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

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

**DATE:** April 6, 2010

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

**FROM:** Planning Department - Riverside Office

**SUBJECT:** FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31632  
(Charge your time to these case numbers)

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT)        | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> **SELECT CEQA Determination**  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing: NONE**

Please schedule on the April 20, 2010 BOS Agenda

*BOS sent  
4.8.10.*

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

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

*[Signature]*  
*4-6-10*

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 31, 2010

REVIEWED BY EXECUTIVE OF

DATE

Tina Grande

Departmental Concurrence

**SUBJECT: FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31632** - Applicant: Albert A. Webb Associates - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) - Location: Northerly of Newport Road, southerly of Olive Avenue, easterly of Beeler Road and westerly of Rice Road. – 55.59 Acres - Zoning: Specific Plan (S-P 293) - Schedule A subdivision of 55.59 acres into 186 single family residential lots, 9 open space lots and a community park. - **REQUEST:** EXTENSION OF TIME TO NOVEMBER 3, 2008 - FIRST EXTENSION.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision by the Planning Commission on January 13, 2010.

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

**APPROVED** the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 31632**, extending the expiration date to November 3, 2011, reflecting SB1185 and AB333 benefits, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

The decision is considered final and no action by the Board of Supervisors is required unless, within 10 days after the Notice of Decision appears on the Board's agenda, the applicant or an interested person files an appeal with the Clerk of the Board accompanied by the fee set forth in Ordinance No. 671.

Ron Goldman  
Planning Director

Initials:  
RG:vc

Policy

Consent

Dept R. m.:  
Per Exec. Ofc.:

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

Agenda Item No. 1.3  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Raymond Juarez

Tentative Tract Map No. 31632  
FIRST EXTENSION OF TIME  
Planning Commission: January 13, 2010  
Applicant: Albert A. Webb Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. The following will be presented to the Planning Commission as a consent calendar item. Unless specifically requested by the applicant at the time of consideration, this item may not be discussed and is subject to action by the Planning Commission under a single motion.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31632.**

### BACKGROUND:

Upon approval of the subject case, an approval letter was issued to the applicant, together with the final conditions of approval, indicating an approval date of January 25, 2005. The Planning Department established an expiration date three (3) years after this approval date, which was based upon the Board's Receive and File action. However, the indicated approval date was incorrect. In accordance with County Ordinances, the correct approval date should have been based upon the Planning Commission's approval decision on November 3, 2004. As part of the approval of this Extension of Time request, the decision date, and therefore the expiration date, will be adjusted to correct this error. Therefore, the approval/decision date is now corrected to show a date of **NOVEMBER 3, 2004**.

The County Planning Department, as part of the review of this extension of time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The County Transportation Department is recommending the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated 9/12/08) indicating the acceptance of the 14 conditions.

*RJ*  
1-5-10

**FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185: On July 15, 2008, Governor Schwarzenegger signed into law SB 1185, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333: On July 15, 2009, Governor Schwarzenegger signed into law SB 333, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

Therefore, upon an approval action by the Planning Commission, a subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period without an appeal application, the tentative map's expiration date will become November 3, 2008 and will automatically gain benefit of the change to State law, and will, in fact, be extended until **NOVEMBER 3, 2011**. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

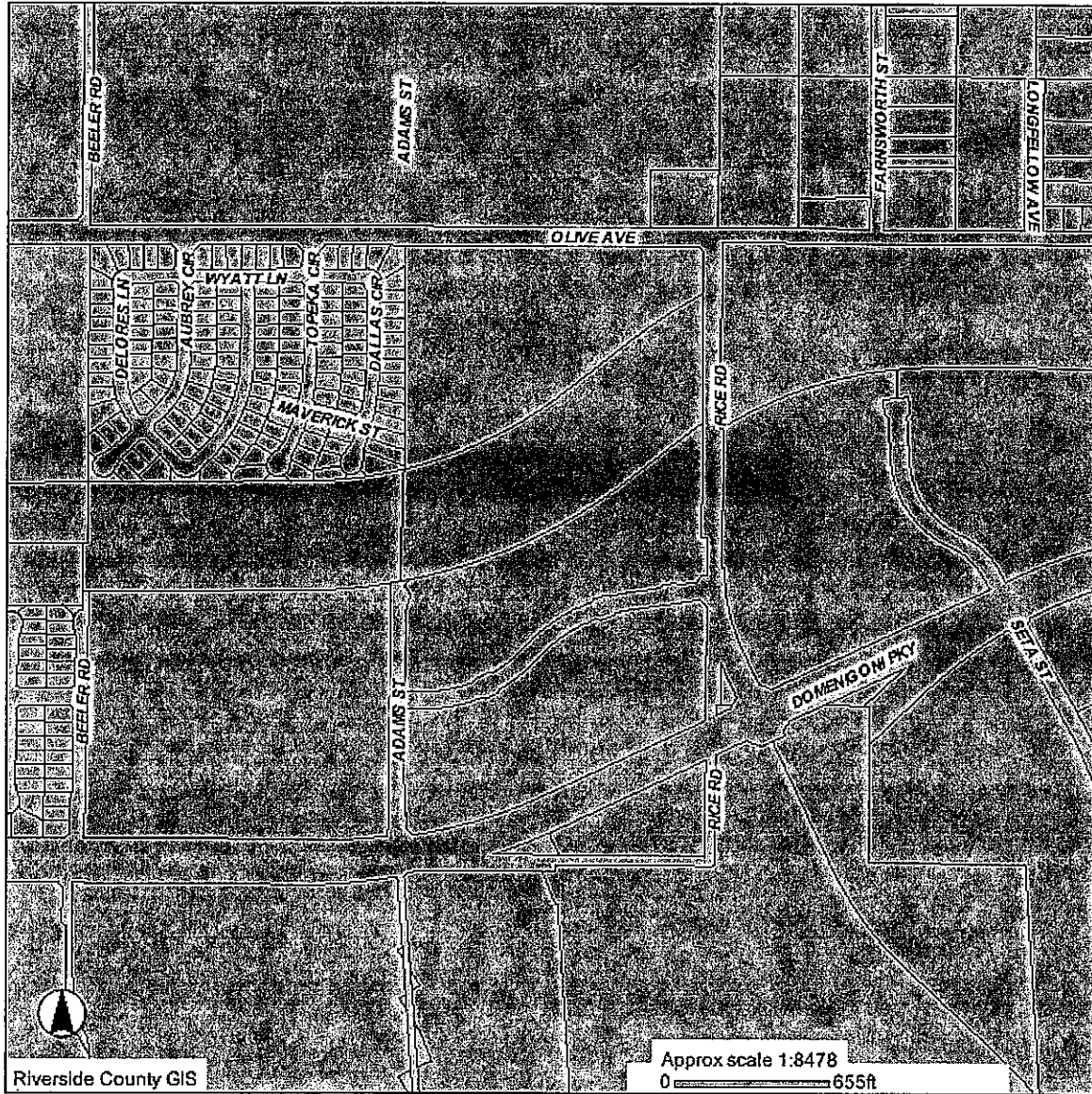
**ORIGINAL APPROVAL DATE: November 3, 2004**

**RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 31632**, extending the expiration date to November 3, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

**TENTATIVE TRACT MAP NO. 31632** - Applicant: Albert A. Webb Associates - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units per Acre) and Open Space: Recreation (OS-R) - Location: Northerly of Newport Road, southerly of Olive Avenue, easterly of Beeler Road and westerly of Rice Road. - 55.59 Acres - Zoning: Specific Plan (S-P 293) - Schedule A subdivision of 55.59 acres into 186 single family residential lots, 9 open space lots and a community park - **REQUEST: EXTENSION OF TIME TO NOVEMBER 3, 2011 - FIRST EXTENSION.**

