest Area Plan. The site's land use designation is Planning Area 34, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286. The proposed single family residential development is consistent with the land use designation. Therefore, the proposed project will not result in a substantial alteration to the present or planned land use of the area.

b) The project site is located within the City of Temecula sphere of influence, as such, the project proposal was sent to the City for comment. The City did not comment on the proposed project. According to the City's general plan, the project is located in an area designated as Low Medium (LM) which allows the development of single family residences with a density range of 3 to 6 dwelling units per acre. Therefore, the proposed residential subdivision is consistent with the City of Temecula's General Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within Planning Area No. 34 of the Winchester 1800 Specific Plan Number 286, equivalent to the One-Family Dwellings (R-1) zone with modifications. This Planning

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area allows for single family dwellings with minimum lot sizes of 7,200 square feet. The project is consistent with the existing and proposed zoning and development standards. The impact of the project is considered less than significant.

b) The surrounding zoning is residential on the north, south and west and includes residential uses on parcels to the east. The project will have a less than significant impact.

c) Surrounding land uses include single family residential homes to the north and west, rural residences to the east and south. The proposed residential subdivision is compatible with the planned and existing land uses. The impact is less than significant.

d) The project site is located within the Southwest Area Plan. The site's land use designation is Planning Area 34, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre), as reflected in the Land Use plan for Specific Plan No. 286. The proposed single family residential development is consistent with the land use designation. The impact is less than significant.

e) The proposed project will not disrupt or divide any existing community. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The RCIP identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site is not located within the vicinity of a private airstrip, therefore would not expose people residing or working in the project area to excessive noise levels. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to or near a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: Project Application Materials, Letter from Department of Public Health dated April 18, 2008

Findings of Fact: The project site is adjacent to Thompson Road and Pourroy Road, which are classified as "Secondary Highways" in the General Plan. According to the letter dated April 18, 2008, the exterior unmitigated impact for Thompson Road and Pourroy Road is 69 Ldn and 70 Ldn respectively. The Specific Plan requires perimeter walls to be a minimum height of 5'-6" which exceeds the recommended mitigation measures of the Office of Industrial Hygiene to install 5' to 6' high walls along Pourroy Road and Thompson Road. The impacts will be less than significant with mitigation incorporated.

Mitigation: Prior to occupancy, the proposed project shall construct a 5'-6" to 6' high perimeter wall along Pourroy Road and Thompson Road (COA 90.PLANNING.3) in accordance with the Specific Plan.

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Review Process.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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.

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

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, Letter from Department of Public Health dated April 18, 2008

Findings of Fact:

a) The project proposes a residential subdivision; typical noise sources from a residential subdivision include vehicular traffic, gardening equipment, and other noises associated with a residence. The addition of 51 residential units will increase ambient noise levels. However, the increase will be fitting to the existing residential environment. Therefore, the project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the project vicinity above levels existing without the project during construction. To minimize ambient noise levels upon sensitive receptors during construction of the proposed project, grading and construction shall be restricted to daylight hours.

c) The project is located within the French Valley Airport Influence Area and may experience occasional overflights. The noise impact from these overflights may be intrusive to some outdoor activities, but are otherwise considered to have a low impact.

The project site is adjacent to Thompson Road and Pourroy Road, which are classified as "Secondary Highways" in the General Plan. According to the letter dated April 18, 2008, the exterior unmitigated impact for Thompson Road and Pourroy Road is 69 Ldn and 70 Ldn respectively. With mitigation to incorporate the Specific Plan requirements for perimeter walls to be 5'-6" to 6' high, the impacts will be less than significant. In order to ensure indoor noise impacts do not exceed 45 Ldn, the project shall submit an acoustical report prior to building permit issuance and make any changes to the building plans that are necessary to achieve the appropriate noise levels.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction phase. This type of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: Prior to building permit issuance, the proposed project shall construct a 5'-6" to 6' high perimeter wall along Pourroy Road and Thompson Road and submit an acoustical report to address indoor noise impacts (COA 80.PLANNING.9 and COA 90.PLANNING.3).

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Review Process.

POPULATION AND HOUSING	Would the project			
33. Housing	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) The project will not displace a substantial number of existing housing or people, necessitating the construction of replacement housing elsewhere. The project will not create a demand for additional housing since it is a residential subdivision. The project is not located in a redevelopment area thus it will not affect a redevelopment area. The project will not cumulatively exceed regional or local population projections because it is conformance with the General Plan. Also, the project will not induce substantial population growth since it does not create jobs. The project will have no impact. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to school services (COA 80.PLANNING.11). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.14). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed addition of 51 residential uses on the 19.4-acre parcel would not cause an 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. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION				
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39. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The project proposes a residential subdivision into 51 lots, which does not trigger the need for a park to be improved and dedicated. The proposed project is located within a Specific Plan that provides parks and open space.

c) The project is located within the Sphere of Influence of the Valley Wide Park and Recreation District, which is responsible for the collection of Quimby fees. The developer shall be required to annex into the Valley Wide Park and Recreation District for maintenance of public parks, open space, multi-use trails, and detention basin lots. With incorporation of the recommended mitigation measures, the project will not have a significant impact on parks or recreational facilities. The project has been conditioned for the payment of development impact fees and payment of Quimby fees (COA 50.PLANNING.8, 90.PLANNING.5). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP – Southwest Area Plan Figure 8 “Trails and Bikeway System”

Findings of Fact: According to Figure 8, there are no trails designated on or near the proposed project site. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Circulation	<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	<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
service standard established by the county congestion management agency for designated road or highways?				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-j) The project has met the requirements of the Riverside County Transportation Department by providing adequate circulation and street improvements. When the project is complete, there will be an increase in vehicle trips, but this increase will not substantially impact traffic in the area. The lot sizes will adequately accommodate guest parking as will the public streets designed for the project. Air traffic patterns will not change as a result of the proposed project, nor will the project pose a safety risk or alter waterborne, rail or air traffic. The Transportation Department required the project to improve existing roads accessed by the project. The project will not cause a significant effect on circulation as properties located near the site are lower density residential uses and vacant lots. The project will not result in inadequate emergency access or conflict with adopted policies supporting alternative transportation. The impact of the project will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP– Southwest Area Plan Figure 8 “Trails and Bikeway System”

Findings of Fact: According to Figure 8, there are no trails designated on or near the proposed project site. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS Would the project

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review,

Findings of Fact:

a-b) The project will be served by the Eastern Municipal Water District. The project will not require a new or expanded facility, nor will it cause significant environmental effects. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer	<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 that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project will be connected to sewer and serviced by the Eastern Municipal Water District. This will not cause significant environmental impacts, the specifications of the sewer plans will be reviewed by the Environmental Health Department. This review is not considered unique mitigation for CEQA purposes. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste	<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 (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Riverside County Waste Management District

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction, however this is temporary in nature and will not impact the project over time. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

47. Other:

Source: Staff review

Findings of Fact:

No other potential impacts were identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

RCIP

PDB05367 – MSHCP Consistency Analysis and habitat Assessment, prepared by Gonzales Environmental Consulting LLC, dated August 5, 2007

PD-A-4438 – Phase I Archaeological Assessment, prepared by Professional Archaeological Services, dated November 7, 2007

GEO No. 2013

Riverside County Airport Land Use Compatibility Plan table 3A "Compatibility Zone factors"

ALUC Letter dated May 12, 2008

Letter from Department of Public Health dated April 18, 2008

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

Location: County of Riverside Planning Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4080 Lemon Street, 9th Floor
Riverside, CA 92505

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

ACT MAP Tract #: TR35161

Parcel: 964-010-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 35161 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 35161, Amended No. 2, dated July 15, 2009.

EXHIBIT L = Landscape Plans for Tentative Tract Map No. 35161, Amended No. 2, Exhibit L (Sheets 1-5), dated July 15, 2009.

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

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 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to subdivide 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape treatments.

10. EVERY. 2 SPA - Amendment Description

INEFFECT

This Specific Plan Amendment alters Planning Area 7, 8, and 9 of Specific Plan 286. The new designation of Planning

ACT MAP Tract #: TR35161

Parcel: 964-010-001

10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Amendment Description (cont.) INEFFECT

Areas 7 and 9 is proposed to be Community Development: Medium High Density Residential (MHDR) (5-8 dwelling units per acre) and Open Space: Open Space-Conservation (OS-C) to be dedicated to the Riverside Conservation Authority (RCA) for MSCHP purposes.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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

10. EVERY. 3 SPA - Replace all previous INEFFECT

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

10. EVERY. 4 SP* - SP Document INEFFECT

Specific Plan No. 286 shall consist of the following:

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

ACT MAP Tract #: TR35161

Parcel: 964-010-001

10. GENERAL CONDITIONS

10. EVERY. 4 SP* - SP Document (cont.) INEFFECT

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. 374 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. 286, Amendment No.5 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 00286, Amendment No. 5.

CHANGE OF ZONE = Change of Zone No. 07086.

EIR = ENVIRONMENATL IMPACT REPORT NO. 374

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

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10. GENERAL CONDITIONS

10. EVERY. 6 SP - Ordinance Requirements (cont.) INEFFECT

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. 2 SP*GSP-1 ORD. NOT SUPERSEDED INEFFECT

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING (cont.) INEFFECT

Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

10.BS GRADE. 6 MAP-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. 7 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 8 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 9 MAP-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 10 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. 11 MAP-G2.8 MINIMUM DRNAGE GRAD RECOMMND

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

10.BS GRADE. 12 MAP-G2.9 DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Grading."

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10. GENERAL CONDITIONS

10.BS GRADE. 13 MAP-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings and property lines per the California Building Code - as amended by Ordinance 457.

10.BS GRADE. 14 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 15 MAP-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - SCREEN CHECK NO. 1 INEFFECT

TRACT 32151 IS BEING PROCESSED AND THIS SCREEN CHECK IS TO ALLOW MORE LOW DENSITY ON SEWERED PROPERTY. A REVISED EMWD WILL SERVE LETTER WILL BE REQUIRED (AFTER DECEMBER 31, 2004) SINCE THE ORIGINAL SAN 53 ISSUED BY THE DEH WAS FOR SINGLE FAMILY DETACHED HOUSING.

10.E HEALTH. 2 EMWD WATER AND SEWER SERVICE RECOMMND

All lots under Tract Map#35161 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 applicable agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire

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10. GENERAL CONDITIONS

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS (cont.) RECOMMND

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 capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

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. 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 modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the

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10. GENERAL CONDITIONS

10.FIRE. 5 SP-#97-OPEN SPACE (cont.) INEFFECT
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 2 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP - FLOOD HAZARD REPORT INEFFECT
Specific Plan 286 is a proposal to develop approximately 1,650 acres with over 4,800 dwelling units, as well as commercial centers and park sites in the French Valley area. The project site is located southerly of Winchester Road, between Pourroy Road and Washington Street and north of Auld Road. Amendment No. 5 is a proposal to increase the density of planning area 9 by taking all dwelling units from planning area 7 and various dwelling units available in other planning area within SP 286. Amendment No. 5 provides the necessary amount of dwelling units for the condominiums proposed under Tract 32151.

>>>Amendment No. 5 proposes only to change the density of the planning areas and therefore there are no additional flood control concerns. However, the conditions of approval for SP 286 Amendment No. 4 still apply and are attached below.

>>> Amendment No. 4 is a proposal to reconfigure and redefine some Planning Areas boundaries. The following

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP - FLOOD HAZARD REPORT (cont.)

INEFFECT

conditions of approval were crafted for Amendment No. 4 in October 2002 and have not been modified for Amendment No. 5. It should be noted that District Policy discourages the use of Developer/Homeowners Associations for maintenance of drainage facilities and that the District will require that a public entity be found to maintain any greenbelt channel proposed.

There are approximately 30 acres of offsite storm runoff tributary to the northeastern boundary of the addition to this amendment. The developer proposes to collect the offsite flows into a storm drain and convey the runoff to a detention basin at the northwest corner of the tract and then to a storm drain constructed with Tract 29442.

The southern portion of the additional Planning Area 51 receives only nuisance nature local runoff therefore it is considered to be free from ordinary storm flood hazard. All of the onsite storm runoff generated by the south half of the area would be conveyed into a detention basin located on the southwest corner of this development. The flows would outlet and connect to the existing Maddalena Road Storm Drain, which was built to protect Tract 29442 and is maintained by the Riverside County Transportation Department.

The applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates the general size, shape, and location of the proposed basin is sufficient to mitigate the increased runoff impacts of the development.

The rest of the area for the specific plan receives runoff from four major offsite watersheds that drain about 1,700 acres, 3,300 acres, 360 acres, and 458 acres, respectively. In addition, the runoff from several smaller offsite watersheds, as well as the storm flow generated onsite, impact the property. Runoff generally flows in a northeast to southwest direction across the site.

The specific plan proposes to collect the 5,453 acres of the three larger offsite watersheds as well as much of the onsite drainage into a greenbelt drainage system that will transport the flows through the development. The proposed greenbelt channels incorporate a concrete low flow channel within the bottom to deal with nuisance nature runoff. The

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10. GENERAL CONDITIONS

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

balance of the drainage system will consist of underground storm drains working in conjunction with the water carrying capacity of the street system. The plan also proposes a series of eight detention basins designed to help mitigate the effects of increased runoff rates resulting from the development of the property. Although the proposed drainage system is truly only conceptual at this stage, the applicant's engineer has submitted sufficient documentation to the District to demonstrate the general adequacy of the area set aside for the greenbelt channels and detention basins.

The EIR document adequately addresses the District's concerns regarding California Department of Fish and Game Section 1601/1603 permits and Clean Water Act Section 404 permits.

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

1. This project shall include detention facilities designed so that downstream peak flows will not increase due to this development. While a report to this effect has been submitted by the applicant's engineer and generally found to be acceptable by this District, it is not of sufficient detail to allow final design of the needed facilities. Therefore, each development proposal within Specific Plan 286 will be required to complete a detailed, refined analysis of the increased runoff mitigation need for that proposal in accordance with the District's INTERIM CRITERIA FOR SIZING INCREASED RUNOFF DETENTION FACILITIES. If the Riverside County Board of Supervisors approves an increased runoff policy (which supersedes the above) prior to the submittal, then the latter shall apply.

The report referenced above has been deemed adequate to demonstrate the general size and location of the needed detention basins. However, the District's approval of the report is in no way intended to "lock-in" the design of the basins. During final design of the facilities, it may be determined that the goals attained by the original report may indeed be accomplished by other configurations or alignments. It is important not to lose sight of the intent of this condition and recognize the fact that conditions and other factors existing at the time of final design will dictate the final layout of the basins.