AREA PLAN - TR31632



AREA PLAN

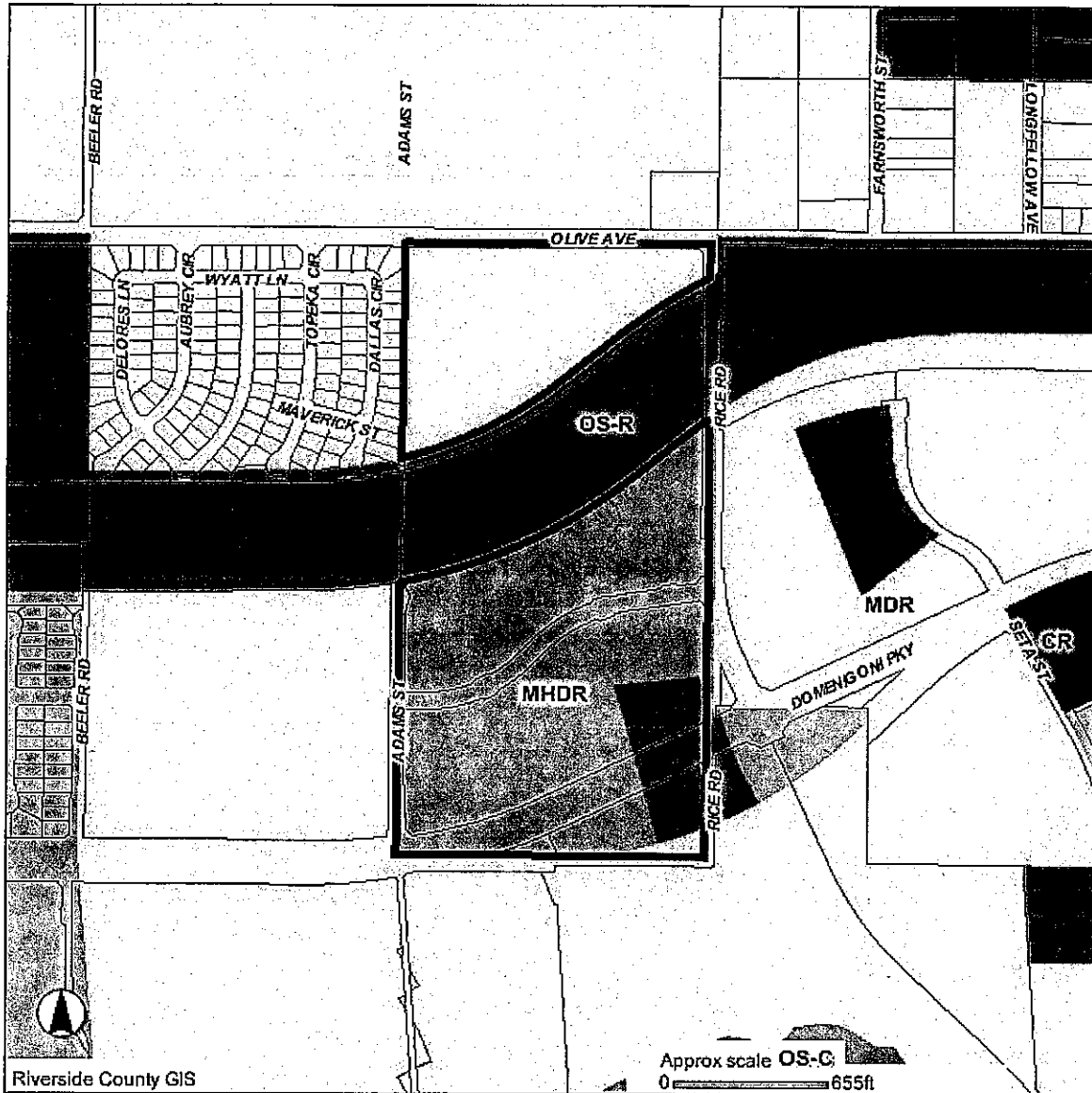
-  PARCELS
-  HARVEST VALLEY / WINCHESTER
-  CITY BOUNDARY

**\*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...Wed Mar 26 11:05:48 2008

LAND USE- TR31632



LANDUSE

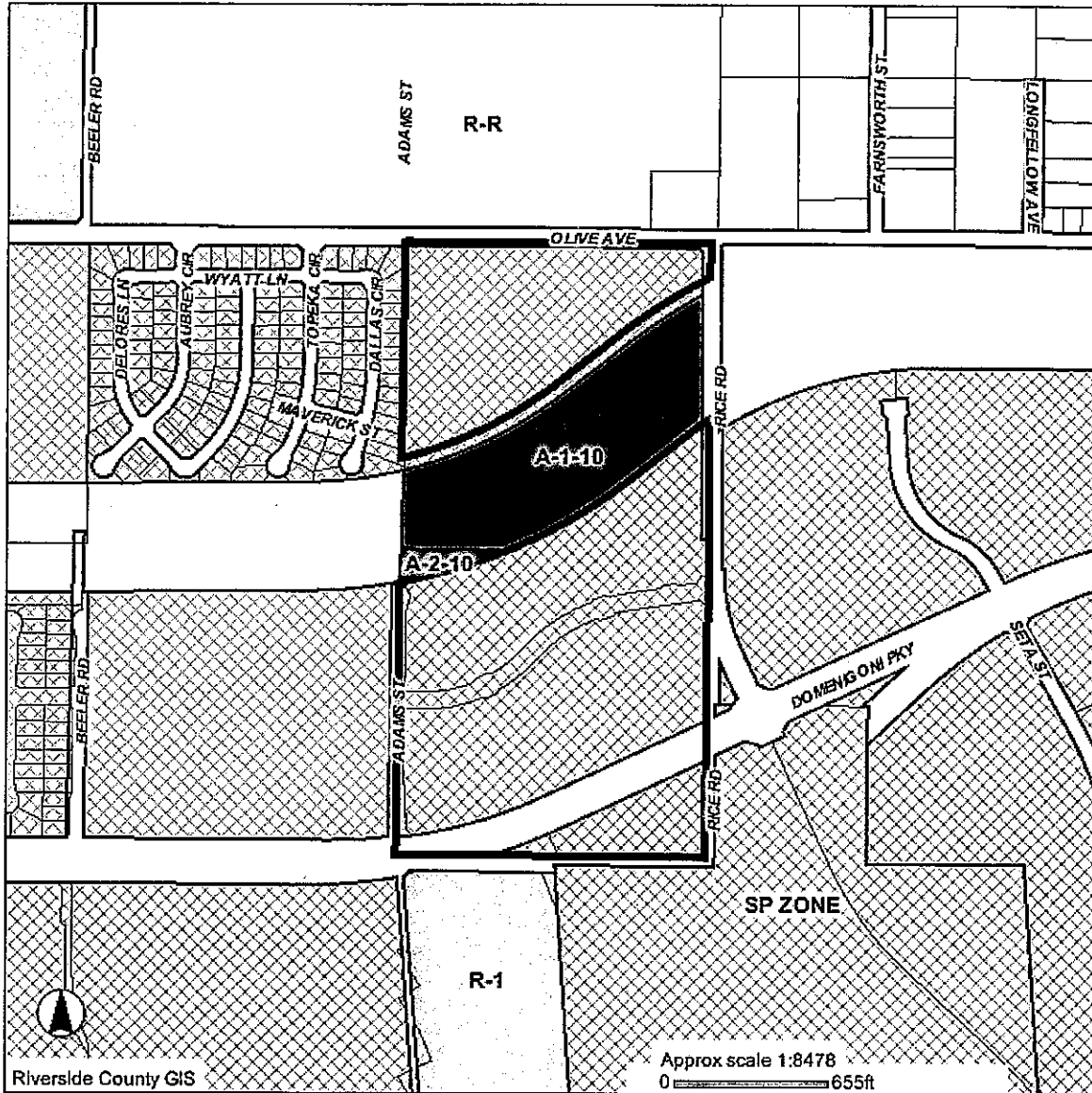
- |                     |                              |                                  |  |
|---------------------|------------------------------|----------------------------------|--|
| PARCELS             | CR - COMMERCIAL RETAIL       | MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL |
| OS-C - CONSERVATION | OS-R - OPEN SPACE RECREATION | CITIES                           | CITY BOUNDARY                          |

**\*IMPORTANT\***









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REPORT PRINTED ON...Wed Mar 26 11:06:21 2008

ZONING - TR31632



ZONING

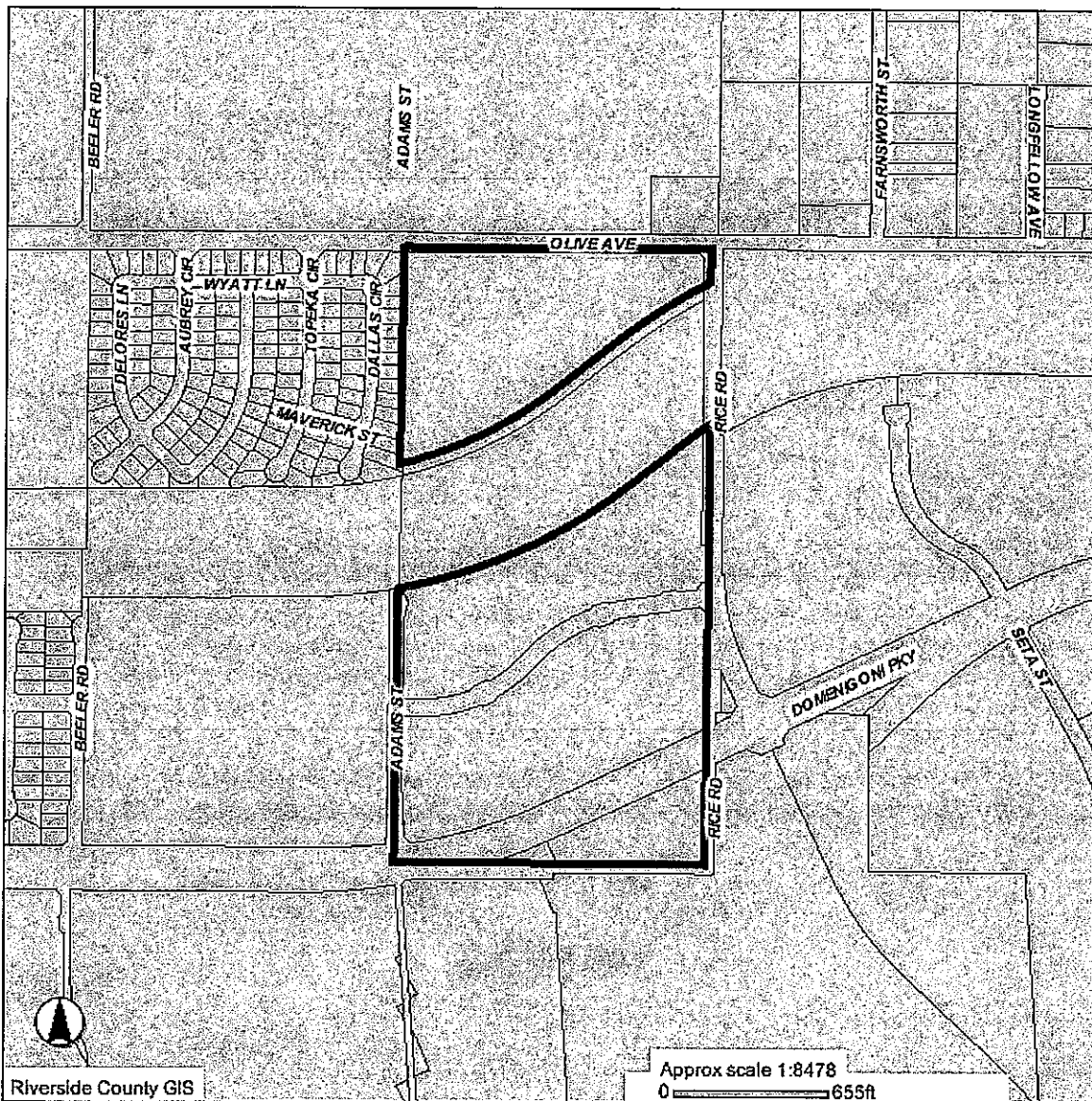
-  PARCELS
-  ZONING BOUNDARY
-  A-1-10
-  A-2-10
-  SP ZONE
-  CITY BOUNDARY
-  R-1
-  R-R

**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Mar 26 11:06:57 2008

ZONING DISTRICTS- TR31632



ZONING DISTRICTS

□ PARCELS

▨ WINCHESTER AREA

□ CITY BOUNDARY

**\*IMPORTANT\***

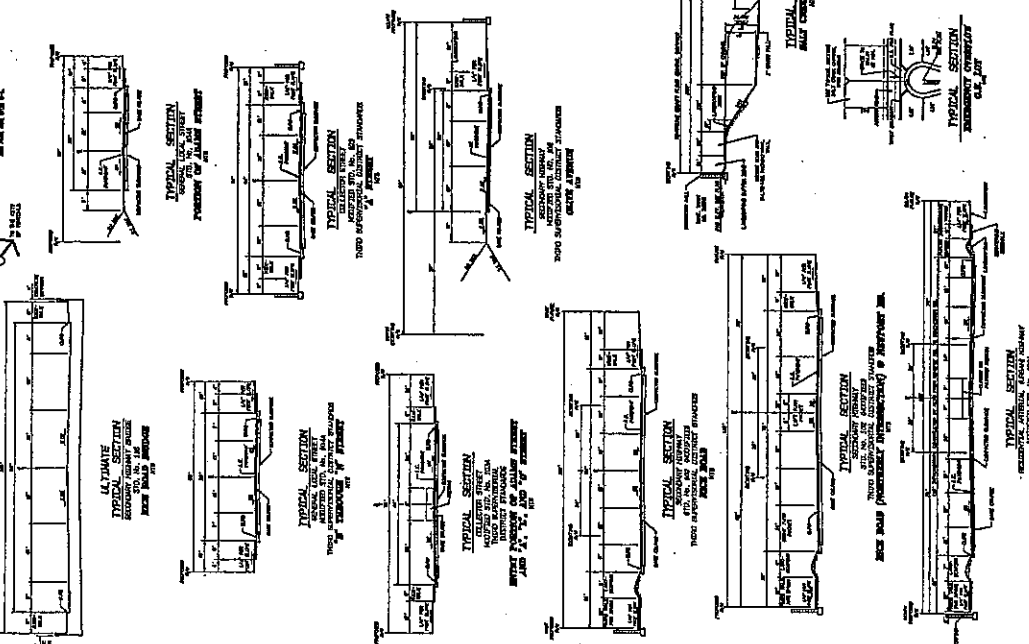
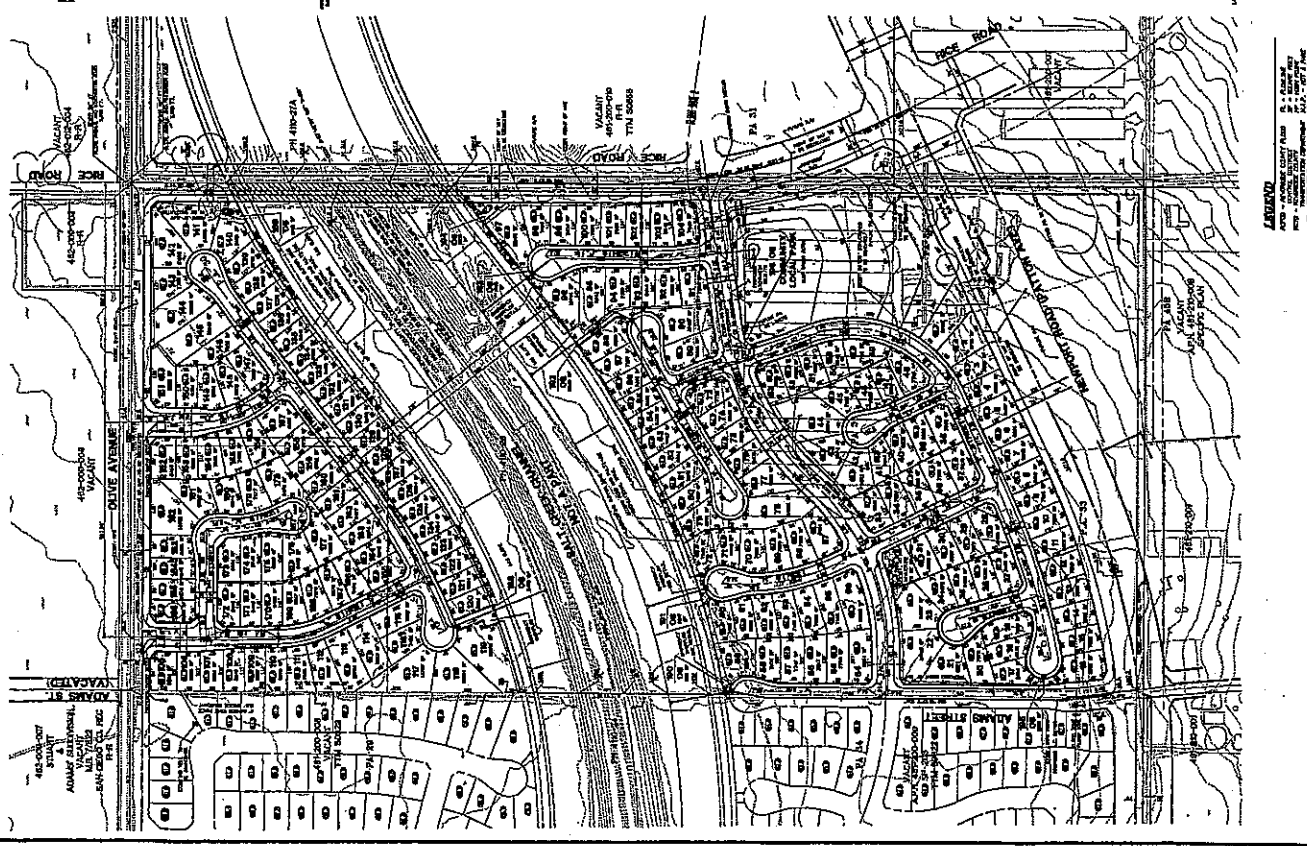
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REPORT PRINTED ON...Wed Mar 26 11:06:40 2008

**GENERAL APPLICABLE**

1. ALL DISTRICTS ARE TO BE CONSIDERED AS ONE UNIT UNLESS OTHERWISE SPECIFIED.  
 2. THE DISTRICTS ARE TO BE CONSIDERED AS ONE UNIT UNLESS OTHERWISE SPECIFIED.  
**ASSIGNMENT**  
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**PLACEMENT NOTES**  
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**EXHIBIT 'T'**  
**AMENDED MAP NO. 2**  
**SCHEDULE 'A' SUBDIVISION**

**TENTATIVE MAP**

**TRACT NO. 31832**

PLANNED BY: [Name]  
 ENGINEER: [Name]  
 DATE: [Date]

**LEGEND**  
 1. [Symbol] - [Description]  
 2. [Symbol] - [Description]  
 3. [Symbol] - [Description]  
 4. [Symbol] - [Description]  
 5. [Symbol] - [Description]



# THE RANCON GROUP

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

September 12, 2008

Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> floor  
Riverside, Ca 92502  
Attn: Chantell Griffin

Re: SF 150, LLC. - Tract 31632 / Parcel: 461-200-016- Acceptance of Conditions of Approval

Dear Ms. Griffin,

On behalf of SF 150, LLC we as the Extension of Time Applicants accept the conditions of approval attached hereto:

10. General Conditions  
10. Planning.19 – Map Front Yard Landscaping  
10. Planning 20. – Map Viable Landscaping

50. Prior to Map Recordation  
Transportation Department

50. Trans.31 – Map Utility Plan EOT1  
50. Trans.32 – Map – Graffiti Abatement EQT1  
50. Trans.33 – Map – Traffic Signals 2 EOT1  
50. Trans.34 – Map R & BBD

80. Prior to Building Permit Issuance  
Planning Department

80. Planning.24 – Map – Parking / Landscaping Plan  
80. Planning.25 – Map – Landscaping Securities

90. Prior to Building Final Inspection  
Planning Department


90. Planning.14 – Map -- Landscape / Irrigation Installation  
90. Planning.15 – Map – Specimen Trees Required  
90. Planning.16. – Map Comply w/Landscaping/Irrigation

90. Trans.7 – Map – Graffiti Abatement EOT1  
90. Trans.8 – Map – Landscaping EOT1

Prior to Building Final Inspection

90. Trans.8 – Map – Landscaping EOT1  
90. Trans.9 – Map – Utility Install EOT1

Regards,

  
Dan Stephenson  
Manager SF-150 LLC

CT MAP Tract #: TR31632

Parcel: 461-200-016

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 19 MAP FRONT YARD LANDSCAPING

RECOMMND

This condition applies only to Schedule A-D tract maps. All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.  
EOT1

10.PLANNING. 20 MAP - VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."  
EOT1

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 31 MAP - UTILITY PLAN EOT1

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.