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10. GENERAL CONDITIONS

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

2. The flood control facilities will require maintenance by a public agency, preferably a park district for the greenbelt park drainage and detention basin system, or a guarantee of such maintenance by a public agency in the event responsible private parties fail to meet their maintenance obligations. The proposed greenbelt facilities have little regional benefit and are required mainly for the applicant's convenience. Maintenance expenses for the greenbelt park drainage system in particular will be high. Unless a park district maintains them, the District must ensure that the public is not unduly burdened for future costs. If this is the case, the District will require that concurrent with the submittal of any development application or prior to the issuance of any grading permit within Specific Plan No. 286, whichever occurs first, the developer shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the specific plan. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

- a) A precise description of the facilities to be maintained and the acceptable level of that maintenance.
- b) The right of the District to review and approve the design and any future modifications to the drainage facilities covered by the agreement.
- c) A clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.
- d) An establishment of time frames and procedures for noticing and compliance.
- e) A provision whereby the primary maintenance responsibility for the drainage facilities will fall to Developer/Home-owners Association (DHOA). The District will assume maintenance responsibility only if DHOA fails to do so. If the District is forced to assume the maintenance responsibility a method for reimbursement from the DHOA must be established. Failure of DHOA to make such reimbursement will result in the District having the

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10. GENERAL CONDITIONS

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

ability to place liens against the property(s) of developer or individuals of the DHOA.

f) A requirement for the developer to establish an automatically renewable Letter of Credit (LOC) (or other acceptable alternate) in favor of the District, which can be drawn upon by the District in the event the DHOA fails to meet its obligation or in the event the DHOA income is insufficient to meet the required maintenance costs. This LOC must have a life span from 50 to 99 years.

g) A guarantee that each year the DHOA will submit to the District a maintenance status report for all facilities covered under this agreement. This report must be certified by a Civil Engineer, licensed in the State of California and previously approved by the District. If the DHOA fails to submit said report, the District shall commission the report and invoice the DHOA.

h) A stipulation that the DHOA would be responsible for obtaining and maintaining in perpetuity, all licenses, permits and other rights required for the proper maintenance of the drainage facilities.

i) The right of the District to approve any contractor hired by the DHOA to perform maintenance on the drainage facilities.

j) A clause providing that if the District is forced to the maintenance responsibility for the drainage, ownership of the facilities will fall to the District.

k) The DHOA must agree to indemnify, hold harmless and defend the District and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other use of the drainage

l) An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of many park features.

m) Access rights for the District for inspection purposes.

n) A provision that gives the District the right to review

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

catch basin. In addition, a Flogard insert is proposed in the catch basin as a treatment control BMP to treat street runoff from Thompson and Pourroy Roads. This mitigation proposal is acceptable to the District.

The Project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the assurance of continuous maintenance of catch basins inserts or any treatment control BMP within County maintained road rights-of-way.

It shall be noted that the site is located within the bounds of the Murrieta Creek/Warms Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$1,179 per acre (or per lot for parcels larger than one 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. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 4

MAP 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 5

MAP 100 YR SUMP OUTLET

RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

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10. GENERAL CONDITIONS

10.FLOOD RI. 6

MAP PERP DRAINAGE PATTERNS

RECOMMND

he 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. 17

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 new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org/NPDES

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify

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10. GENERAL CONDITIONS

10.FLOOD RI. 18

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

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

projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 20

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 SP - NO P.A. DENSITY TRANSPER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 3 MAP - GEO02013 RECOMMND

County Geologic Report (GEO) No. 2013, submitted for this project (TR35161) was prepared by Pacific Soils Engineering, Inc. and is entitled: "Geotechnical Review of Tentative Tract 35161, French Valley Area, County of Riverside, California, Work Order 700226" dated October 26, 2007. In addition, Pacific Soils Engineering, Inc. submitted the following report entitled:

"Response to the County of Riverside Review Comments, County Geologic Report No. 2013, Geotechnical Review of Tract No. 35161, French Valley Area, County of Riverside, California, Work Order 700226" dated July 10, 2008.

This additional report is now included as part of GEO No. 2013.

GEO 2013 concluded:

1. Removal of undocumented artificial fill, topsoil, alluvium, weathered Pauba Formation and highly weathered bedrock will be required in design fill and shallow cut areas.

2. The majority of the "meta-sedimentary" bedrock (Bedford Canyon Formation) at the site will require moderate to heavy ripping to achieve design grades and may produce over-size (greater than 12 inches) rock fragments which will require special handling, including secondary

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10. GENERAL CONDITIONS

10. PLANNING. 3 . MAP - GEO02013 (cont.)

RECOMMND

breaking, in order for those materials to be included in the fills proposed for this project. The limited depth of the proposed fills precludes the burial of rock larger than 12 inches in the fills for this project.

3. Literature research, site mapping and aerial photo analysis did not reveal any evidence of faulting trending toward or crossing this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

4. The possibility of seismically-induced flooding or seiche exists in the event of a catastrophic failure of the nearby Lake Skinner reservoir, however, this possibility is considered low due to the seismic design parameters utilized in the construction of the dam for this reservoir and the "free board" maintained in that facility.

5. Due to this site's location within the seismically active southern California area, there is a high potential for this site to be affected by strong seismic shaking during the lifetime of the proposed project. The site should be expected to experience horizontal accelerations on the order of 0.44g with a 10 percent probability of exceedence in 50 years.

6. There is a low potential for this site to be affected by other secondary seismic hazards such as tsunami, liquefaction, dynamic settlement or seismically induced landsliding.

7. The majority of the site soils exhibit a very low to low expansion potential, which will govern the foundation designs for this project.

GEO 2013 recommended:

1. The removal bottoms should expose firm and unyielding bedrock that is not highly weathered. The approved removal bottoms should be scarified to a minimum depth of 8 inches, moisture conditioned to above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM Test Method D 1557-02.

2. The soils removed to expose suitable bedrock may be re-used as fill soils provided they are cleaned of organics

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02013 (cont.) (cont.)

RECOMMND

and any other deleterious materials. All fill soils should be placed in 8 inch maximum lifts, brought to above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557-02 and verified by field density testing.

3. All cut slopes should be observed by the project engineering geologist to assess the geologic structure relative to their stability. Additionally, these slopes should be observed for seepage of groundwater which may necessitate the installation of subdrains (toe drains) to control potential nuisance water. Either of these conditions may require additional analysis to determine if other mitigation measures may be required (i.e. buttress fills, reduced slope gradients, etc.).

4. Due to the potential for this site to experience strong seismic shaking, all structures should be designed in accordance with the seismic design parameters presented in the report.

GEO No. 2013 satisfies the requirement for a Geologic Study for Planning /CEQA purposes for this project. GEO No. 2013 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading or building permits. 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. 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 A, 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

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - FEES FOR REVIEW (cont.) RECOMMND

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. 11 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. 12 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision shall conform to the design standards of Specific Plan No. 286, Winchester 1800.

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16 MAP- REQUIRED MINOR PLANS RECOMMND

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

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

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

6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 17 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to the Design Standards and Guidelines of Specific Plan No. 286, Winchester 1800.

10.PLANNING. 19 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 22 MAP - PROHIBITED USES RECOMMND

The following uses are prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - PROHIBITED USES (cont.)

RECOMMND

following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

10.PLANNING. 23 MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

5.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these

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10. GENERAL CONDITIONS

10.PLANNING. 23

MAP - LOW PALEO (cont.)

RECOMMND

activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 24

GEN - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in

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10. GENERAL CONDITIONS

10.PLANNING. 24 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

This condition implements condition 30.PLANNING.34 of the SPECIFIC PLAN.

10.PLANNING. 25 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.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 preservation or mitigation measures.

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10. GENERAL CONDITIONS

10.PLANNING. 25 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

This condition implements condition 30.PLANNING.24 of the Specific Plan.

10.PLANNING. 26 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 28 MAP - M/M PROGRAM RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 28 MAP - M/M PROGRAM (cont.) RECOMMND

requirements for certain mitigation measures."

This condition implements condition 30.PLANNING.3 of the Specific Plan.

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 3 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Galleano Avenue exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 5 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEO STUDY REQUIRED

MET

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

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

This condition shall be considered MET if the relevant study has been approved by the County Geologist. This condition may be considered as NOT APPLICABLE if the County Geologist 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. 3 SP - M/M PROGRAM (GENERAL)

DEFERRED

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

"The 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4

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. 5

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%) (3,865) 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 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
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 Temecula	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.

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

30.PLANNING. 7 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8

SP - ACOUSTICAL STUDY REQD

MET

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

"PRIOR TO PROJECT APPROVAL, 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. 9

SP - AIR QUALITY STUDY REQD

NOTAPPLY

Prior to the approval of any implementing project within planning areas 1, 8,18, 36, 40 and 41 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.)that includes, but is not limited to, the following uses : gas stations, dry cleaners, auto repair, auto body repair, tire recapping, and spray painting and 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10

SP - ARCHAEO STUDY REQD

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN Planning areas 13a, 13b, 14a, 14b, 16, & 31 (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. 11

SP - BIOLOGICAL STUDY REQD

MET

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

"PRIOR TO PROJECT APPROVAL, a 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. 12

SP - ADDENDUM EIR

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - ADDENDUM EIR (cont.)

NOTAPPLY

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. 13 SP - EA 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 - SUPPLEMENT TO EIR

NOTAPPLY

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

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

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. 15

SP - SUBSEQUENT EIR

NOTAPPLY

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a 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. 15 SP - SUBSEQUENT EIR (cont.) NOTAPPLY

not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS MET

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

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

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

30.PLANNING. 17 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

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

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

30.PLANNING. 18 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 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 - AG/DAIRY NOTIFICATION DEFERRED

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION (cont.) DEFERRED

within the subject project."

30.PLANNING. 20 SP - PA PROCEDURES MET

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 areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
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. 21 SP - COMMON AREA MAINTENANCE DEFERRED

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

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

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE (cont.) DEFERRED

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.

30.PLANNING. 22 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. 22

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 in the specific plan 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. 22 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. 23 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. 23

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

NOTAPPLY

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described in the specific plan, 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) NOTAPPLY

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."

30.PLANNING. 24 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 rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to archaeological resources, cultural resources and/or sacred sites, a pre-grading meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM (cont.) NOTAPPLY

representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to archaeological and/or cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 25 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. 26 SP - GENERIC 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 provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR 374 for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - GENERIC M/M PROGRAM (cont.) DEFERRED

EIR are substantially complied with."

30.PLANNING. 29 SP - SKR FEE CONDITION DEFERRED

Prior to the approval of any implementing project within planing areas ALL areas 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 1656.9 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 30 SP - ENTRY MONUMENTATION DEFERRED

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown in the SPECIFIC PLAN.
2. The entry monument shall be in substantial conformance to the design guidelines of all Planning Areas of the SPECIFIC PLAN."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT DEFERRED

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 32 SP- SCHOOL MITIGATION (1) DEFERRED

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

"PRIOR TO BUILDING PERMITS, for planning areas 1, 4, 5A, 5B, 6, 7, 9, 10A, 11, 12A, 13A, and 14A, and the school site in planning area 6 in the event that the applicable school district elects to not place a school on the designated location and this Planning Area is replaced with residential development pursuant to the SPECIFIC PLAN, impacts to the Hemet Unified School District, shall be mitigated in accordance with State law."

30.PLANNING. 33 SP - GEO STUDY REQUIRED MET

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

"PRIOR TO PROJECT APPROVAL, a 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - GEO STUDY REQUIRED (cont.) MET

determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 34 SP - IF HUMAN REMAINS FOUND DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be 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- SCHOOL MITIGATION (2) DEFERRED

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

"PRIOR TO BUILDING PERMITS, for planning areas 10B, 13B, 14B, 19, 21A1, 21B, 23, 24, 27, 28, 29, 30, 31, 32, 34, 37, 387, 39, 41, 42, 43, 44, 47, 50, 51 and school sites in Planning Areas 26B and 46 in the event that the applicable school district elects to not place a school on the designated location and these Planning Areas are replaced with residential development pursuant to the SPECIFIC PLAN, impacts to the Temecula Valley Unified School District shall be mitigated in accordance with State law.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36

SP - USFWS CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which will disturb habitat occupied by any species determined to be endangered, threatened, or a species of concern by the United States Fish and Wildlife Service (USFWS), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by any species determined to be endangered, threatened, or a species of concern as determined by the USFWS. This implementing project may require "take" for species including, but not limited to, the [California Gnatcatcher, Quino Checkerspot Butterfly, elhi Sands Flower Loving Fly, etc.]. Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10 (a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or a finding or "No Jeopardy" by the USFWS. A copy of said approval shall be submitted to the Planning Department."

30.PLANNING. 37

SP - F&G CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) ~~should any grading~~ or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38

SP - ACOE CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

TRANS DEPARTMENT

30.TRANS. 1

SP - SP286A5/WARRANTED TS

NOTAPPLY

Subsequent development proposals within the boundaries of the Specific Plan 286 are responsible for the following traffic signals when warranted by the traffic studies referenced in "MAP - SP286/TS REQ":

- a) Winchester Road/'A' Street
- b) 'A' Street/'B' Street
- c) 'A' Street/Project Entrances P.A. 10A and P.A. 11
- d) 'A' Street/Washington Street
- e) Pourroy Road/Winchester Road
- f) Pourroy Road/Project Entrances P.A. 17 and P.A. 18
- g) Pourroy Road/'B' Street
- h) Pourroy Road/Project Entrance P.A. 21
- i) Pourroy Road/Thomson Road
- j) Pourroy Road/Project Entrances P.A. 39 and P.A. 40
- k) Washington Street/Keller Road
- l) Pourroy Road/Benton Road
- m) Washington Street/Project Entrances P.A. 5 and P.A. 12
- n) Washington Street/Thompson Road
- o) Washington Street/Benton Road
- p) Washington Street/Project Entrance P.A. 48
- q) Washington Street/Auld Road
- r) Auld Road/ 'I' Street

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP286A5/WARRANTED TS (cont.) NOTAPPLY

- s) Thompson Road/Project Entrance P.A. 31/32
- t) Project Entrance P.A. 8/Keller Road
- u) Project Entrance P.A. 4/Keller Road
- v) 'I' Street/Benton Road
- w) Winchester Road/Keller Road
- x) Pourroy Road/Auld Road
- y) Benton Road/Project Entrance P.A. 48

and/or other locations as determined by subsequent traffic studies and approved by the Transportation Department.

30.TRANS. 2 SP - SP286A5/TS REGIONAL COORD 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 any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans and Congestion Management Program

- a. Caltrans, District 8
- b. Riverside Transit Agency (RTA)

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department.

NOTE: This condition must be satisfied for each implementing project of the Specific Plan. Any requirements of these agencies to comply with this condition shall be incorporated in the implementing projects, if applicable.

30.TRANS. 3 SP - SP286A5/AMEND G.P. MET

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:

The project proponent shall make application to amend the Public Facilities and Services Element of the Comprehensive

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30.TRANS. 3 SP - SP286A5/AMEND G.P. (cont.) MET

General Plan to reflect the circulation plan as shown in the Winchester 1800 Specific Plan:

- a. Downgrade Thompson Road from the southeast corner of V.T. 21854 to Washington Street from a Major Highway (100' ROW) to a Secondary Highway (88' ROW).
- b. Add "A" Street from SR 79 to Washington Street as a Secondary Highway (88' ROW).
- c. Delete Baxter Road between SR 79 and Washington Street.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

plan check fee deposit.

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 8 MAP WARM SPRINGS VALLEY ADP RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan No. 286 zone (Planning Area 34), and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. Any common open space area shall be shown as numbered lots on the FINAL MAP.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide

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50.PLANNING. 8 MAP - QUIMBY FEES (1) (cont.) RECOMMND

Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 47-51, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above

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50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 23 MAP - ECS NOTE DAM INUNDATION RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of Lake Skinner which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

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50.PLANNING. 24

MAP - ECS NOTE AIRPORT

RECOMMND

The following environmental constraints notes shall be placed on the ECS:

"This property is presently located in the vicinity of an airport, within what is known as an airport influence area.