1 CT MAP Tract #: TR31632

Parcel: 461-200-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 32 MAP - GRAFFITI ABATEMENT EOT1

RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 33 MAP - TRAFFIC SIGNALS 2 EOT1

RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 34 MAP - R & B B D

RECOMMND

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E4 of the Menifee Valley Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 24 MAP - PARKING/LANDSCAPING PLAN

RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering

CT MAP Tract #: TR31632

Parcel: 461-200-016

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24            MAP - PARKING/LANDSCAPING PLAN (cont.)            RECOMMND

schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.  
EOT1

80.PLANNING. 25            MAP - LANDSCAPING SECURITIES            RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.  
EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 14            MAP - LNDSCP/IRRIG INSTALL INS            RECOMMND

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

07/02/08  
13:06

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

CT MAP Tract #: TR31632

Parcel: 461-200-016

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14            MAP - LNDSACP/IRRIG INSTALL INS (cont.)            RECOMMND

EOT1

90.PLANNING. 15            MAP - SPECIMEN TREES REQUIRED            RECOMMND

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

EOT1

90.PLANNING. 16            MAP - COMPLY W/ LNDSACP/IRRIG            RECOMMND

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

EOT1

TRANS DEPARTMENT

90.TRANS. 7                MAP - GRAFFITI ABATEMENT EOT1            RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 8                MAP - LANDSCAPING EOT1            RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape

07/02/08  
13:06

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

ACT MAP Tract #: TR31632

Parcel: 461-200-016

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - LANDSCAPING EOT1 (cont.)

RECOMMND

maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 9 MAP - UTILITY INSTALL EOT1

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.

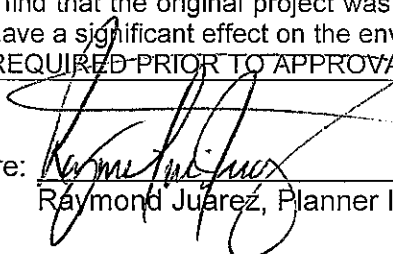
A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

# Extension of Time Environmental Determination

Project Case Number: TR31632  
Original E.A. Number: 39236  
Extension of Time No.: FIRST  
Original Approval Date: November 3, 2004  
Project Location: Northerly of Newport Road, southerly of Olive Avenue, easterly of Beeler Road and westerly of Rice Road.  
Project Description: Schedule A subdivision of 55.59 acres into 186 single family residential lots, 9 open space lots and a community park.

On December 31, 2009 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
Raymond Juarez, Planner IV

Date: 12/31/09  
For Ron Goldman, Planning Director

# RIVERSIDE COUNTY

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 39236  
**Project Case Type (s) and Number(s):** TR31632  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Darryl Taylor, Project Planner  
**Telephone Number:** (951) 955-8632  
**Applicant's Name:** SF 150 LLC  
**Applicant's Address:** 27740 Jefferson Avenue ste #2  
 Temecula, CA 92590  
**Engineer's Name:** Webb & Associates  
**Engineer's Address:** 3788 McCray  
 Riverside, CA 92506

### I. PROJECT INFORMATION

A. **Project Description: Tentative Tract Map No. 31632** is a proposal to subdivide 58.58 acres into 186 single family residential lots and 12 open space lots with a minimum lot size 6000 square feet.

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

C. **Total Project Area:** 58.58 acres

<b>Residential Acres:</b> 55.59	<b>Lots:</b> 196	<b>Units:</b> 186	<b>Projected Number of Residents:</b> 552
<b>Commercial Acres:</b> 0	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> 0	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

D. **Assessor's Parcel No(s):** 461-200-002, 011, 013, 014, 016

E. **Street References:** The project is located north of Patton Avenue, south of Olive Avenue, east of Rice Road, and west of Leon Road.

F. **Section, Township & Range Description or reference/attach a Legal Description:** Section 33, Township 5 South, Range 2 West

G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the Harvest Valley/Winchester Area Plan of Western Riverside County.

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

**A. Area Plan Map Information**

1. **Area Plan:** Harvest Valley/Winchester
2. **Area Plan Land Use:** The Harvest Valley/Winchester Area Plan designation is Community Development.
3. **Area Plan Policy Area, if any:** The proposed project is not overlaid by any specific policy area.

**B. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Winchester Hills SP 293
2. **Specific Plan Planning Area, and Policies, if any:** PA 30

**C. Existing Zoning:** Specific Plan (SP 293).

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

**Adjacent and Surrounding Zoning:** Specific Plan 293 to the west, south, and east, Specific Plan 288 to the east and Rural Residential (RR) to the north, west, south, and 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 checked="" type="checkbox"/> Aesthetics	<input 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 checked="" type="checkbox"/> Utilities/Service Systems
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Mandatory Findings of Significance

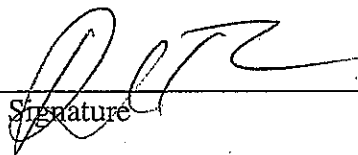
#### IV. DETERMINATION

On the basis of this initial evaluation:

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

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment <b>NOTHING FURTHER IS REQUIRED</b> because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
<input checked="" type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

  
Signature

Darryl Taylor  
Printed Name

10-15-04  
Date

For Robert C. Johnson, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Source:</u> RCIP Figure C-9 "Scenic Highways"				
<u>Findings of Fact:</u> The project is located approximately 3 miles from SR-74 which is a state eligible designated scenic highway. The project proposal will not have any effect on the aesthetics of the highway				
<u>Mitigation:</u> No mitigation required.				
<u>Monitoring:</u> No monitoring required.				
<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS data base, Ord. No. 655, EIR 329

Findings of Fact: The project site is located 36.32 miles away from Mt. Palomar Observatory and is subject to zone B restrictions according to County Ordinance 655. All proposed outdoor lighting systems shall be in conformance with County Ordinance 655.

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

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

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

Source: Site Visit, Project Description

Findings of Fact: The project will not create a new source of substantial light or glare. The project will not add street or residential lighting that would expose neighboring residential property to unacceptable light levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>AGRICULTURE RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source RCIP Figure OS-2 "Agricultural Resources", GIS database and Project Materials.

**Findings of Fact:** The project is not located within 300 feet of any agricultural uses. The project is located on land designated as Farmland of Statewide Importance. The project is located within the Winchester Agriculture Preserve No. 27. The impacts of these land use alterations were previously covered under the Environmental Impact Report (EIR 380) previously prepared for the Specific Plan. An application for diminishment of the agricultural preserve has been filed.

**Mitigation:** Prior to map recordation diminishment of the preserve must be recorded. COA (50.PLANNING.30)

**Monitoring:** The project conditions of approval will be monitored by the Department of Building and Safety Permit Review Process and the Riverside County Planning Department.

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: The proposed number of units (186) for this project exceeds the level of potentially significant air quality impact. These issues were adequately addressed in EIR No. 380. No new issues have arisen since the certification of EIR No. 380.

Mitigation: No further mitigation required.

Monitoring: No further monitoring required.

<b>BIOLOGICAL RESOURCES</b>	Would the project			
<b>6. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure OS-4 "Western Riverside County Vegetation", GIS Database, Site Visit, PDB #2716

Findings of Fact: The project area is not within a Multi-Species Habitat Conservation Plan (MSHCP) criteria cell and as such no conservation for the planned wildlife corridor is required. The project proposal did require a Biological Resources Assessment (BRA), which was prepared by Principe & Associates and dated 2/27/04. The recommendations of the BRA included a Burrowing Owl Survey.

Mitigation: Burrowing Owl Survey required prior to grading. COA (60.PLANNING.21)

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

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

Source: RCIP Figure OS-7 "Historic Resources", site visit, Project Application Materials, PDA #3302

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** A phase 1 Cultural Resources Investigation Study prepared by CRM Tech dated 3/18/04 found no historic resources on site.

**Mitigation:** None

**Monitoring:** None

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8. Archaeological Resources</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** RCIP Figure OS-6 "Archaeological Sensitivity", Project Application Materials, PDA #3308

**Findings of Fact:** A phase 1 Cultural Resources Investigation Study prepared by CRM Tech dated 3/18/04 found no archeological resources on site but did find the site sensitive for buried cultural resources, because resources have been found within the vicinity of the project area.

**Mitigation:** Mitigation includes the retention of a paleontologist prior to grading to monitor earthwork. COA (60.PLANNING.03)

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

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>9. Paleontological Resources</b>				
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** RCIP Figure OS-8 "Paleontological Sensitivity", PDA #3308

**Findings of Fact:** A phase 1 Cultural Resources Investigation Study prepared by CRM Tech dated 3/18/04 found no paleontological resources on site but did find the site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sensitive for buried cultural resources, because resources have been found within the vicinity of the project area.

**Mitigation:** Mitigation includes the retention of an Archeologist and Paleontologist prior to grading to monitor earthwork. COA (60.PLANNING.03)

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

**GEOLOGY AND SOILS**

**Definitions for Land Use Suitability Ratings**

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

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

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

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

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?

A-P Zones    NA     PS     U     R   
 CFH Zones    NA     PS     U     R

**Source:** RCIP Figure S-2 "Earthquake Fault Study Zones", Geologist Comments

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

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**11. Liquefaction Potential Zone**                          
 Seismic-related ground failure, including liquefaction?  
 NA     S     PS     U     R

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP Figure S-3 "Generalized Liquefaction", GEO Nos. 1261 and 1262, Geologist Comments

Findings of Fact: GEO Nos. 1261 and 1262 were prepared 12/23/03 by EnGen and concluded that southern portions of the project area (south of Salt Creek) contain the potential for liquefaction. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: GEO No. 1261 and 1262 recommended removal of up to five (5) feet of alluvium to eliminate a significant potential for liquefaction on the site. A note will be placed on the ECS indicating the area of the site that is subject to liquefaction hazard. COA (10.BS GRADE.02), (10.PLANNING.15), and (50.PLANNING.33)

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

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**12. Ground-shaking Zone**

Strong seismic ground shaking?

NA  S  PS  U  R

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Source: RCIP Figure S-18 "Inventory of Hazardous Materials", Geologist Comments

Findings of Fact: The project site is located within an area of very high ground shaking risk. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all residential development they are not considered mitigation. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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**13. Landslide Risk**

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

NA  S  PS  U  R

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope", Geologist Comments

Findings of Fact: The project site is not located in an area with high slopes. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**14. Ground Subsidence**

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: Resolution No. 94-125, RCIP, RCIP Figure S-7 "Documented Subsidence Areas", Geologist Comments

Findings of Fact: The project site is not located near any areas with documented subsidence or in an area susceptible to subsidence. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**15. Other Geologic Hazards**

Such as seiche, mudflow or volcanic hazard?

Source: Site visit, Project Application

Findings of Fact: There are no other known geologic hazards

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Would the project:

**16. Slopes**

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800 Scale Slope Maps, project materials

Findings of Fact: The project area is relatively flat and will not require an extensive amount of grading. Grading will not negate or affect subsurface sewage disposal systems. Furthermore, the design and safety of proposed slopes has been reviewed the Building and Safety-Grading Division, the Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<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: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: The Riverside County Geologist and the Building and Safety Department-Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding soils that will further ensure protection of public health, safety, and welfare upon final engineering of the project. The project proposal will result in the loss of topsoil but at less that significant levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact: The Riverside County Flood Control department has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact: The project will not impact or result in an increase in wind erosion and blowsand on or off the site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably	<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
foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP Figure S-19 "Airport Locations"

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>22. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

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

Findings of Fact: The project site is not located within a high fire area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**HYDROLOGY AND WATER QUALITY** Would the project

<b>23. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which 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"/>

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

Source: Riverside County Flood Control District Flood Hazard Report. RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones"

Findings of Fact: The project is located partially within a 100-year flood zone. The site is currently subject to potential overflow of the Salt Creek Channel. Improvements to the channel to eliminate this potential are being worked on. The Riverside County Flood Control department has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Compliance with the NPDES and BMP's will ensure water quality impacts created by the project proposal to be reduced to levels of less than significant. All projects are subject to these requirements and are not considered mitigation. Water drainage alteration as a result of the development has also been reviewed by Riverside County Flood Control and has been summarized in condition of approval 10. FLOOD RI. 01. The project site is affected from offsite flows from the south

Mitigation: Once improvements to the channel are completed the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA stating the site no longer lies within a 100-year floodplain prior to recordation of the final map or issuance of grading permits. If the proposed offsite storm drain facilities have not been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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constructed the project has been conditioned to construct the offsite storm drain facilities or construct an interim facility to mitigate this potential impact. The project is also required to construct the MDP facilities along this site to adequately collect the flows. COA (10.FLOOD RI.01)

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

**24. Floodplains**

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

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

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

Findings of Fact: The project is not located within a high-risk dam inundation zone. The project would not result in a significant increase in off-site runoff or flooding.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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boundaries?

Source: RCIP, GIS, Project Materials

Findings of Fact: The proposed use is compliant with the current land use of Medium Density Residential (MDR), Medium High Density Residential (HDR), and Open Space – Recreation (OS-R) designations in the Area Plan.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The subdivision meets the requirements of the Specific Plan. The project is compatible with the surrounding zoning of Specific Plan 293, Specific Plan 288, and Rural Residential.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MINERAL RESOURCES** Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>27. Mineral Resources</b>				
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	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure OS-5 "Mineral Resources"

Findings of Fact: The project site is located in a MRZ-3 zone, which indicates that the available geologic information shows that mineral deposits are likely to exist, however, the significance of the deposits is undetermined. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity and current RCIP land uses preclude mining in the area.

Mitigation: None

Monitoring: None

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable      A - Generally Acceptable      B - Conditionally Acceptable  
 C - Generally Unacceptable      D - Land Use Discouraged

<b>28. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP Figure S-19 "Airport Locations", County of Riverside Airport Facilities Map

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**29. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The site is located approximately one mile away from the nearest rail line. Due to the distance from the line, noise produced from this line is not expected to significantly affect the proposed project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**30. Highway Noise**

NA  A  B  C  D

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The project is located approximately 0.5 miles from the nearest highway, SR-79 highway. Noise effects from this highway are not seen to negatively impact the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**31. Other Noise**

NA  A  B  C  D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project description and materials

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>32. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<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 groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project description and materials, CGP Fig. VI.11, Staff Review, Letter from the Department of Public Health-Industrial Hygiene dated February 26, 2004.

Findings of Fact: The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazards, the maximum capacity design standard (average daily trips) for highways and major roads shall be used for determining the maximum future noise level." An average daily traffic (ADT) capacity of 43,100 is assumed for Patton Avenue as an "Urban Arterial" roadway (6 lanes), an average daily traffic capacity (ADT) of 20,700 is assumed for Olive Avenue and Rice Road as "Secondary" roadways (4-lanes), as quoted from the "Harvest Valley/Winchester Area Plan Circulation Map (Figure 8 dated 10/7/2003). The project will be impacted from mobile vehicle noise generation from these two sources. It is estimated that 92 - 97% of all noise impacts will result from automobile traffic, 1.87 - 3% will result from Medium Truck traffic, and 0.74 - 5% will result from Heavy Truck traffic. The maximum traffic speed from both sources is 40 MPH and the distance from the center of Patton Avenue to the nearest building face is estimated to be 86 feet and from Olive Avenue and Rice Road is estimated to be 60 feet. A "hard site" assumption was conducted to model the impacts and effects of noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from these two producers at the project site. The standard residential design with windows closed provides a 20 dB attenuation. Interior calculations were based on a five (5') and three (3') foot-receptor elevation (depending on location) inside the dwelling in the room nearest to the noise source and 14 feet above the pad for the second floor in the middle of the room nearest to the noise source.

**Mitigation:** The following conditions shall be applied to the project based on the information provided by the acoustical consultant: a. EIGHT FOOT HIGH (8') (noise barriers) masonry block walls or combination berm and block/privacy wall shall be constructed at the southern boundary on lots with side and rear yards facing Patton Avenue (lots 1 - 17 of the TENTATIVE MAP) b. SIX-FOOT HIGH (6') (noise barriers) masonry block walls or combination berm and block/privacy wall shall be constructed at the eastern boundary on lots with side and rear yards facing Rice Road (lots 81 - 85 and 139 - 141 of the TENTATIVE MAP) c. FIVE-FOOT HIGH (5') (noise barriers) masonry block walls or combination berm and block/privacy wall shall be constructed at the northern boundary on lots with side and rear yards facing Olive Avenue (lots 104, 141 - 145, 150, and 180 - 184 of the TENTATIVE MAP). These walls shall be erected so that the top each of wall extends at least five (5) feet to eight (8) feet (depending on 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 five (5) to eight (8) feet (depending on location) above the highest point between the homes and the road.

In order to adequately address the unmitigated impacts to residential second stories, the developer must submit an additional acoustical study to be reviewed by the Department of Public Health-Industrial Hygiene Division specifically addressing mitigation measures to reduce the interior noise effects upon second stories of all residential buildings to below 45 Ldn. Mitigation measures shall include, but not be limited to "noise resistant windows," "increase insulation," and/or any additional measures as approved by the Department of Public Health-Industrial Hygiene Division. (COA.80.PLANNING.10 and 80.PLANNING.21).

**Monitoring:** The conditions of approval will be monitored by the Department of Building and Safety Permit Review Process and the Department of Public Health-Industrial Hygiene Division.

POPULATION AND HOUSING	Would the project			
<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project description and materials, GIS

Findings of Fact: The project will not displace any existing housing or necessitate the construction of replacement housing. The project will not create any additional demand for housing. The project will not displace any amount of people. The project is not located within a redevelopment area. The project will not have a cumulative effect on regional or local population projections. The project will induce population growth specific to this implementing project by the construction of 184 new housing units. The project is consistent with the planned land use designation set forth in the Harvest Valley/Winchester Area Plan.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

34. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. Compliance with Ordinance 659 and the payment of development impact fees is standard for all approved tract maps. COA (10.PLANNING.11) As this standard is imposed on all applicants and because it must be complied with prior to project completion it is not considered mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None

Monitoring: None

<b>35. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Finding of Fact: The proposed project will incrementally increase the demand for Sheriff services within Riverside County. Compliance with Ordinance 659 and the payment of development impact fees is standard for all approved tract maps. COA (10.PLANNING.11) As this standard is imposed on all applicants and because it must be complied with prior to project completion it is not considered mitigation.

Mitigation: None

Monitoring: None

<b>36. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet Unified School District

Findings of Fact: The project is located in the Hemet Unified School District. The project will generate students to District schools serving the site. The project developer will be required to pay the applicable school impact fee prior to the issuance of building permits based on a current rate of \$2.14 per square foot. This project will be conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. COA (80.PLANNING.12) As these fees are standard to all residential development they are not considered mitigation for the purposes of this environmental assessment.