For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code 11010 12(A)"

and

"The following uses are prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation."

50.PLANNING. 27

MAP - AG/DAIRY NOTIFICATION

RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence

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50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

This condition implements condition 30.PLANNING.19 of the Specific Plan.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 33 MAP - LC LNDSCP COMMON AREA MA RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

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50.PLANNING. 33 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

50.PLANNING. 35 MAP - COMMON AREA MAINTENANCE RECOMMND

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

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

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

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

This condition implements condition 30.PLANNING.21 of the Specific Plan.

50.PLANNING. 36 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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50.PLANNING. 36

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly the water quality basin, Lot "B,"

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50.PLANNING. 36 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

landscape easements and entry monuments located in the project area (as indicated in the Specific Plan) at the intersection of Thompson Road and Pourroy Road and at the intersection of Pourroy Road and Galleano Road as indicated on the tentative map described on Exhibit 'A', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning 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.

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50. PRIOR TO MAP RECORDATION

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.

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guide_lines.html.

50.TRANS. 2 MAP - OFF-SITE INFO RECOMMND

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

50.TRANS. 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 - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Thompson Road and Pourroy Road and so noted on the final map with the exception of one 20' access opening to the detention basin on Pourroy Road.

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.

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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.

50.TRANS. 7 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Galleano Avenue from Pourroy Road easterly up to the new alignment of Galleano Avenue as shown on Amended No. 1 exhibit of TR35161. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 8 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. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 10 MAP - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

50.TRANS. 11 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.

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50.TRANS. 12 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. 13 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way in accordance with Ordinance 461. Landscaping shall be improved within Thompson Road, Pourroy Road and entry street "C" and entry street Galleano Avenue.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 14 MAP - LIGHTING PLAN RECOMMND

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

50.TRANS. 15 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.

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50.TRANS. 15

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.
- (5) Bio-swales and/or fossil filters.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 16

MAP - DEDICATION

RECOMMND

Interior streets are designated as a Local road and shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 605, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Galleano Avenue from "A" Street easterly to street "C" designated as a Local road and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (Modified for reduced improvement from 40' to 36' AC pavement.)

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50.TRANS. 16

MAP - DEDICATION (cont.)

RECOMMND

NOTE: A 5' sidewalk shall be constructed 2' from the right-of-way line within the 12' parkway on both sides.

Entry street "C" and entry Galleano Avenue are designated as a Local Entry roads and shall be improved with 46' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (Modified for improvement and increased right-of-way from 74' to 76'.)

NOTE: 1. A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway on both sides.

2. A 6' landscaped entry median shall be constructed at the centerline of the street.

50.TRANS. 17

MAP - PART-WIDTH

RECOMMND

Thompson Road along project boundary is designated as a Secondary Highway and shall be improved with 44' part-width AC pavement, (32' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 94' part-width dedicated right-of-way (50' on project side and 44' on opposite side of centerline) in accordance with County Standard No. 94.

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within the 18' parkway.

Pourroy Road along project boundary is designated as a Secondary Highway and shall be improved with 44' to 56' part-width AC pavement, (32' to 44' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 94' to 106' part-width dedicated right-of-way (50' to 62' on project side and 44' on opposite side of centerline) in accordance with County Standard No. 94, Sheet (1 of 2) and (2 of 2).

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50.TRANS. 17 MAP - PART-WIDTH (cont.)

RECOMMND

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the curb line within the 18' parkway.

2. Construct transition AC pavement tapering and join existing AC pavement to the south project boundaries as approved by the Director of Transportation.

Galleano Avenue from easterly project boundary westerly to street "C" along project boundary designated as a Local road and shall be improved with 32' part-width AC pavement, (18' on the project side and 14' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk within a 47' part-width dedicated right-of-way (30' on project side and 17' minimum on opposite side of centerline) in accordance with County Standard No. 105, Section "C".

NOTE: 1. A 5' sidewalk shall be constructed 2' from the right-of-way line within the 12' parkway on the project side only.

50.TRANS. 18 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. 19 MAP - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for

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50.TRANS. 19 MAP - TUMF CREDIT AGREEMENT (cont.) RECOMMND

the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

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. 5 MAP-G2.11DR WAY XING 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.

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this 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.

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

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP-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.

60.BS GRADE. 9 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

A recorded drainage easement is required for lot to lot drainage.

60.BS GRADE. 12 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 13 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - HAZMAT PHASE II

RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact HazMat at (951) 358-5055.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7 MAP WARM SPRINGS VALLEY ADP RECOMMND

TR 35161 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 3 MAP - CULTURAL RES. DISP. AG.

RECOMMND

Given that there is clear archival evidence for a homestead structure that persisted in the same location between the 1890's and the 1950's, it is possible that artifacts may be found associated with this early settlement. Therefore, prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with a county approved curational facility that addresses the treatment and disposition of all cultural resources recovered as a result of the grading monitoring. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are found in the project area to the curational facility for proper treatment and disposition.

60.PLANNING. 18 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 19.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implement condition 30.PLANNING.29 of the

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60.PLANNING. 18 MAP - SKR FEE CONDITION (cont.) RECOMMND

SPECIFIC PLAN.

60.PLANNING. 19 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 20 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 22 MAP - GENERIC M/M PROGRAM RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR 374 for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

This condition implements condition 30.PLANNING.26 of the Specific Plan.

60.PLANNING. 23 GEN - CULTURAL RESOURCES PROFE RECOMMND

As a result of archaeological study PD-A-4438, prepared by Professional Archaeological Services (P.T. deBarros) in 2008, archaeological monitoring for potential historic-period deposits related to an early homestead shall be required in the eastern half of the property.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Historic Archaeologist for services. This professional shall be known as the "Project Monitor." The Project

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

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

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3

MAP WARM SPRINGS VALLEY ADP

RECOMMND

TR 35161 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4

MAP SUBMIT FINAL WQMP

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

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

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

This condition implements condition 30.PLANNING.35 of the Specific Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 15 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file seven (7) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of the entry monument and gate with landscaping for the neighborhood entry monument at the primary entry of the project located at the intersection of Pourroy Road and Galleano Avenue. Also, a minor community entry shall be located at the intersection of Thompson Road and Pourroy Road.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16

MAP - MODEL HOME COMPLEX

RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - BUILDING SEPARATION 2 RECOMMND

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

80.PLANNING. 18 MAP- FINAL SITE PLAN RECOMMND

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

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations.
6. The colors and materials on adjacent residential structures should be varied to establish a separate

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP- FINAL SITE PLAN (cont.)

RECOMMND

identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 19 MAP- Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability).

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, or tubular steel.

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80.PLANNING. 19 MAP- Walls/Fencing Plans (cont.) RECOMMND

Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing a minimum of five (5) feet in height. The maximum height of interior walls or fencing shall be six (6) feet.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

G. Corner lots shall be constructed with wrap-around decorative block wall, masonry, stone veneer, stucco, brick returns.

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Interior wood fencing is permitted so long as it is not visible from any community street scene.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

K. Six foot (6') high perimeter walls must be located along Pourroy Road, while perimeter walls located along Thompson Rd and along the eastern project boundary shall be a minimum height of 5'-6" and a maximum of 6.'

80.PLANNING. 23 MAP- LNDSCPNG PROJ SPECIF COA RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific

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80.PLANNING. 23 MAP- LNDSCPNG PROJ SPECIF COA (cont.) RECOMMND

conditions shall be imposed:

- a. SLOPE OVER 3' TO BE PLANTED WITH GROUND COVER 12" O.C.
- b. Detention basin to approved bu Flood control on minor plot plan submittal

80.PLANNING. 24 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 25

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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80.PLANNING. 25 MAP - LC LANDSCAPE SECURITIES (cont.) RECOMMND

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 26 USE- LC LNDSCP COMMON AREA MA RECOMMND

Prior to building permit issuance, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

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80.PLANNING. 27 MAP - POST GRADING REPORT

RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified [archaeologist/paleontologist/other] were complied with.

This condition implements condition 30.PLANNING.31 of the Specific Plan.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a

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90. PRIOR TO BLDG FINAL INSPECTION

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

five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 MAP 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. 3 MAP- BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a 5'-6" high to six foot (6') high decorative perimeter wall as

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP- BLOCK WALL ANTIGRAFFITI (cont.) RECOMMND

indicated in the Specific Plan which is more restrictive than the results of the Acoustical Analysis performed by the Office of Industrial Hygiene. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 6 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 12 MAP - SKR FEE CONDITION RECOMMND

prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 19.4 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Assessment No. 41909.

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Parcel: 964-010-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - MITIGATION MONITORING (cont.) RECOMMND

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 14 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 18 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 19 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 20 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy,

ACT MAP Tract #: TR35161

Parcel: 964-010-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood

ACT MAP Tract #: TR35161

Parcel: 964-010-001

90. PRIOR TO BLDG FINAL INSPECTION

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

Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 2 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 MAP - STREET LIGHTS INSTALL RECOMMND

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

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

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

ACT MAP Tract #: TR35161

Parcel: 964-010-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - ANNEX L&LMD/OTHER DIST1

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.
- (5) Bio-swales and/or fossil filters.

90.TRANS. 5

MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as 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. 6

MAP - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

ACT MAP Tract #: TR35161

Parcel: 964-010-001

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP-Park Plans required PA3 NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 2595th 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 3. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 3 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-Park Construction PA3 NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 2879th building permit within the SPECIFIC PLAN, the park designated as Planning Area 3 shall be constructed and fully operable.

100.PLANNING. 3 SP-Count Res Build Permits DEFERRED

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 4,896 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 4 SP-Park Plans required PA33 MET

PRIOR TO THE ISSUANCE OF THE 3163rd 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 33. The detailed park plans shall conform with the design criteria in the specific plan document for

ACT MAP Tract #: TR35161

Parcel: 964-010-001

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4 SP-Park Plans required PA33 (cont.) MET

Planning Area 33 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. 5 SP- Park Construction PA33 MET

PRIOR TO THE ISSUANCE OF THE 3447th building permit within the SPECIFIC PLAN, the park designated as Planning Area 33 shall be constructed and fully operable.

100.PLANNING. 6 SP-Park Plans required PA45 MET

PRIOR TO THE ISSUANCE OF THE 3731st 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 45. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 45 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. 7 SP- Park Construction PA45 MET

PRIOR TO THE ISSUANCE OF THE 4015th building permit within the SPECIFIC PLAN, the park designated as Planning Area 45 shall be constructed and fully operable.

100.PLANNING. 8 SP-Park Plans req. PA26A NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 4583th 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

05/13/10
15:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 94

ACT MAP Tract #: TR35161

Parcel: 964-010-001

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 8 SP-Park Plans req. PA26A (cont.) NOTAPPLY

forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 26A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 26A 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. 9 SP- Park Construction PA26A NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 4299Th building permit within the SPECIFIC PLAN, the park designated as Planning Area 26A shall be constructed and fully operable.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 31, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.-Industrial Hygiene
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
Landscape
Archeology
Riv. Transit Agency
Riv. Sheriffs Dept.

Riv. Waste Management Dept.
Valley-Wide recreation & Parks
ALUC-John Guerin
French Valley Airport
Supervisor Stone
Commissioner Petty
City of Temecula
Temecula Valley Unified School Dist.
EMWD
SCE
Southern California Gas
EIC "Attachment A"

TENTATIVE TRACT MAP NO. 35161 – EA41909 – Applicant: Joseph Turley – Engineer/Representative: Hunsaker & Associates, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Southeasterly corner of Thompson Road and Pourroy Road – 19.4 Gross Acres - Zoning: Specific Plan No. 286, Planning Area No. 34 (SP00286A5, PA 5) - **REQUEST:** The tentative tract map proposes a Schedule A subdivision of 19.4 gross acres into 54 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and three (3) open space lots for roadway landscape treatments. - APN(s): 964-010-001 - Related Cases: SP00286A5 – Concurrent Case: CZ07647

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on April 17, 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 **Alisa Krizek**, Project Planner, at (951) 955-9075 or email at akrizek@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.




Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

Tract No. 35161

1. Developer must **contact District** regarding maintenance of detention basin with recreation elements and three (3) open space lots for roadway landscape treatments.
2. Developer is required to **pay park fees** on all residential units.
3. The developer must **annex to the French Valley Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
4. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
5. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
6. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
7. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. **The District will not accept parks smaller than 5 acres.** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
9. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
10. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.



Samuel W. Goepf, General Manager


April 14, 2008



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

Date: April 18, 2008

To: Alisa Krizek, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (951) 955-3157

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

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

Project Reviewed: Tentative Tract No. 35161

Reference Number: 96453

Applicant: Joseph Turley
Hunsaker & Associates Irvine, Inc.
309 West Columbine Ave.
Santa Ana, CA 92707

Noise Consultant RK ENGINEERING GROUP, INC.
3991 MacArthur Blvd., Ste. 310
Newport Beach, CA 92660

Review Stage: First Review

Information
Provided:

"Tentative Tract 35161, Preliminary Acoustical Study, Riverside County, California." JN: 0022-07-01; dated October 1, 2007.



Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn Community Noise Exposure Level (CNEL).
3. The exterior noise level shall not exceed 65 Ldn (CNEL).

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 20,700 assumes Thompson Road and Pourroy Road (the County General Plan classifies Thompson Road and Pourroy Road as "Secondary" roadways) quoted from the Elsinore Area Plan Circulation, Figure 7, dated 10/07/03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the center assumes Thompson Road to the nearest building face is estimated to be 60 feet.
5. Modeling for assumes Thompson Road and Pourroy Road were done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5

foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.

8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

With minor changes, the consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

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

Five foot high (noise barriers) masonry block walls shall be constructed along northern site boundary (**Thompson Road**) of lots 5, 8, 17, 18, 30 and 31 of T.T. 35161.

Five foot high (noise barriers) masonry block walls shall be constructed along western site boundary (**Pourroy Road**) of lots 4 and 5 of T.T. 35161.

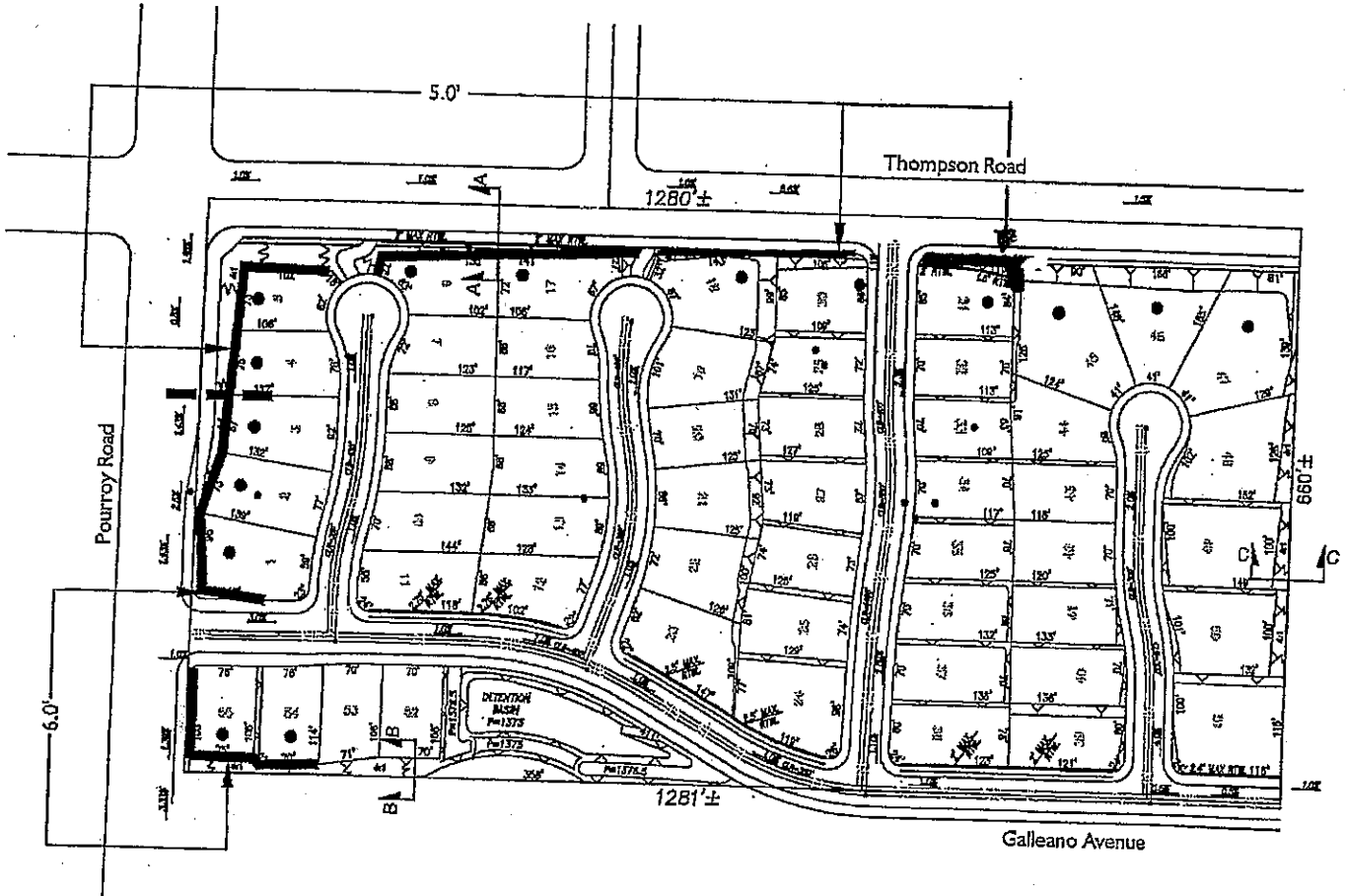
Six-foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the western site boundary (**Pourroy Road**) of lots 1 to 3 & 54 of T.T. 35161.

(Height taken from page 5-2 & Exhibit C of the Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 5 to 6 feet (depending of location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 5 to 6 feet (depending on location) above the highest point between the homes and the road.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second stories) for Thompson Road and Pourroy Road is 69 Ldn and 70 Ldn respectively. Home design must be shown to Thompson Road and Pourroy Road.
3. The applicant shall fill out an acoustical review application form and pay review fees afterwards (prior to pulling your building permits) 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.

Exhibit C Required Noise Mitigation Measures



Legend:

- = Required Noise Barrier Location
- = Minimum Noise Control Barrier height (in feet)
- = "Windows Closed" condition required mechanical fresh-air ventilation per UBC requirements
- = Change in Minimum Required Barrier Height

N

0022-07-01 (ExC)

TENTATIVE TRACT 35161 PRELIMINARY ACOUSTICAL STUDY, Riverside County, California

RK engineering
group, inc.



Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968
Phone: (951) 565-5000
Fax: (951) 565-5001

April 21, 2008

Alisa Krizek, Project Planner, Mail Stop 1070
County of Riverside Planning Department
County Building (9th Floor)
P. O. Box 1409
Riverside CA 92502-1409

SUBJECT: T-35161: Riverside Transit Agency (RTA) Request for Turnout

Thank you for the opportunity to provide input for transit facilities regarding Tract 35161. We appreciate your giving RTA a chance to comment on the project even though comments were requested by April 17th. Due to new service changes being implemented at our office, we fell behind in reviewing some of the various new development submittals from around the county.

T-35161 consists of 54 single family home lots and various utility parcels. The northern perimeter of the property is Thompson Rd, an arterial that will likely carry local-route RTA buses in the future. A transit route from southbound Washington, west on Thompson, south on Highway 79, and return, has been requested by local residents. This route is likely to be operating in 3 to 5 years. RTA would like to improve access to transit from T-35161 and surrounding properties by asking that the following bus stop and turnout be shown on revised plans and installed at the same time as the street improvements for Thompson:

- Installation of a standard RTA or County Transportation-designed turnout located along the eastbound side of Thompson Rd, more or less midway between the termini of "A" Street and "B" Street;
- RTA gratefully notes that T-35161 has been designed with safe and convenient pedestrian access from the cul-de-sacs out to Thompson Rd. Such access is very helpful in improving connectivity to transit.

If enough ridership is generated by this bus stop, RTA will install a passenger bench and shelter at a later date, if warranted.

If you need additional clarification or I can be of further assistance, please call me at (951) 565-5164 or contact me at mmccoy@riversidetransit.com.

Sincerely,

A handwritten signature in black ink that reads "Michael McCoy". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

Michael McCoy
Planner

EXISTING GENERAL PLAN:
MDR MEDIUM DENSITY
RESIDENTIAL
EXISTING ZONING: SP ZONE
(WINCHESTER 1800 PLAN # 286)

EXISTING GENERAL PLAN:
RR RURAL RESIDENTIAL
EXISTING ZONING: R-A-2 1/2
RESIDENTIAL AGRICULTURE





Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 23, 2008

Alisa Krizek, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 35161

Proposal: Divide 19.4 acres into 54 lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and three (3) open space lots for roadway landscape treatments.

APN: 964-010-001

Dear Ms. Krizek:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located on the southeast corner of Thompson Road and Pourroy Road, in the Rancho California Zoning Area. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

1. **Prior to the 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.
2. **Prior to the issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

Alisa Krizek, Project Planner
TR No. 35161
April 23, 2008
Page 2

1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information contact the Household Hazardous Waste Collection Program at 1.800.304.2226.
2. 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.
3. 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) 486-3284.

Sincerely,



Mirtha Liedl, Planner

Enclosure: Initial Case Transmittal

PD #53037v2



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

May 12, 2008

Alisa Krizek, Contract Planner
County of Riverside Planning Department
Riverside Office

MAIL STOP # 1070 (HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1022FV08

Related File: CZ07647 (Change of Zone) and TR35161 (Tentative Tract Map)

APN #: 964-010-001

Dear Ms. Krizek:

On May 8, 2008, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), subject to the following conditions.

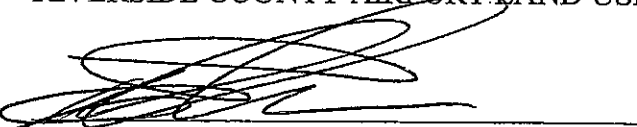
CONDITIONS:

1. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655.

3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

If you have any questions, please contact Brenda Ramirez, ALUC Staff Planner, at (951) 955-0873.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

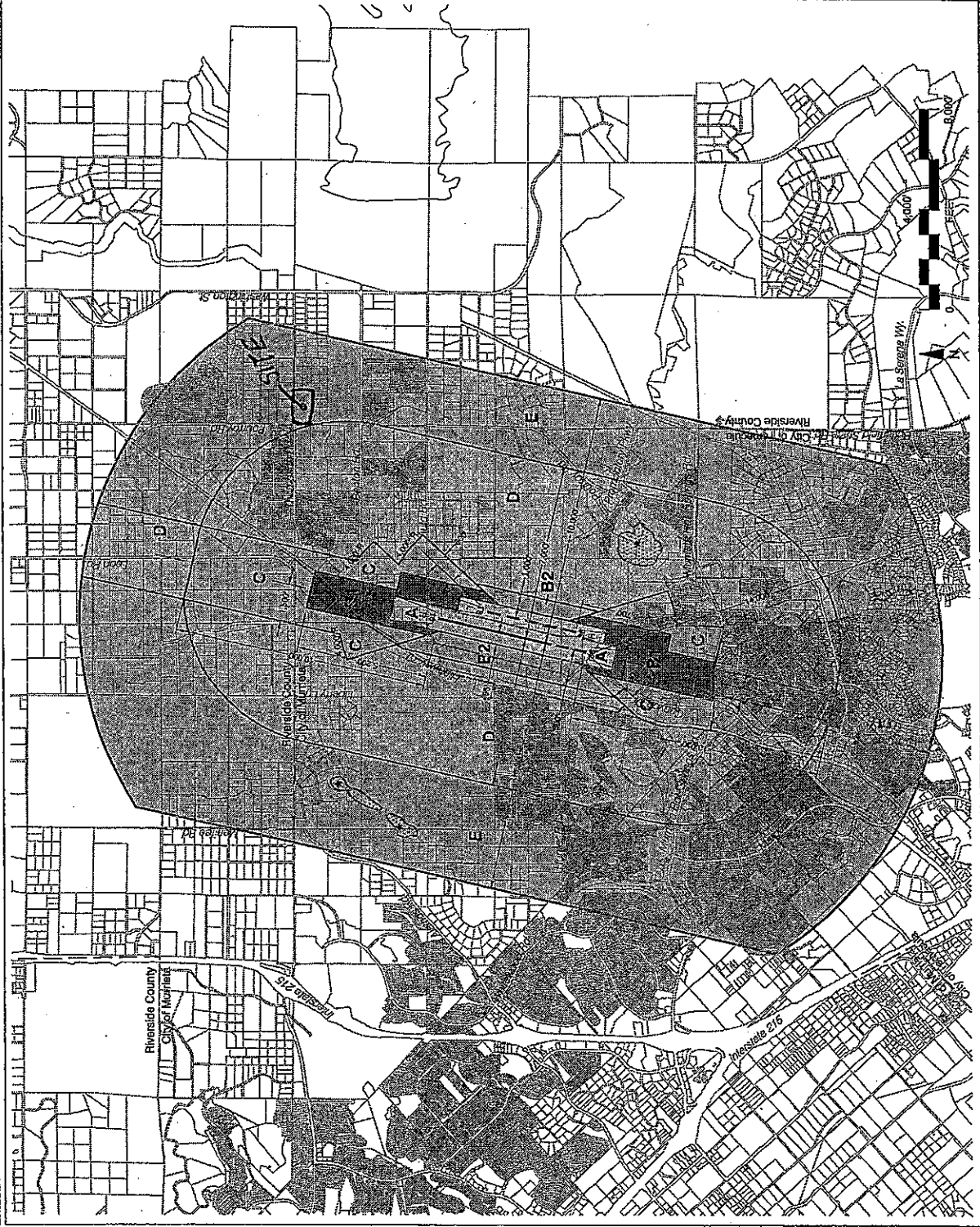
BR:bks

Attachment: Notice of Airport in Vicinity

cc: ALUC Staff
Martin and Mary Turley
Joseph, Mark, and Gregory Turley
Occupant, 36050 Pourroy Road
Hunsaker & Associates Irvine, Inc. – Attn.: Karina Faherty
Matt Straite, Contract Planner Supervisor
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)



Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
 - Height Review Overlay Zone
- Boundary Lines**
- Airport Property Line
 - City Limits

Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

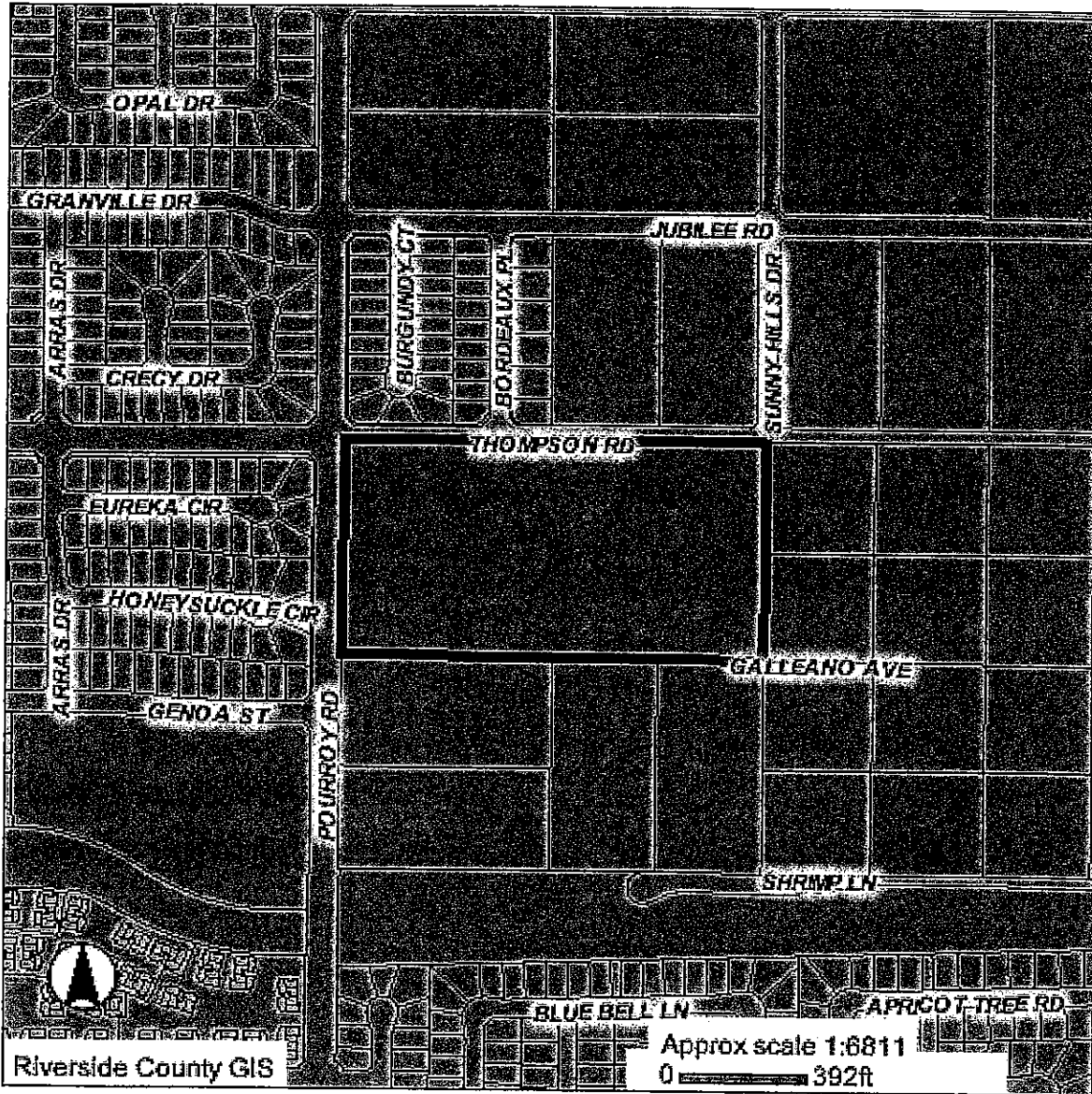
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted October 2007)