Mitigation: None

Monitoring: None

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will incrementally increase the demand for Library services within Riverside County. Compliance with Ordinance 659 and the payment of development impact fees is standard for all approved tract maps. COA (10.PLANNING.11) As this standard is imposed on all applicants and because it must be complied with prior to project completion it is not considered mitigation.

Mitigation: None

Monitoring: None

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

Findings of Fact: The use of the proposed 58.58-acre site would not cause an impact on health services. The site is located within the service parameters of County health centers. The presence of medical communities generally corresponds with the increase in population associated with the new development.

Mitigation: None required.

Monitoring: None required.

**RECREATION**

<b>39. Parks and Recreation</b>	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a 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"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project includes an 8.26 acre park that will be maintained by Valleywide Parks and Recreation District. The project is expected to incrementally increase the use of surrounding parks and recreational areas. The project will be required to pay Quimby fees. COA (50.PLANNING.08) Since Quimby Fee payment or parkland dedication is standard on all residential development it is not considered mitigation.

**Mitigation:** None

**Monitoring:** None

<b>40. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

**Findings of Fact:** The project is not located near any RCIP designated trails.

**Mitigation:** None required.

**Monitoring:** None required.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
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<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)?

b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Alter waterborne, rail or air traffic?

f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous	<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
intersections) or incompatible uses (e.g. farm equipment)?				
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: The project will generate traffic to the area and regional transportation system. Patton Avenue is designated by the County General Plan as an Urban Arterial Highway (152' right-of-way, six lanes). As an urban arterial highway, Patton Avenue is designed to carry 48,500 average daily trips (ADT) as a Service Level D roadway. Olive Avenue is designated by the County General Plan as a secondary Highway (100' right-of-way, four lanes). As a secondary highway, Olive Avenue is designed to carry 23,300 average daily trips (ADT) as a Service Level D roadway. Rice Road is designated by the County General Plan as a secondary highway (100' right-of-way, four lanes). The project proposes to increase the planned right from a secondary highway (100') to a major highway (118'). As a major highway (4 lanes), Rice Road is designed to carry 30,700 average daily trips (ADT) as a Service Level D roadway. Patton Avenue, Olive Avenue, and Rice Road, with the required dedications and improvements in place, will have the capacity to handle the vehicles generated by the project without impacting the service level of the roadway. Adequate parking will be provided on-site as required by the parking code for residential use. There may be temporary traffic delays during street widening construction of Patton Avenue, Olive Avenue, and Rice Road, but the delays will cease upon completion of construction. The project is not anticipated to have any significant traffic or circulation impacts. The project has been conditioned for dedication and improvements to Patton Avenue, Olive Avenue, and Rice Road, which are standard to all schedule "A" tract maps as established by Ordinance 460. The project proposal as designed to protect the public's health, safety, and welfare.

Mitigation: The project has been conditioned to provide adequate circulation and maintain required Service Levels. COA (50.TRANS.29)

Monitoring: The conditions of approval are monitored through the Department of Building and Safety Permit Review Process.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact: The project is not located near any RCIP designated bike paths.

Mitigation: None required.

Monitoring: None required.

**UTILITY AND SERVICE SYSTEMS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Water</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff Review, application materials

Findings of Fact: A “will serve” letter has not been provided by the Eastern Municipal Water District.

Mitigation: The project has been conditioned to provide a “will serve” letter from the appropriate water services purveyor. COA (80.PLANNING.22)

Monitoring: The conditions of approval are monitored through the Department of Building and Safety Permit Review Process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Sewer</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff Review, application materials

Findings of Fact: A “will serve” letter has not been provided by the Eastern Municipal Water District.

Mitigation: The project has been conditioned to provide a “will serve” letter from the appropriate sewer services purveyor. COA (80.PLANNING.22)

Monitoring: The conditions of approval are monitored through the Department of Building and Safety Permit Review Process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>45. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Letter from Riverside County Waste Management dated January 22, 2004

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

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Utilities</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**OTHER**

47. Other:

Source: Staff Review

Findings of Fact: No other impacts have been identified.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**OTHER**

48. Other:

Source: Staff review.

Findings of Fact: No other impacts have been identified.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**OTHER**

49. Other:

Source: Staff review.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Application materials

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project application

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

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Source: Staff review, project application

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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Source: Staff review, project application

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

Mitigation: No mitigation required.

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

RCIP: Riverside County Integrated Project

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

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 MAP - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31632 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31632, Amended No. 2, dated 9/29/2004.

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

10. EVERY. 2 SP -PRECEDENCE INEFFECT

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

10. EVERY. 3 MAP - PROJECT DESCRIPTION INEFFECT

The land division hereby permitted is to subdivide 55.59 acres into 186 residential lots and 10 openspace lots with minimum lot sizes of 6,000 square feet.

10. EVERY. 3 SP -CONF ORD LAWS INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances Nos. 348 and 460 and state laws; and shall conform substantially with adopted SPECIFIC PLAN NO. 293 as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 4 MAP - HOLD HARMLESS INEFFECT

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

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10. GENERAL CONDITIONS

10. EVERY. 4                    MAP - HOLD HARMLESS (cont.)                    INEFFECT

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. 4                    SP -CHANGE, WAIVE, OR MODIFY                    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.

10. EVERY. 5                    MAP - 90 DAYS TO PROTEST                    INEFFECT

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

10. EVERY. 5                    SP -VALIDITY DATES                    INEFFECT

SPECIFIC PLAN NO. 293 shall remain valid for twenty (20) years from the date of approval. Should the project not be substantially built out in that period of time, the project proponent shall file an application for a specific plan amendment to extend the maximum life of the specific plan. For the purpose of this condition of approval, substantial build out shall be defined as the issuance of the 3,000th occupancy permit. The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should this time period lapse without substantial build out or without the approval of an amendment extending this time period, SPECIFIC PLAN NO. 293 shall become null and void on October 25, 2015. (Amended by the Planning Commission on 9/13/95.)

10. EVERY. 6                    SP -AMENDMENTS TO SP 293                    INEFFECT

Any amendment to SPECIFIC PLAN NO. 293, even though it may affect only one portion of the specific plan, shall be accompanied by a complete specific plan document, in both paper and electronic formats, which includes the entire

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10. GENERAL CONDITIONS

10. EVERY. 6                    SP -AMENDMENTS TO SP 293 (cont.)                    INEFFECT  
specific plan, including both changed and unchanged parts.

10. EVERY. 7                    SP -PLANNING AND PHASE NUMBER                    INEFFECT  
All planning area and phase numbers shall be maintained throughout the life of SPECIFIC PLAN NO. 293, unless changed through the approval of a specific plan amendment accompanied by a revision to the complete specific plan amendment.

10. EVERY. 8                    SP -LAND DIV FOR PHAS OR FINA                    INEFFECT  
A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.  
for passing standards, the restroom shall be abandoned.

10. EVERY. 9                    SP -RECYCLING PROG PLAN                    INEFFECT  
Each planning area shall comply with the Riverside County recycling program upon the recycling plan's adoption.

10. EVERY. 10                    SP -PRIOR TO PHASE                    INEFFECT  
Prior to the submittal of any subdivision map, or other residential development application within any phase of SPECIFIC PLAN NO. 293 as defined in Table IV-1, a copy of which is attached, all portions of the phase of SPECIFIC PLAN NO. 293 within which the proposed subdivision or residential development is located, 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 accompany all implementing residential development applications.  
(Amended by the Planning Commission on 9/13/95.)

10. EVERY. 11                    SP -ENVIRONMENTAL ASSESSMENT                    INEFFECT  
An environment assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendments, or any other discretionary permit required to implement the

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10. GENERAL CONDITIONS

10. EVERY. 11 SP -ENVIRONMENTAL ASSESSMENT (cont.) INEFFECT

specific plan. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for SPECIFIC PLAN NO. 293.

10. EVERY. 12 SP -90 days prior to submitta INEFFECT

Within ninety (90) days of the adoption of the final Board of Supervisors resolution, or prior to the submittal of any applications or the issuances of any permits, whichever comes first, ten (10) copies of the final specific plan document shall be submitted to the Planning Department for distribution. The documents shall include the final Board of Supervisors resolution, the final specific plan conditions of approval and zoning ordinance, and the Final EIR. A detailed list of required items and their order can be obtained from the Planning Department. (Amended by Planning Staff prior to the Planning Commission hearing on 9/13/95.)

10. EVERY. 13 SP -COMMON AREA INEFFECT

Common areas identified in the specific plan shall be owned and maintained as follows:

- a. A permanent master 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 provide for in these conditions of approval, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.

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10. GENERAL CONDITIONS

10. EVERY. 13                      SP -COMMON AREA (cont.)                      INEFFECT

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.).

10. EVERY. 14                      SP -MASTER MAIN PUBLIC                      INEFFECT

If the permanent master maintenance organization referenced in Condition of Approval No. 3.5 is a public organization, the developer shall comply with the following condition:

- a. Prior to the recordation of any final subdivision map, or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the subdivider shall submit the following documents to the Planning Department and the office of the County Counsel:
1. A declaration of covenants, conditions and restrictions; and
  2. 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.
- b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) contain the following provisions verbatim:

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

1. The property owners' association established herein shall, if dormant, be activated, by incorporation or

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10. GENERAL CONDITIONS

10. EVERY. 14

SP -MASTER MAIN PUBLIC (cont.)