Map FV-1

Compatibility Map
 French Valley Airport

RIVERSIDE COUNTY GIS



Selected parcel(s):
964-010-001

AIRPORTS

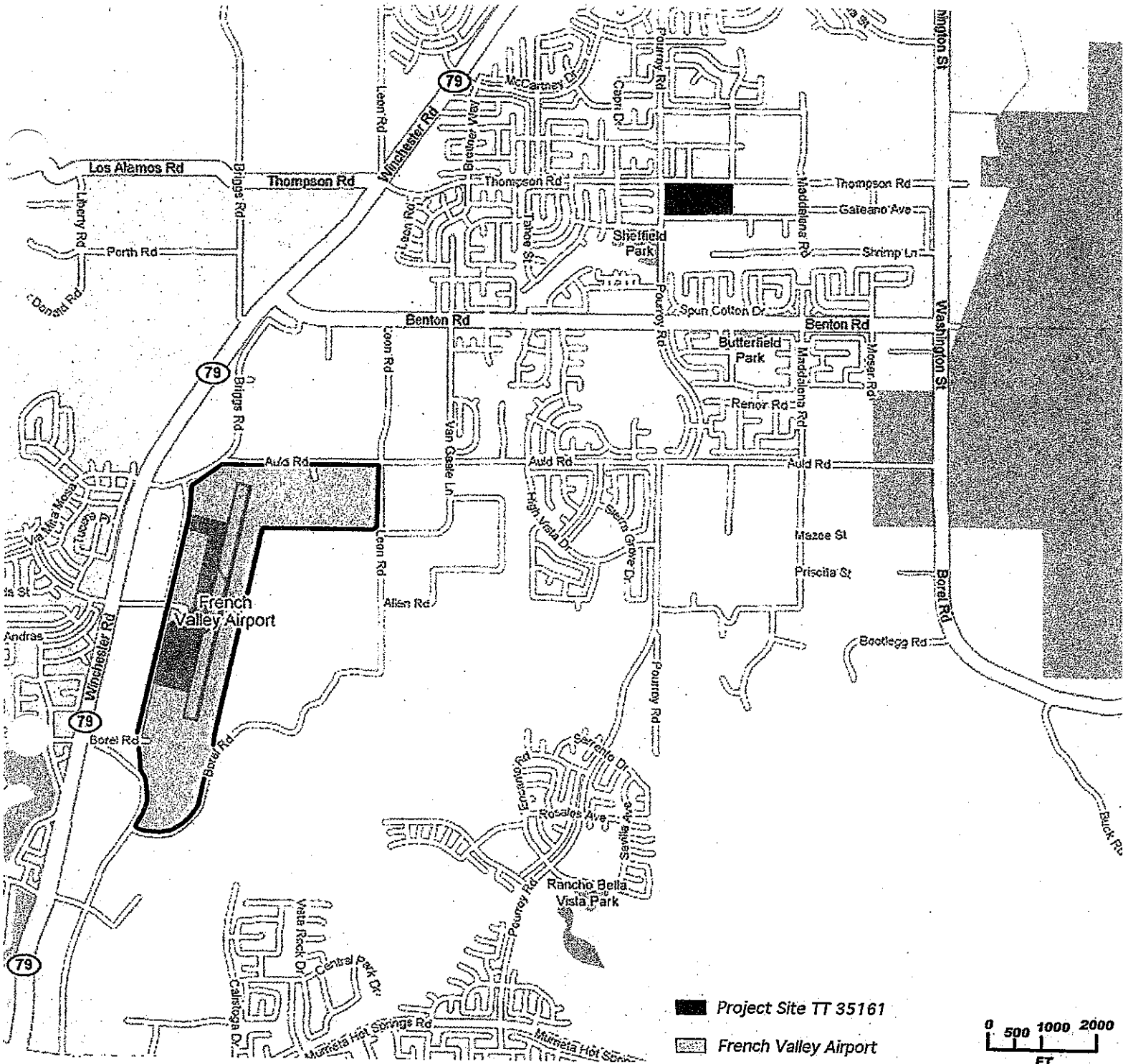
- SELECTED PARCEL
- AIRPORT INFLUENCE AREAS
- PARCELS
- COMPATIBILITY ZONE E
- COMPATIBILITY ZONE D

IMPORTANT

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

REPORT PRINTED ON...Fri Apr 04 17:36:29 2008

Standard Zone E



FRENCH VALLEY AIRPORT

TENTATIVE TRACT 35161

PREPARED BY:

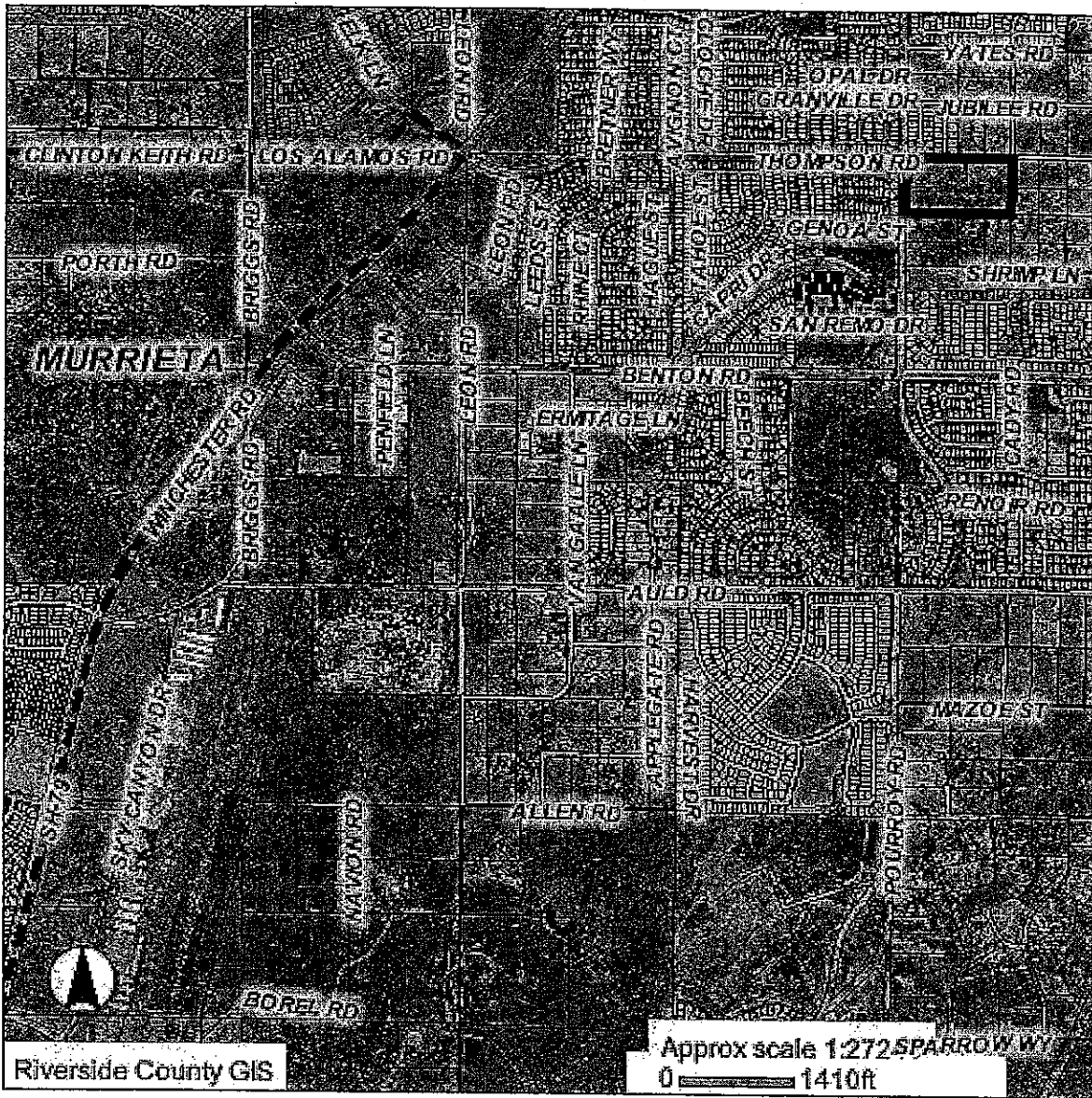


HUNSAKER & ASSOCIATES
 3 HUGHES IRVINE, CA 92618
 (949) 583-1010

PREPARED FOR:

JOSEPH TURLEY
 309 N. COLUMBINE AVE.
 SANTA ANA, CA 92707

RIVERSIDE COUNTY GIS




Selected parcel(s):
964-010-001

LEGEND

 SELECTED PARCEL

 PARCELS

 PARKS,
NATIONAL FORESTS,
NATIONAL MONUMENTS

 CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Mon Apr 14 14:25:52 2008

RIVERSIDE COUNTY GIS



Selected parcel(s):
964-010-001

LEGEND

 SELECTED PARCEL

 PARCELS

 PARKS,
NATIONAL FORESTS,
NATIONAL MONUMENTS

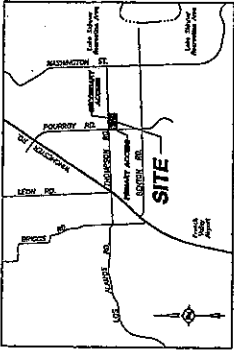
 CITY BOUNDARY

IMPORTANT

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

REPORT PRINTED ON...Mon Apr 14 14:24:46 2008

VICINITY MAP



LEGAL DESCRIPTION

PARCEL 1 AND LOT C IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SANDIEGO, STATE OF CALIFORNIA, AS SHOWN ON OFFICIAL MAP NO. 1884, FILED IN BOOK 24, PAGE 57 OF PUBLIC MAPS, RECORD OF SAND COUNTY, SAN DIEGO, CALIFORNIA.

STATEMENT OF OWNERSHIP

I, HENRY SHAY, STATE THAT THIS MAP WAS PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT TRULY REPRESENTS THE FACTS OF THIS MAP.



HIGHWAY 79 POLICY AREA CALCULATIONS

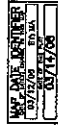
DATE	DENSITY	DENSIFYING UNITS
APRIL 1964	1.0	714 AC.
APRIL 1964	2.0	357 AC.
APRIL 1964	3.0	238 AC.
APRIL 1964	4.0	179 AC.
APRIL 1964	5.0	143 AC.
APRIL 1964	6.0	119 AC.
APRIL 1964	7.0	102 AC.
APRIL 1964	8.0	89 AC.
APRIL 1964	9.0	79 AC.
APRIL 1964	10.0	71 AC.
APRIL 1964	11.0	65 AC.
APRIL 1964	12.0	60 AC.
APRIL 1964	13.0	56 AC.
APRIL 1964	14.0	52 AC.
APRIL 1964	15.0	49 AC.
APRIL 1964	16.0	46 AC.
APRIL 1964	17.0	43 AC.
APRIL 1964	18.0	41 AC.
APRIL 1964	19.0	39 AC.
APRIL 1964	20.0	37 AC.
APRIL 1964	21.0	35 AC.
APRIL 1964	22.0	34 AC.
APRIL 1964	23.0	33 AC.
APRIL 1964	24.0	32 AC.
APRIL 1964	25.0	31 AC.
APRIL 1964	26.0	30 AC.
APRIL 1964	27.0	29 AC.
APRIL 1964	28.0	28 AC.
APRIL 1964	29.0	27 AC.
APRIL 1964	30.0	26 AC.
APRIL 1964	31.0	25 AC.
APRIL 1964	32.0	24 AC.
APRIL 1964	33.0	23 AC.
APRIL 1964	34.0	22 AC.
APRIL 1964	35.0	21 AC.
APRIL 1964	36.0	20 AC.
APRIL 1964	37.0	19 AC.
APRIL 1964	38.0	18 AC.
APRIL 1964	39.0	17 AC.
APRIL 1964	40.0	16 AC.
APRIL 1964	41.0	15 AC.
APRIL 1964	42.0	14 AC.
APRIL 1964	43.0	13 AC.
APRIL 1964	44.0	12 AC.
APRIL 1964	45.0	11 AC.
APRIL 1964	46.0	10 AC.
APRIL 1964	47.0	9 AC.
APRIL 1964	48.0	8 AC.
APRIL 1964	49.0	7 AC.
APRIL 1964	50.0	6 AC.
APRIL 1964	51.0	5 AC.
APRIL 1964	52.0	4 AC.
APRIL 1964	53.0	3 AC.
APRIL 1964	54.0	2 AC.
APRIL 1964	55.0	1 AC.

LEGEND:

POWER POLES 1" W. DIAMETER (TO BE REMOVED)

PROPERTY OWNER:

APR 1964-08-001
JOSEPH TURLEY
309 WEST COLUMBINE AVE.
SANTA ANA, CA 92707



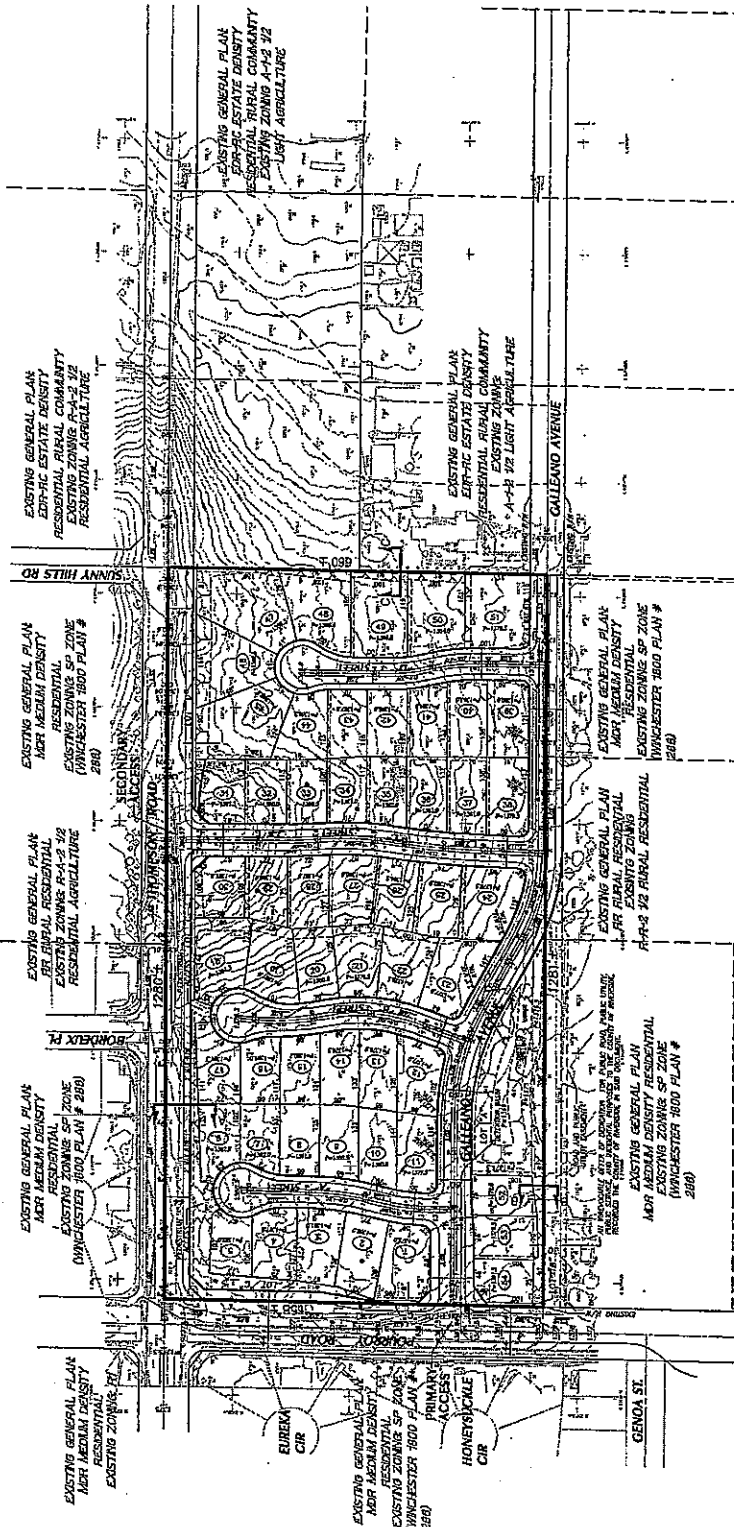
PREPARED BY:



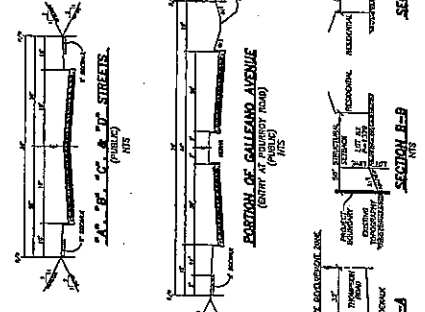
HUNAKER & ASSOCIATES
ENGINEERING, ARCHITECTURE, SURVEYING
1000 AVENUE OF THE STARS
SANTA ANA, CALIFORNIA 92707

TENTATIVE TRACT

NO. 35161



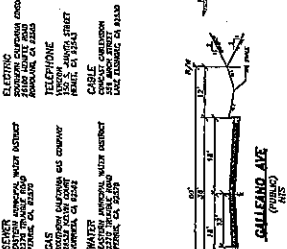
STREET SECTIONS



LAND USE SUMMARY

LOT NO.	LAND USE	ACREAGE
1-44	RESIDENTIAL	112.0 AC.
5-8	COMMERCIAL	12.0 AC.
9-10	INDUSTRIAL	8.0 AC.
11-12	AGRICULTURE	1.0 AC.
13-14	RECREATION	1.0 AC.
15-16	UTILITY	1.0 AC.
17-18	ROAD	1.0 AC.
19-20	ROAD	1.0 AC.
21-22	ROAD	1.0 AC.
23-24	ROAD	1.0 AC.
25-26	ROAD	1.0 AC.
27-28	ROAD	1.0 AC.
29-30	ROAD	1.0 AC.
31-32	ROAD	1.0 AC.
33-34	ROAD	1.0 AC.
35-36	ROAD	1.0 AC.
37-38	ROAD	1.0 AC.
39-40	ROAD	1.0 AC.
41-42	ROAD	1.0 AC.
43-44	ROAD	1.0 AC.
45-46	ROAD	1.0 AC.
47-48	ROAD	1.0 AC.
49-50	ROAD	1.0 AC.
51-52	ROAD	1.0 AC.
53-54	ROAD	1.0 AC.
55-56	ROAD	1.0 AC.
57-58	ROAD	1.0 AC.
59-60	ROAD	1.0 AC.
61-62	ROAD	1.0 AC.
63-64	ROAD	1.0 AC.
65-66	ROAD	1.0 AC.
67-68	ROAD	1.0 AC.
69-70	ROAD	1.0 AC.
71-72	ROAD	1.0 AC.
73-74	ROAD	1.0 AC.
75-76	ROAD	1.0 AC.
77-78	ROAD	1.0 AC.
79-80	ROAD	1.0 AC.
81-82	ROAD	1.0 AC.
83-84	ROAD	1.0 AC.
85-86	ROAD	1.0 AC.
87-88	ROAD	1.0 AC.
89-90	ROAD	1.0 AC.
91-92	ROAD	1.0 AC.
93-94	ROAD	1.0 AC.
95-96	ROAD	1.0 AC.
97-98	ROAD	1.0 AC.
99-100	ROAD	1.0 AC.

UTILITY CONTACTS



NOTES

- ASSESSOR'S PARCEL NUMBER: 841-014-001
- EXISTING GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL
- PROPOSED GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL
- PROPOSED ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-2 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-3 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-4 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-5 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-6 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-7 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-8 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-9 (RESIDENTIAL SINGLE-FAMILY)
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- PROPOSED ZONING: R-44 (RESIDENTIAL SINGLE-FAMILY)
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- PROPOSED ZONING: R-47 (RESIDENTIAL SINGLE-FAMILY)
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- PROPOSED ZONING: R-72 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-73 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-74 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-75 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-76 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-77 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-78 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-79 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-80 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-81 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-82 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-83 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-84 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-85 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-86 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-87 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-88 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-89 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-90 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-91 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-92 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-93 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-94 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-95 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-96 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-97 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-98 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-99 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONING: R-100 (RESIDENTIAL SINGLE-FAMILY)

LOT SUMMARY TABLE

LOT NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL AREA
1	112,000	2.56	0.0256
2	112,000	2.56	0.0256
3	112,000	2.56	0.0256
4	112,000	2.56	0.0256
5	112,000	2.56	0.0256
6	112,000	2.56	0.0256
7	112,000	2.56	0.0256
8	112,000	2.56	0.0256
9	112,000	2.56	0.0256
10	112,000	2.56	0.0256
11	112,000	2.56	0.0256
12	112,000	2.56	0.0256
13	112,000	2.56	0.0256
14	112,000	2.56	0.0256
15	112,000	2.56	0.0256
16	112,000	2.56	0.0256
17	112,000	2.56	0.0256
18	112,000	2.56	0.0256
19	112,000	2.56	0.0256
20	112,000	2.56	0.0256
21	112,000	2.56	0.0256
22	112,000	2.56	0.0256
23	112,000	2.56	0.0256
24	112,000	2.56	0.0256
25	112,000	2.56	0.0256
26	112,000	2.56	0.0256
27	112,000	2.56	0.0256
28	112,000	2.56	0.0256
29	112,000	2.56	0.0256
30	112,000	2.56	0.0256
31	112,000	2.56	0.0256
32	112,000	2.56	0.0256
33	112,000	2.56	0.0256
34	112,000	2.56	0.0256
35	112,000	2.56	0.0256
36	112,000	2.56	0.0256
37	112,000	2.56	0.0256
38	112,000	2.56	0.0256
39	112,000	2.56	0.0256
40	112,000	2.56	0.0256
41	112,000	2.56	0.0256
42	112,000	2.56	0.0256
43	112,000	2.56	0.0256
44	112,000	2.56	0.0256
45	112,000	2.56	0.0256
46	112,000	2.56	0.0256
47	112,000	2.56	0.0256
48	112,000	2.56	0.0256
49	112,000	2.56	0.0256
50	112,000	2.56	0.0256
51	112,000	2.56	0.0256
52	112,000	2.56	0.0256
53	112,000	2.56	0.0256
54	112,000	2.56	0.0256
55	112,000	2.56	0.0256
56	112,000	2.56	0.0256
57	112,000	2.56	0.0256
58	112,000	2.56	0.0256
59	112,000	2.56	0.0256
60	112,000	2.56	0.0256
61	112,000	2.56	0.0256
62	112,000	2.56	0.0256
63	112,000	2.56	0.0256
64	112,000	2.56	0.0256
65	112,000	2.56	0.0256
66	112,000	2.56	0.0256
67	112,000	2.56	0.0256
68	112,000	2.56	0.0256
69	112,000	2.56	0.0256
70	112,000	2.56	0.0256
71	112,000	2.56	0.0256
72	112,000	2.56	0.0256
73	112,000	2.56	0.0256
74	112,000	2.56	0.0256
75	112,000	2.56	0.0256
76	112,000	2.56	0.0256
77	112,000	2.56	0.0256
78	112,000	2.56	0.0256
79	112,000	2.56	0.0256
80	112,000	2.56	0.0256
81	112,000	2.56	0.0256
82	112,000	2.56	0.0256
83	112,000	2.56	0.0256
84	112,000	2.56	0.0256
85	112,000	2.56	0.0256
86	112,000	2.56	0.0256
87	112,000	2.56	0.0256
88	112,000	2.56	0.0256
89	112,000	2.56	0.0256
90	112,000	2.56	0.0256
91	112,000	2.56	0.0256
92	112,000	2.56	0.0256
93	112,000	2.56	0.0256
94	112,000	2.56	0.0256
95	112,000	2.56	0.0256
96	112,000	2.56	0.0256
97	112,000	2.56	

Screencheck S.P./E.I.R.: 1st Screencheck, 3-91; 2nd Screencheck, 5-92; 3rd Screencheck, 01-93
Draft S.P./E.I.R.: June 1993
Proposed/Final S.P./E.I.R.: May 1995
Final S.P./E.I.R. Certified: April 29, 1997

WINCHESTER 1800

SPECIFIC PLAN NO. 286 & EIR NO. 374

Developed by:

WINCHESTER 1800 LANDOWNERS
3 Imperial Promenade, Suite 850
Santa Ana, California 92707

Prepared by:

T & B PLANNING CONSULTANTS, INC.
3242 Halladay, Suite 100
Santa Ana, California 92705
Contact Person: Barry Burnell
(714) 662-2774

In Association with:

The Keith Companies - Civil Engineers
Douglas Wood & Associates - Environmental Analysis
Pacific Soils Engineering, Inc. - Geotechnical
Robert Kahn, John Kain, & Associates - Traffic Analysis
HRP LanDesign - Landscape Architecture
The Levander Company - Fiscal Analysis
Richardson, Nagy, Martin - Architecture

April 29, 1997

Change of SP Zoning Ordinance Text within Specific Plan No. 286, County of Riverside

Amending Ordinance No. 348 Relating to Zoning

Amending the text of Specific Plan No. 286 (Winchester 1800)

The standards and uses permitted in Planning Area 34 shall be the same as those described in Section III: Specific Plan, Sub-section B: Planning Area Development Standards, No. 41. Planning Area 34: Medium Density Residential (7,200 s.f.).

This ordinance supersedes Ordinance No. 348.4177 as it applies to Planning Area 34 of Specific Plan No. 286.

41. **Planning Area 34: Medium Density Residential (7,200 s.f.)**

a. **Descriptive Summary**

Planning Area 34, as depicted in Figure III-30, provides for development of 35.2 acres devoted to Medium density residential uses. A maximum of 130 dwelling units are planned at a target density of 3.7 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 du/ac).

b. **Land Use and Development Standards**

Please refer to Ordinance No. 348.3789. (See Specific Plan Zone Ordinance Tab.)

c. **Planning Standards**

- 1) Primary access to Planning Area 34 shall be provided from Pourroy Road and Thompson Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Pourroy Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the access into Planning Area 34.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 34 and adjacent uses to the south.
- 5) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 34 and adjacent off-site land uses.
- 6) Lots in Planning Area 34 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width, as shown on Figure IV-10.
- 7) A roadway landscape treatment, as shown on Figure IV-7, is planned along Thompson Road and Pourroy Road.
- 8) Please refer to Section IV. for specific Design Guidelines and other related design criteria.

- 9) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Public Sites and Project Phasing Plan
III.A.8: Landscaping Plan

1 (2) The development standards for Planning Areas 2A, 2C, 20, 22, 25, 35A and
2 35B of Specific Plan No. 286 shall be the same as those standards identified in Article VIII,
3 Section 8.101 of Ordinance No. 348.

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

6 c. Planning Areas 3, 12B, 16A, 16B, 26A, 33 and 45.

7 (1) The uses permitted in Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45 of
8 Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section
9 8.100 of Ordinance No. 348 except that uses permitted pursuant to Section 8.100.a.(1), (2),
10 and (6) and b.(1) shall not be permitted. In addition, the permitted uses identified under
11 Section 8.100.a. shall include public parks and trails.

12 (2) The development standards for Planning Areas 3, 12B, 16A, 16B, 26A, 33,
13 and 45 of Specific Plan No. 286 shall be the same as those standards identified in Article
14 VIII, Section 8.101 of Ordinance No. 348.

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

17 d. Planning Areas 4, 27, and 34.

18 (1) The uses permitted in Planning Areas 4, 27, and 34 of Specific Plan No. 286
19 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
20 except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

21 (2) The development standards for Planning Areas 4, 27, and 34 of Specific Plan
22 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of
23 Ordinance No. 348, except that the development standards set forth in Article VI, Section
24 6.2.e. and e.(3) and (4) shall be deleted and replaced by the following:

25 A. The minimum average width of that portion of a lot to be used as a
26 building site shall be one hundred feet (100') with a minimum average depth of one
27 hundred fifty feet (150').

28 B. The rear yard shall be not less than fifty feet (50').

1 C. Chimneys and fireplaces shall be allowed to encroach into side yards a
2 maximum of two feet (2'). No other structural encroachments shall be permitted in
3 the front, rear or side yard except as provided for in Section 18.19 of Ordinance No.
4 348.

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

7 e. Planning Areas 5A, 5B, 7, 9, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32,
8 37, 38, and 44.

9 (1) The uses permitted in Planning Areas 5, 7, 9, 10B, 13A, 13B, 14A, 14B, 21A,
10 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those uses
11 permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted
12 pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted. In addition, the permitted
13 uses identified under Section 6.1.a. shall also include public parks and public playgrounds.

14 (2) The development standards for Planning Areas 5, 7, 9, 10B, 13A, 13B, 14A,
15 14B, 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those
16 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
17 development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and
18 replaced by the following:

19 A. The rear yard shall be not less than twenty feet (20').

20 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
21 maximum of two feet (2'). No other structural encroachments shall be permitted in
22 the front, rear or side yard except as provided for in Section 18.19 of Ordinance No.
23 348.

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

26 f. Planning Areas 6, 15, 26B and 46.

27 (1) The uses permitted in Planning Areas 6, 15, 26B and 46 of Specific Plan No.
28 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.



August 5, 2008

Board of Directors

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**Director of the
Metropolitan Water
District of So. Calif.**

Candy A. Record

Legal Counsel

Redwine and Sherrill

Riverside County
P.O. Box 1409
Riverside, CA 92502

Riverside County has requested EMWD to review and comment on TTM 35161.

EMWD requires beginning dialogue with the applicant at or before the tentative phase of a project, in order to assess the infrastructure needs. Accordingly, we offer to meet with developers/engineers for one initial due-diligence meeting, without requiring a deposit. This meeting is to review your project and determine potential service from EMWD. The objective is to provide a forum to resolve any questions about our development process and help to determine if there are any potential issues that may exist in the area concerning EMWD facilities (water, sewer or recycled water). No improvement plans will be accepted until this pre-project phase is completed and an EMWD Plan of Service has been approved.

In an ongoing effort to develop a dependable and reliable water supply for its customers, EMWD's goal is to maximize the use of recycled water, for landscape demands. All projects that include landscaped areas are carefully considered for recycled water use. This process needs to begin early to avoid unnecessary delays.