INEFFECT

otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. The decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

2. 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', 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 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.
3. 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'.
4. 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."
- c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

10. EVERY. 15

SP -MAST MAIN PRIVATE

INEFFECT

If the permanent master maintenance organization referenced in Condition of Approval No. 3.5 is a private organization,

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10. GENERAL CONDITIONS

10. EVERY. 15 SP -MAST MAIN PRIVATE (cont.) INEFFECT

the developer shall comply with the following condition:

- a. Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to Planning Department for review, which documents shall be subject to the approval of that department and the Office of the County Counsel:
  1. A declaration of covenants, conditions and restrictions; and
  2. 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.
- b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) provide for ownership of the common area by either the property owners' association of the owners of each individual lot or unit as tenants in common and (d) containing the following provisions verbatim:

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

1. The property owners' association established herein shall, manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County successor-in-interest.
2. 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 assesement lien, once created, shall be prior to all other liens recorded

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10. GENERAL CONDITIONS

10. EVERY. 15 SP -MAST MAIN PRIVATE (cont.) (cont.) INEFFECT

subsequent to the notice of assessment or other document creating the assessment lien.

3. 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'.

4. 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 nay, this Declaration shall control."

c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time the final map is recorded.

10. EVERY. 16 SP -DUAL WATER SYSTEMS INEFFECT

Dual water systems shall be provided in common open space areas for the use of reclaimed water when made available by the water district.

10. EVERY. 17 SP -PRIOR TO ADOPTION INEFFECT

Prior to the Board of Supervisors adoption of the resolutions and ordinances granting final approval of SPECIFIC PLAN NO. 293, COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 336, AND CHANGE OF ZONE NO. 6013, the applicant shall submit to the Planning Department a legal description defining the boundaries of each planning area within SPECIFIC PLAN NO. 293.

10. EVERY. 18 MAP - INFRASTRUCTURE ACCESS INEFFECT

Property Owner agrees to allow Right of Entry to other property owners within the Winchester Ranch project for the purpose of constructing any infrastructure improvements that may be a condition for any of the Winchester Ranch projects to proceed. Such infrastructure improvements shall include, but not be limited to, Roads, Sewer, Water, Storm and Drainage, Parks and Trails. There shall be no monetary or other compensation required to

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10. GENERAL CONDITIONS

10. EVERY. 18 MAP - INFRASTRUCTURE ACCESS (cont.) INEFFECT

allow this right of entry. If property need be taken to construct the improvement, property owner may be compensated at a rate not to exceed the rate previously agreed upon by the participants in the Winchester Ranch Community Facilities Districts.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION INEFFECT

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. 1 SP -DIFFERENCES IN SP INEFFECT

Anything to the contrary, proposed by SPECIFIC PLAN NO. 293 shall not supersede the following. All grading shall conform to the Uniform Building Code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS INEFFECT

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

10.BS GRADE. 2 SP -CONFORMANCE W GEO/SOILS INEFFECT

All grading shall be done in conformance with the recommendations of the included geotechnical/soils reports.

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 3                    SP -COMPLY W LANDUSE                    INEFFECT

All subsequent subdivisions and specific land uses related to SP 293 shall comply with the recommendations of this Specific Plan and all its conditions of approval and shall reference themselves to it.

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

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

10.BS GRADE. 4                    SP -GRAD W/SLOPES GREATER 25%                    INEFFECT

Grading in areas which have natural slopes of 25% or steeper will not be permitted without Planning Department approval.

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

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

10.BS GRADE. 5                    SP -EROSION AND RAINY SEA CON                    INEFFECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

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

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

10.BS GRADE. 8                    MAP-G2.10 SLOPE SETBACKS                    INEFFECT

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

10.BS GRADE. 9                    MAP\* - NO GRDG & SUBDIVIDING                    INEFFECT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 9                    MAP\* - NO GRDG & SUBDIVIDING (cont.)                    INEFFECT  
EXCEPTION FROM THE PLANNING DIRECTOR.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP - COMMENTS ON A2                    INEFFECT  
The project is to be serviced water and sanitary sewer by Eastern Municipal Water District. Use of reclaimed water is to be encouraged for all greenbelt and landscaped areas.

10.E HEALTH. 2                    SP - COMMENTS ON A3                    INEFFECT  
Eastern Municipal Water District (EMWD) will be providing the water and sanitary sewer facilities which will be servicing the Winchester Hills Specific Plan. EMWD will need again to specify in their "will-serve" letters for Amended No. 3 exactly which water reclamation facility will be treating the flow(s) from the Winchester Hills development, i.e. Peris Valley, Sun City, Etc.

FIRE DEPARTMENT

10.FIRE. 1                        MAP-#50-BLUE DOT REFLECTORS                    INEFFECT  
Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2                        MAP-#16-HYDRANT/SPACING                    INEFFECT  
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 660 feet apart.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

INEFFECT

Tract 31632 is a proposal to subdivide 55.59-acres into residential lots in the Winchester area. The site is located on the northwest corner of Newport Road and Rice Road, Salt Creek bisects this tract. This tract is within the Winchester Hills Specific Plan (SP 293).

The northern portion of the site is located within the 100 year Zone A floodplain limits for Salt Creek as delineated on Panel No. 060245-2125 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District is currently constructing Stage 6 of the Salt Creek Channel through this site. This site may be still subject to Salt Creek overflows until the existing undersized box culvert at Rice Road is removed as an impediment. This improvement will have to be made in order to clear up the floodplain for Salt Creek in its entirety. The removal of this culvert is not part of the Salt Creek Channel Stage 6 contract, nor is it part of the Specific Plan.

The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to issuance of grading permits or recordation of the final map, unless the District has already revised the map. Alternatively, the Chief Engineer may approve grading once the construction of the District's Salt Creek Channel project is complete; the plans for the removal of the Rice Road obstruction are approved and bonded and the developer has submitted hydraulic studies showing that the 100-year flood plain is contained in the channel. The developer shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain.

A drainage area of approximately 100 acres is tributary to the site from the south. The tentative map does not show any means to address this. However, the storm drains proposed by this tract (31632) and Tract 31633 are also contained in the CFD storm drain facilities master drainage plan being finalized by Webb Engineering. This network of storm drains would be the functional equivalent to the system proposed in the drainage plan in the approved Winchester Hills SP 293. These proposed facilities would protect this site (Tract 31632) from offsite flows from the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                   MAP FLOOD HAZARD REPORT (cont.)                   INEFFECT

south. Tract 31632 has three options: 1. Wait for the offsite facilities to be constructed by others 2. Construct the offsite facilities itself or 3. Devise an alternate interim scheme of flood protection. Interim facilities would still need to be constructed to District standards and must be publicly maintained in order to be credited with providing for public health and safety. The applicant shall construct the approved MDP drainage facilities along this site and construct the necessary MDP facilities upstream of Newport Road that would provide adequate collection of tributary storm flows into the MDP facilities. This would require some offsite improvements that shall be addressed in the environmental assessment for this tract.

Should this development desire to use the existing maintenance roads for Salt Creek Channel as a multi-purpose trail the developer shall identify a viable entity to hold harmless, defend and indemnify the District.

10.FLOOD RI. 2                   MAP CONST OUTLET TO SALT CREEK                   INEFFECT

The developer shall construct all storm drain facilities required to protect the site from flooding per drainage plan for the Winchester Hills Specific Plan or the CFD storm drain facilities MDP if finally approved.

10.FLOOD RI. 3                   MAP ADP FEES -GENERAL INFO                   INEFFECT

The northeast corner of the site is located within the bounds of the Salt Creek Channel, Winchester-North Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 4                   XXM-10 YR CURB - 100 YR ROW                   INEFFECT

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the

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10. GENERAL CONDITIONS

10.FLOOD RI. 4                   XXM-10 YR CURB - 100 YR ROW (cont.)                   INEFFECT

street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. All lots shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 5                   XXM-100 YR SUMP OUTLET                   INEFFECT

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

10.FLOOD RI. 6                   XXM-COORDINATE DRAINAGE DESI                   INEFFECT

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading.

10.FLOOD RI. 8                   XXM-SUBMIT DRAINAGE EASE DOC                   INEFFECT

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

10.FLOOD RI. 11                  MAP OWNER MAINT NOTICE                   INEFFECT

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 18                  MAP BMP - ENERGY DISSIPATOR                   INEFFECT

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipaters shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

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10. GENERAL CONDITIONS

10.FLOOD RI. 19            MAP BMP - TRASH RACKS            INEFFECT

Trash Racks shall be installed at all inlet structures that collect runoff from open areas with potential for large, floatable debris.

10.FLOOD RI. 20            MAP FEMA PANEL NO            INEFFECT

Tract 31632 is within the 100 year Zone A flood plain limits as delineated on Panel No. 060245-2125 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

10.FLOOD RI. 21            MAP POST CONST BMPS FILTRATION            INEFFECT

All proposed impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMP's can be found in the attachment to Supplement A, "Selection of Design of Stormwater Quality Controls".

PLANNING DEPARTMENT

10.PLANNING. 1            BP - BMR043839 FINALED            INEFFECT

NOT FINAL ON THE GARAGE UNTIL BMR043839 IS FINALED OR BOTH TOGETHER. GARAGE NOT ALLOWED IN RA ZONE WITHOUT A MAIN BUILDING. BOTH CAN BE FINALED TOGETHER.

10.PLANNING. 1            SP -DIM OR DIS OF AG PRES            INEFFECT

Prior to or concurrent with the submittal of any subdivision map, or other development proposal for property within Planning Areas 30, 31, 32, 33, and 45b in SPECIFIC PLAN NO. 293, the applicant shall submit, to the Planning Department, an application for the diminishment or disestablishment of the agricultural preserve affecting the planning area(s) within which the proposed project is located, and where needed shall also submit a petition for the cancellation of the applicable land conservation contracts. (Amended by Planning Staff prior to the Planning Commission hearing on 9/13/95.)