In order to set up a Due Diligence meeting we need:

- 1- A completed Due Diligence questionnaire.
- 2- Your proposed agenda for the due-diligence meeting
- 3- Location Map
- 4- Proposed development plan layout if available (hard copy and JPEG format)

I encourage developers/engineers to become familiar with EMWD New Development processes, while designing your project. They have been developed over many years and serve a great importance as they can prevent complications and save time. More information can be found at http://www.emwd.org/new_biz/new-biz-dev.html

If at any point in time there are questions or concerns, please do not hesitate to contact me. If I can not help, I will get you to someone who can.

Sincerely

Linda H. Petersen

Development Coordinator ex. 4310

Petersel@emwd.org

CC Joseph Turley
309 West Columbine Ave.
Santa Ana, CA 92707



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

BOARD OF DIRECTORS

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Director

Jeffrey R. Leatherman
General Manager

March 18, 2010

Riverside County Planning Department
Attn: Kinika Hesterly
P.O. Box 1409
Riverside, CA 92502-1409

Re: Notice of Public Hearing – Tract No. 35161

Dear Ms. Hesterly:

Valley-Wide Recreation and Park District is in receipt of the Notice of Public Hearing for the above referenced project and has the following comments:

1. Developer must **contact District regarding maintenance of detention basin with recreation elements and three (3) open space lots for roadway landscape treatments.**
2. Developer is required to **pay park fees** on all residential units.
3. The developer must **annex to the French Valley Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
4. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
5. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
6. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
7. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside
8. **The District will not accept parks smaller than 5 acres.** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.

Kinika Hesterly


Re: Notice of Public Hearing – Tract No. 35161

March 18, 2010

Page 2

9. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
10. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.

Sincerely,



Jeff Leatherman, General Manager

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 35161 DATE SUBMITTED: 3/14/08

APPLICATION INFORMATION

Applicant's Name: Joseph Turley
c/o Martin Turley E-Mail: _____

Mailing Address: 309 West Columbine Avenue
Santa Ana CA 92707
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Engineer/Representative's Name: Hunsaker & Associates Irvine, Inc. E-Mail: kfaherty@hunsaker.com

Mailing Address: 3 Hughes
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 458-5450 Fax No: (949) 465-1150

Property Owner's Name: Joseph Turley
c/o Martin Turley E-Mail: _____

Mailing Address: 309 West Columbine Avenue
Santa Ana CA 92707
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

E a 41909 *CFG 05257*

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

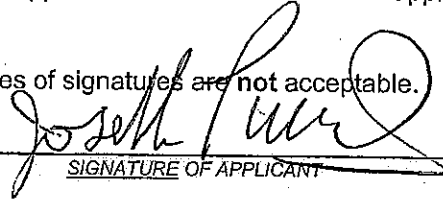
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

JOSEPH TURLEY

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

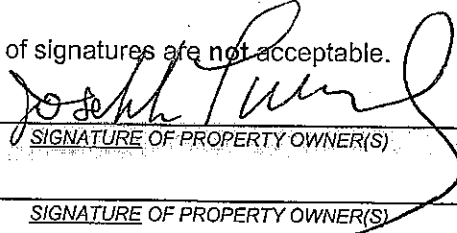
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

JOSEPH TURLEY

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-010-001

Section: 4 Township: 7S Range: 2W

Approximate Gross Acreage: 20± acres

General location (cross streets, etc.): North of Galleano Avenue, South of Thompson Road, East of Pourroy Road, West of Logical extension of Sunny Hills Road

Thomas Brothers map, edition year, page number, and coordinates: Page 899, E7
2005 Riverside County Ed.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Proposed schedule "A" subdivision to divide 20± acres to create 54 single family residential lots (minimum 7,200 SF) and including 1 water detention basin.

Related cases filed in conjunction with this request:

Type 2 Change of zoning ordinance text only within Specific Plan No. 286.

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). Specific Plan No. 286 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Bio, archaeological, geotechnical acoustical, Phase I, Hydrology Analysis WQMP

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes * No

How much grading is proposed for the project site? * Maximum proposed slope = 2:1
highest proposed slope = 12 feet
(Please see Lot 46)

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?

N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 498,437 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

1070

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
 Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
 Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207647 DATE SUBMITTED: 3/14/08

APPLICATION INFORMATION

Applicant's Name: Joseph Turley
c/o Martin Turley E-Mail: _____

Mailing Address: 309 West Columbine Avenue
Santa Ana CA 92707
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Engineer/Representative's Name: Hunsaker & Associates Irvine, Inc. E-Mail: Kfaherty@hunsaker.com

Mailing Address: 3 Hughes
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 458-5450 Fax No: (949) 465-1150

Property Owner's Name: Joseph Turley
c/o Martin Turley E-Mail: _____

Mailing Address: 309 West Columbine Avenue
Santa Ana CA 92707
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
rm 295-1071 (09/14/07)

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

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

Ea 41909

CFG05257


APPLICATION FOR CHANGE OF ZONE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PRINTED NAME OF APPLICANT
JOSEPH TURLEY

SIGNATURE OF APPLICANT


AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-010-001

Section: 4 Township: 7S Range: 2W

Approximate Gross Acreage: 20± acres

General location (nearby or cross streets): North of Galleano Avenue, South of Thompson Road, East of Pourroy Road, West of Sunny Hills Road
Logical extension of

Thomas Brothers map, edition year, page number, and coordinates: Page 899, E7
2005 Riverside County Ed.

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Existing and proposed zoning = SP Specific Plan No. 286 Winchester

1800. Proposed Type 2 change of zoning ordinance text only regarding planning area 34. Please see attached text.

Related cases filed in conjunction with this request:

Tentative Tract No. 35161

PAR00983 - Related case

March 2, 2010

RE: Legal Notice
PLANNING COMMISSION HEARING

ATTN: Legals Department

Attached, please find a notice of public hearing to appear one time only in the Californian on Thursday March 18, 2010 in order to comply with County ordinance.

Please compose this legal advertisement without any indentations, and the composed copy should fill a complete block inch.

Kindly furnish our office with the affidavits of publication in duplicate and your bill in triplicate. Should you have any questions, please contact Chantell M. Griffin at (951) 955-3251.

Regards,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

Chantell M. Griffin, Planning Commission Secretary
cgriffin@rctlma.org.

Attached: Legal ad(s)

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE TRACT MAP NO. 35161 / CHANGE OF ZONE NO. 7647 / SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 2 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Joseph Turley – Engineer/Representative: Hunsaker & Associates, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) – Location: Southeasterly corner of Thompson Road and Pourroy Road – 19.4 Gross Acres - Zoning: Specific Plan No. 286, Planning Area No. 34 (SP00286A5, PA 34) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape treatments. The Change of Zone proposes to change the text of the zoning ordinance in the Specific Plan to revise the zoning ordinance standards for Planning Area 34 so that it is not subject to the 50' rear yard setback, but is instead required to have a 20' yard setback except where adjacent to low density residential uses. The specific plan substantial conformance proposes to change the Specific Plan to reflect the text change of the ordinance as a result of the change of zone- APN: 964-010-001. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: April 7, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/22/2010.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR35161 / CZ07647 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

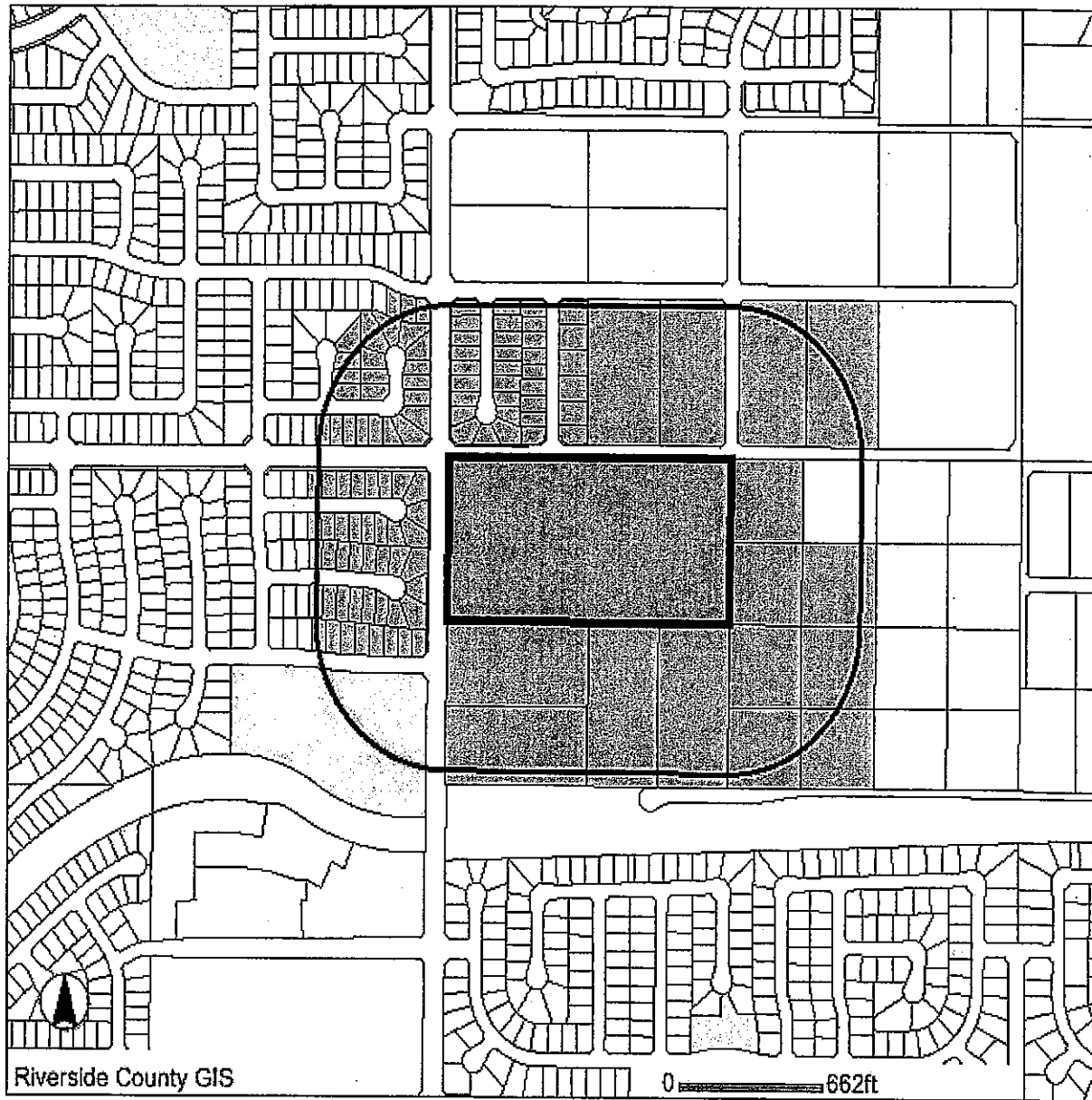
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 2/22/10 CD
REQUEST: 2/22/10

600 feet buffer



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 476-290-005 | 476-290-006 | 476-290-007 | 476-290-008 | 476-310-001 | 476-310-002 | 476-310-003 |
| 476-310-004 | 476-310-005 | 476-310-006 | 476-310-007 | 476-310-008 | 476-310-009 | 476-310-010 |
| 476-310-011 | 476-310-012 | 476-310-013 | 476-310-014 | 476-310-015 | 476-310-016 | 476-310-017 |
| 476-310-018 | 476-310-019 | 476-310-020 | 476-310-021 | 476-310-022 | 476-310-023 | 476-310-024 |
| 476-310-025 | 476-310-026 | 476-310-027 | 476-310-028 | 476-310-029 | 476-311-001 | 476-311-002 |
| 476-311-003 | 476-311-004 | 476-311-005 | 476-311-006 | 480-433-005 | 480-433-006 | 480-433-007 |
| 480-433-008 | 480-433-009 | 480-433-010 | 480-433-011 | 480-433-012 | 480-433-013 | 480-433-014 |
| 480-433-015 | 480-433-016 | 480-433-017 | 480-433-018 | 480-433-019 | 480-433-020 | 480-433-021 |
| 480-433-022 | 480-433-023 | 480-433-024 | 480-433-025 | 480-433-026 | 480-433-047 | 480-433-048 |
| 480-433-049 | 480-433-051 | 963-280-004 | 963-280-005 | 963-280-006 | 963-280-007 | 963-280-008 |
| 963-280-009 | 963-280-010 | 963-280-011 | 963-280-012 | 963-280-013 | 963-280-014 | 963-280-015 |
| 963-280-016 | 963-280-017 | 963-280-018 | 963-280-019 | 963-280-020 | 963-280-027 | 963-280-028 |
| 963-280-029 | 963-280-030 | 963-280-031 | 963-280-032 | 963-280-033 | 963-280-034 | 963-280-035 |
| 963-280-036 | 963-280-037 | 963-280-038 | 963-280-039 | 963-280-040 | 963-280-041 | 963-280-042 |
| 963-280-043 | 963-280-050 | 963-280-051 | 963-280-052 | 963-280-053 | 963-280-054 | 963-280-055 |
| 963-280-056 | 963-280-057 | 963-280-058 | 964-010-001 | 964-010-002 | 964-010-003 | 964-010-004 |
| 964-010-005 | 964-010-006 | 964-010-008 | 964-010-009 | 964-010-011 | 964-010-012 | 964-010-013 |

964-010-014

IMPORTANT

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

MAP PRINTED ON...02/18/2010

APN: 476290005 ASMT: 476290005
AMER REAL ESTATE & INV CO INC
C/O JACK AMER
1945 PALO VERDE NO 209
LONG BEACH CA 90815

APN: 476290006 ASMT: 476290006
LEACH STANLEY & CAROLYN LIVING TRUST
MELISSA M LEACH
C/O STANLEY R LEACH
35925 SUNNYHILL
WINCHESTER CA 92596

APN: 476290007 ASMT: 476290007
JENNIE SIN MING TANG
ANDREW G PETERS
31990 ODYSSEY DR
WINCHESTER CA 92596

APN: 476290008 ASMT: 476290008
ROBERT A BLACK
SUSAN J BLACK
32350 THOMPSON
WINCHESTER CA 92596

APN: 476310001 ASMT: 476310001
ESTEBAN ROCHA
MARIA JUANA ROCHA
27647 MANGROVE ST
MURRIETA CA 92563

APN: 476310002 ASMT: 476310002
FERNANDO YANEZ
35 COUNTRY CLUB CIR
CHULA VISTA CA 91911

APN: 476310003 ASMT: 476310003
EMMA H ESTRADA
390 MONTCLAIR ST
CHULA VISTA CA 91911

APN: 476310004 ASMT: 476310004
MIGUEL A TORRES
35913 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310005 ASMT: 476310005
GREGORY L JONES
DAVINA JONES
35925 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310006 ASMT: 476310006
BRANDON M MCCARROLL
NANCY A MCCARROLL
35937 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310007 ASMT: 476310007
CLARA M BROWN
10037 DUNBAR LN
EL CAJON CA 92021

APN: 476310008 ASMT: 476310008
CHRISTOPHER SORENSON
ESTHER SORENSON
35961 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310009 ASMT: 476310009
MICHAEL ORME
LORA ORME
35973 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310010 ASMT: 476310010
FAUSTINO G MARTINEZ
GABRIELA U MARTINEZ
35985 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310011 ASMT: 476310011
TODD OBRIEN MOORE
ANEL G MOORE
35976 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310012 ASMT: 476310012
TDL INV
32823 TEMECULA PKY
TEMECULA CA 92592

APN: 476310013 ASMT: 476310013
DAVID PLUTNER
JULIER LUCIER
511 3RD ST
ENCINITAS CA 92024

APN: 476310014 ASMT: 476310014
YAPHET JONES
DONIVEE JO RANDALL
35940 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310015 ASMT: 476310015
ANDREW ECHOLS
VICTORIA LYNN ECHOLS
35928 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310016 ASMT: 476310016
IZUCHUKWU B ONYIA
OBIAGELIAKU IZU ONYIA
35916 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310017 ASMT: 476310017
ANDREW T JONES
JEANNETTE L JONES
35904 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310018 ASMT: 476310018
DAVID B NORTHUP
CHERYL L NORTHUP
35892 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310019 ASMT: 476310019
TRAI N NGUYEN
CHI L NGUYEN
35880 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310020 ASMT: 476310020
DONNA K JOHNSON
35883 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310021 ASMT: 476310021
SYMBOLIC PROP
P O BOX 927960
SAN DIEGO CA 92192

APN: 476310022 ASMT: 476310022
SABRY BAKR
35907 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310023 ASMT: 476310023
FERMIN U ZANDER
FREDRECK C ZANDER
ROSA M ZANDER
35919 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310024 ASMT: 476310024
SILVIA SEVILLANO
PETER DISANDRO
35931 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310025 ASMT: 476310025
HONG VAN MAI
LE THI MAI TRUONG
35943 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310027 ASMT: 476310027
DEUTSCHE BANK NATL TRUST CO
C/O CARRINGTON MORTGAGE SVCS
1610 E ST ANDREW STE B150
SANTA ANA CA 92705

APN: 476310029 ASMT: 476310029
JUBILEE WAY
32823 TEMECULA PKWY
TEMECULA CA 92592

APN: 476311002 ASMT: 476311002
MICHAEL A WALSH
SHAUNA L WALSH
35958 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311004 ASMT: 476311004
AMR M ELKHAYAT
35922 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311006 ASMT: 476311006
CITIBANK
2780 LAKE VISTA DR
LEWISVILLE TX 75067

APN: 480433006 ASMT: 480433006
JOHN LAWRENCE ARGUIMBAU
FRANCES ELAINE ARGUIMBAU
31915 CRECY DR
WINCHESTER CA. 92596

APN: 476310026 ASMT: 476310026
JOHN P ALARCON
VERONICA ALARCON
35955 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310028 ASMT: 476310028
FRANCISCO ESTEVEZ
SONYA MARIE SIPULT
35979 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311001 ASMT: 476311001
BRIAN C DAVIS
35970 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311003 ASMT: 476311003
BRUCE HARLACHER
35934 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311005 ASMT: 476311005
ROBERT H KLOMBIES
MARY E ROUBIDOUX
35898 BORDEAUX PL
WINCHESTER CA. 92596

APN: 480433005 ASMT: 480433005
NICOLE VASQUEZ
31903 CRECY DR
WINCHESTER CA. 92596

APN: 480433007 ASMT: 480433007
RONNIE WRIGHT
DIVINIA WRIGHT
31927 CRECY DR
WINCHESTER CA. 92596

APN: 480433022 ASMT: 480433022
PAUL STEGEMAN
31970 CRECY DR
WINCHESTER CA. 92596

APN: 480433023 ASMT: 480433023
DONNA MUSSATTO
DEBBY GARMON
35938 NORD CT
WINCHESTER CA. 92596

APN: 480433024 ASMT: 480433024
STEVEN P MCKINSTER
PATRICIA A MCKINSTER
35926 NORD CT
WINCHESTER CA. 92596

APN: 480433025 ASMT: 480433025
BLAKE PICKERING
HEIDI PICKERING
51 SIENNA RIDGE
MISSION VIEJO CA 92692

APN: 480433026 ASMT: 480433026
ANA CHAVEZ
ABEL MORALES
C/O ABEL MORALES
35902 NORD CT
WINCHESTER CA. 92596

APN: 480433047 ASMT: 480433047
STEPHEN E BALAZS
JANELLE R BALAZS
31969 GRANVILLE DR
WINCHESTER CA. 92596

APN: 480433048 ASMT: 480433048
CHARLES J NEUMANN
MARY SUE NEUMANN
31981 GRANVILLE DR
WINCHESTER CA. 92596

APN: 480433049 ASMT: 480433049
GEORGIA MCFADDEN
31993 GRANVILLE DR
WINCHESTER CA. 92596

APN: 480433051 ASMT: 480433051
FRENCH VALLEY III LANDSCAPE MAINT ASSN
C/O CHIEF LEGAL OFFICER
10670 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

APN: 963280004 ASMT: 963280004
MICHAEL J GREGG
31894 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280005 ASMT: 963280005
ENTRUST ADMINISTRATION INC
STANLEY A HUTCHINSON
KIMBERLY A HUTCHINSON
555 12TH ST STE 212
OAKLAND CA 94607

APN: 963280006 ASMT: 963280006
CHRISTINE M GATES HARGETT
P O BOX 890656
TEMECULA CA 92589

APN: 963280007 ASMT: 963280007
CHRISTOPHER FITZGERALD
WENDY FITZGERALD
LAWERNCE FITZGERALD
31930 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280008 ASMT: 963280008
HIEN DINH PHAM
HA THANH NGUYEN
C/O HA THANH NGUYEN
2701 S 7TH ST
PHILADELPHIA PA 19148

APN: 963280009 ASMT: 963280009
CLELIA I FLESHER
26648 LORE HEIGHTS CT
HEMET CA 92544

APN: 963280011 ASMT: 963280011
MARK P PAUL
NORMA M PAUL
31978 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280013 ASMT: 963280013
THOMAS REDDEKOPP
CYNTHIA R REDDEKOPP
31989 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280015 ASMT: 963280015
VILMARY HUNCK
TORY HUNCK
31965 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280017 ASMT: 963280017
RICHARD J BERNOTAS
31941 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280019 ASMT: 963280019
LYN SHULL
P O BOX 335
TEMECULA CA 92593

APN: 963280027 ASMT: 963280027
PAUL I KAWANO
TOSHIKO N KAWANO
14412 WHARTON PARK TR
AUSTIN TX 78717

APN: 963280010 ASMT: 963280010
ROBERT L STEVENS
LOURDES R STEVENS
31966 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280012 ASMT: 963280012
STEPHEN P MANGUM
ANNE MANGUM
31990 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280014 ASMT: 963280014
BOBBY PAIGE
ELAINE PAIGE
31977 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280016 ASMT: 963280016
GREGORY L WILDMAN
CAROL A WILDMAN
31953 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280018 ASMT: 963280018
GEORGE CHAPJIAN
ZOVINAR CHAPJIAN
2668 SUNNYDALE DR
DUARTE CA 91010

APN: 963280020 ASMT: 963280020
FRANCES L PEREZ
31905 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280028 ASMT: 963280028
TODD ANGELI
DAVINA CRESPO
1457 E THORNTON AVE
GILBERT AZ 85296



APN: 963280029 ASMT: 963280029
 TRENTON KNUDSEN
 MONICA KNUDSEN
 31920 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280031 ASMT: 963280031
 HECTOR CASTILLO
 PAULINE CASTILLO
 31944 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280033 ASMT: 963280033
 STEVE ROSE
 ISABEL ROSE
 31968 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280035 ASMT: 963280035
 RAYMOND C POULIN
 TINA TRUJILLO
 31992 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280037 ASMT: 963280037
 RYAN M TURNUPSEED
 PATRICIA TURNUPSEED
 31973 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280039 ASMT: 963280039
 BRIAN HUPPI
 BERNADETTE HUPPI
 31949 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280041 ASMT: 963280041
 PEDRO SILVA
 31925 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280030 ASMT: 963280030
 ERNIE O ENRIQUEZ
 AMBER J WILLIAMS
 31932 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280032 ASMT: 963280032
 HARCHARD SEKHON
 SURINDER SEKHON
 31956 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280034 ASMT: 963280034
 ROBERT D HARDEN
 LATOYA S VANN
 31980 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280036 ASMT: 963280036
 BRENDA A GEMMELL
 31985 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280038 ASMT: 963280038
 MICHAEL DUDAS
 HEATHER DUDAS
 31961 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280040 ASMT: 963280040
 DAVID M BERNAL
 JUDY J BERNAL
 31937 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280042 ASMT: 963280042
 WILLIAM M GIORGI
 MIA GIORGI
 31913 HONEYSUCKLE CIR
 WINCHESTER CA. 92596

APN: 963280043 ASMT: 963280043
LISA C DELPIZZO
DARIN DELPIZZO
31901 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280051 ASMT: 963280051
FRANCISCO JEFFREY SANCHEZ
31922 GENOA ST
WINCHESTER CA. 92596

APN: 963280053 ASMT: 963280053
JUAN ESCOBEDO
LUCINDA ESCOBEDO
31946 GENOA ST
WINCHESTER CA. 92596

APN: 963280055 ASMT: 963280055
TROY G JUDD
ANNE A JUDD
31970 GENOA ST
WINCHESTER CA. 92596

APN: 963280057 ASMT: 963280057
EDDIE BANUELOS
JASMINE BANUELOS
31994 GENOA ST
WINCHESTER CA. 92596

APN: 964010001 ASMT: 964010001
MARK ANTHONY TURLEY
GREGORY JOHN TURLEY
C/O JOSEPH PATRICK TURLEY
309 W COLUMBINE ST
SANTA ANA CA 92707

APN: 964010003 ASMT: 964010003
KRISTINA ELLEN SEYMOUR
36220 POURROY RD
WINCHESTER CA. 92596

APN: 963280050 ASMT: 963280050
GARRY CAMERON
VICTORIA T CAMERON
31910 GENOA ST
WINCHESTER CA. 92596

APN: 963280052 ASMT: 963280052
VICTORIA MARIE GARCIA
31934 GENOA ST
WINCHESTER CA. 92596

APN: 963280054 ASMT: 963280054
CHARLES OJEDA
EVELYN OJEDA
31958 GENOA ST
WINCHESTER CA. 92596

APN: 963280056 ASMT: 963280056
RUSSELL BROWN
31982 GENOA ST
WINCHESTER CA. 92596

APN: 963280058 ASMT: 963280058
VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

APN: 964010002 ASMT: 964010002
JOAN M THACKER
36150 POURROY RD
WINCHESTER CA. 92596

APN: 964010004 ASMT: 964010004
WAYNE M FLEMINGTON
P O BOX 890202
TEMECULA CA 92589

APN: 964010005 ASMT: 964010005
GERALDINE MILKOVITS
36140 POURROY RD
WINCHESTER CA. 92596

APN: 964010006 ASMT: 964010006
FRANK TURLEY
MARIE TURLEY
1373 N MILLER ST
ANAHEIM CA 92808

APN: 964010008 ASMT: 964010008
ANTONIO C MARTINEZ
LISA M MARTINEZ
32310 GALLEANO ST
WINCHESTER CA. 92596

APN: 964010009 ASMT: 964010009
RICHARD R COLBURN
JAN A COLBURN
42107 PASEO RAYO DEL SOL
TEMECULA CA 92591

APN: 964010011 ASMT: 964010011
ROSE MARIE NOWAK
32315 GALLEANO RD
WINCHESTER CA. 92596

APN: 964010012 ASMT: 964010012
KENNETH W THACKER
JEANIE M THACKER
32285 GALLEANO AVE
WINCHESTER CA. 92596

APN: 964010013 ASMT: 964010013
RICHARD CABRERA
32302 SHRIMP LN
WINCHESTER CA. 92596

APN: 964010014 ASMT: 964010014
MICHAEL MAYFIELD
ANDREA MAYFIELD
32330 SHRIMP LN
WINCHESTER CA. 92596



ATTN: Gary Thornbill
City of Temecula
43200 Business Park Dr.
Box 9033
Temecula, CA 92589-9033

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

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

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

ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

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

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

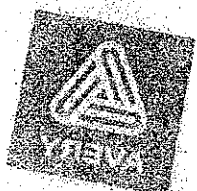
Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Applicant/Owner:
Joseph Turley
309 West Columbine Ave.
Santa Ana, CA 92707

Applicant/Owner:
Joseph Turley
309 West Columbine Ave.
Santa Ana, CA 92707

Eng-Rep:
Hunsaker & Associates Irvine, Inc.
Attn: Karina Faherty
3 Hughes
Irvine, CA 92618

Eng-Rep:
Hunsaker & Associates Irvine, Inc.
Attn: Karina Faherty
3 Hughes
Irvine, CA 92618



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA41909 / TR35161 / CZ07647

Project Title/Case Numbers

Kinika Hesterly

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Joseph Turley

Project Applicant

309 West Columbine Avenue, Santa Ana, CA 92707

Address

The project is located in the French Valley community of the Southwest Area Plan, more specifically, at the southeasterly corner of Thompson Road and Pourroy Road.
Project Location

The tentative tract map is a Schedule A subdivision of 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape treatments.

The change of zone proposes to change the zoning ordinance in the Specific Plan to move Planning Area 34 so that it is not subject to the 50' rear yard setback.

The specific plan substantial conformance proposes a text change to the specific plan which enables tracking of the Planning Area 34 change within the Specific Plan.
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:

- The project WILL NOT have a significant effect on the environment.
1. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
 2. Mitigation measures WERE made a condition of the approval of the project.
 3. Mitigation measures WERE made a condition of the approval of the project.
 4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
 5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\TR33356\Hearings\NOD Form.TR33356.doc

Please charge deposit fee case#: ZEA41909 ZCFG05257.

FOR COUNTY CLERK'S USE ONLY

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: TR35161 / CZ07647 / SP00286S2

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: Kinika Hesterly Title: Project Planner Date: February 23, 2010

Applicant/Project Sponsor: _____ Date Submitted: _____

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 Kinika Hesterly at (951) 955-1888.

Y:\Planning Case Files-Riverside office\TR33356\Hearings\Mitigated Negative Declaration.TR33356.doc

Please charge deposit fee case#: ZEA40032 ZCFG03488

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1003047

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MARY TURLEY \$17.25
paid by: CK 284426
paid towards: CFG05257 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41909
at parcel #: 36050 POURROY RD WINC
appl type: CFG3

By _____ Mar 23, 2010 14:35
SBROSTRO posting date Mar 23, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
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(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: MARY TURLEY \$1,993.00
paid by: CK 283126
CALIFORNIA FISH AND GAME FOR EA41909
paid towards: CFG05257 CALIF FISH & GAME: DOC FEE
at parcel: 36050 POURROY RD WINC
appl type: CFG3

By _____ Sep 17, 2009 10:55
SBROSTRO posting date Sep 17, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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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: MARY TURLEY \$64.00
paid by: CK 4862 & 4860
CALIFORNIA FISH AND GAME FOR EA41909
paid towards: CFG05257 CALIF FISH & GAME: DOC FEE
at parcel: 36050 POURROY RD WINC
appl type: CFG3

By _____ Mar 14, 2008 14:20
MBRASWEL posting date Mar 14, 2008

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!