10.PLANNING. 2            MAP - FEES FOR REVIEW            INEFFECT

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or

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10. GENERAL CONDITIONS

10.PLANNING. 2                   MAP - FEES FOR REVIEW (cont.)                   INEFFECT

building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 2                   SP -DISES & DIMISN AG PRES                   INEFFECT

Prior to or concurrent with the submittal of an application for the diminishment or disestablishment of the agricultural preserve for a planning area within SPECIFIC PLAN NO. 293, a change of zone application, proposing zoning necessary to implement the land uses set forth in the specific plan as an alternative to agricultural use of the planning area, shall be filed with the Planning Department. This change of zone must ultimately be heard and approved by the Planning Commission and Board of Supervisors.

10.PLANNING. 3                   MAP\*- ORIGINAL APPROVAL DATE                   INEFFECT

The Board of Supervisors approval date of the original tentative map occurred on \_\_\_\_\_. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

10.PLANNING. 4                   MAP - LANDSCAPE MAINTENANCE                   INEFFECT

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. 5                   MAP - TRAIL MAINTENANCE                   INEFFECT

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

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10. GENERAL CONDITIONS

10.PLANNING. 7                   MAP - NO OFFSITE SIGNAGE                   INEFFECT

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 8                   MAP - OFFSITE SIGNS ORD 679.4                   INEFFECT

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. 10                  MAP - NPDES COMPLIANCE (1)                   INEFFECT

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 11                  MAP - ORD NO. 659 (DIF)                   INEFFECT

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE

INEFFECT

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. 13 MAP - REQUIRED MINOR PLANS

INEFFECT

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

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10. GENERAL CONDITIONS

10.PLANNING. 13            MAP - REQUIRED MINOR PLANS (cont.)            INEFFECT

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. 14            MAP - DESIGN GUIDELINES            INEFFECT

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 15            MAP - GEO NO. 1262            INEFFECT

County Geologic Report (GEO) No. 1261 and 1262 consist of the same document and was submitted for Tract 31633 and Tract 31632 respectively. The report was prepared by EnGen Corporation and is entitled: "Geotechnical/Geological Engineering Study, Assessor's Parcel Numbers: 461-210-003, 461-210-004, 461-210-007, 461-200-002, 461-200-011, 461-200-013, 461-200-014, 461-200-016, SF 150 - Tracts 31632 and 31633, Rice Road and Olive Avenue, Winchester area of Riverside County, California", dated December 23, 2003. In addition, EnGen prepared the following documents, which are herein incorporated as a part of GEO No. 1261 and 1262:

1."Response to Review Comments, County Geologic Report No. 1261 & No. 1262 (Liquefaction), SF 150 - Tracts 31633 and 31632, Assessor's Parcel Numbers: 461-210-003, 461-210-004, 461-210-007, 461-200-002, 461-200-011, 461-200-013, 461-200-014, 461-200-016, Rice Road and Olive Avenue, Winchester area of Riverside County, California", dated May 31, 2004.

2."Response to Review Comments No. 2, County Geologic Report No. 1261 & No. 1262 (Liquefaction), SF 150 - Tracts 31633 and 31632, Assessor's Parcel Numbers: 461-210-003, 461-210-004, 461-210-007, 461-200-002, 461-200-011, 461-200-013, 461-200-014, 461-200-016, Rice Road and Olive

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - GEO NO. 1262 (cont.)

INEFFECT

Avenue, Winchester area of Riverside County, California", dated August 31, 2004.

GEO No. 1261 & 1262 concluded:

1. Portions of the project site [Planning Area 30, extending to the area immediately south of Salt Creek (northernmost portion of PA 32)] were found to be potentially liquefiable.

2. Most portions of the site (Planning Area 33 and Tract 31633) were found to be non-liquefiable.

3. The intermingling of sediments carried by a meandering stream and those derived from a local source produced a highly heterogeneous package of interbedded coarse- and fine-grained soils. These complex depositional environments created the wide variety of grain sizes and soil densities encountered regionally and that directly influences liquefaction at each one of the sites.

4. At the specific sites considered in this study, EnGEN found conditions that would require removals of at least 5-feet. EnGEN did not find conditions that would warrant a blanket removal depth of 8-feet. Blanket removal to 8-feet is not necessary since there is no indication of potential for lateral spread.

GEO No. 1261 & 1262 recommended:

1. Removal of 5 feet of alluvium to accomplish mitigation the potential of both liquefaction and hydrocollapse.

2. Use of post-tensioned slab-on-grade foundations for the zone immediately adjacent to the Salt Creek channel and the area north of Salt Creek.

3. The site conditions and report recommendations are to be re-evaluated and verified by the conditions encountered during grading.

GEO No. 1262 and 1263 satisfy the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1340 is hereby accepted for planning purposes.

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10. GENERAL CONDITIONS

10.PLANNING. 16                   MAP - MAP ACT COMPLIANCE                   INEFFECT

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. 17                   SP\* - PROJ PA STANDARDS                   INEFFECT

This implementing project is within Planning Areas 30, 32, and 33 of the SPECIFIC PLAN (Winchester Hills). Accordingly, this project is subject to these development standards:

1. All residential lots must be at least 6000 square feet.
2. The maximum number of dwelling units in this planning area is 186.
3. Entry monumentation is required at the intersection of Olive and Streets O and L and at Newport and Adams and at Rice and Street A.
4. Roadway landscaping is required along Rice, Newport and Olive Roads.
5. Recreational trails are located along Salt Creek, and Newport and Olive Roads.
6. This implementing map is conditioned to build a park at NW intersection of Rice and Patton prior to the 165th building permit.
7. Residential buildings must conform substantially to the design guidelines on pages IV-1 to IV-368 of the SPECIFIC PLAN.
8. Sidewalks along Olive and Newport Road shall be meandering, in substantial conformance to Figure IV-118 of the SPECIFIC PLAN.

10.PLANNING. 18                   BIO COMMENTS                   INEFFECT

PDB# 2716 - General bio survey; prepared by Principe & Associates 2/2004; received 2/27/04. 55.59 acres of flat-lying topography which has been cleared for former residential and agricultural usage. About half the site contains only ruderal vegetation with scattered ornamental eucalyptus trees. The other half of the site is wheat field. No water occurs on the site. The lack of vernal pools and alkaline soil precludes habitat for Wright's trichocoronis, spreading navarretia, and CA Orcutt grass. No burrowing owls or potential burrows were observed. SKR fee is required.

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10. GENERAL CONDITIONS

10.PLANNING. 19                   MAP FRONT YARD LANDSCAPING                   RECOMMND

This condition applies only to Schedule A-D tract maps. All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.  
EOT1

10.PLANNING. 20                   MAP - VIABLE LANDSCAPING                   RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."  
EOT1

TRANS DEPARTMENT

10.TRANS. 1                       MAP - TS/CONDITIONS 1                   INEFFECT

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in community development areas at intersections of any combination of secondary highway, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate Level of Service for the following intersections based on the traffic study assumptions.

- I-215 NB Ramps/Newport Road
- I-215 SB Ramps/Newport Road
- Leon Road/Newport Road
- Leon Road/Olive Avenue

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS 1 (cont.)

INEFFECT

Beeler Road/Newport Road  
Adam Street/Newport Road  
Rice Road/Newport Road  
Rice Road/Olive Avenue  
SR-79/Domenigoni Parkway

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

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

10.TRANS. 1 SP -AMEND GEN PLAN ROADS

INEFFECT

The project proponent shall submit an application to amend the following General Plan roads to the following classifications:

- a. Extend Patton Avenue west of La Ventana Road to connect with Newport Road as a 6 lane Specific Plan Roadway. The actual cross-section will be approved by the Director of Transportation.
- b. Upgrade Patton Avenue from La Ventana Road to State Route 79, to an Urban Arterial Highway from a Major Highway.
- c. Realign Patton Avenue from Rice Road to State Route 79, to match the relocation of Newport Road as identified in CGPA No. 374 (enclosure).
- d. Upgrade Briggs Road, from Simpson Road to McCall Road, to an Urban Arterial Highway from an Arterial Highway.
- e. Realign and upgrade Briggs Road, from Newport Road to Simpson Road, from a Major Highway to an Arterial Highway, as identified on page 79 of the traffic study.
- f. Upgrade Leon Road, from Patton Avenue to Olive Avenue, to an Urban Arterial Highway from a Major Highway.
- g. Upgrade Leon Road, from Holland Road to Patton Avenue, and from Olive Avenue to Grand Avenue, to an Arterial Highway from a Major Highway.

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10. GENERAL CONDITIONS

10.TRANS. 1                      SP -AMEND GEN PLAN ROADS (cont.)                      INEFFECT

h. Upgrade and connect Chambers Avenue from Briggs Road to Leon Road, to an Urban Arterial Highway from a Specific Plan Highway.

i. Add El Callado Road, between Simpson Road and relocated State Route 79.

j. Extend Holland Road as a Major roadway, easterly from Beeler Road, to provide the new connection between Beeler Road and Winchester Road.

k. Delete from the Circulation Element of the General Plan the following facilities: Matthews Road, from Sherman Road to Grand Avenue; La Ventana Road, from Patton Road to Olive Avenue; Eucalyptus Road, from Patton Road to Olive Avenue; Beeler Road, from Patton Road to Olive Avenue; Chambers Avenue, from Menifee Road to Briggs Road.

10.TRANS. 2                      MAP - DRAINAGE 1                      INEFFECT

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. 3                      MAP - DRAINAGE 2                      INEFFECT

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.

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - STD INTRO 3(ORD 460/461) INEFFECT

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. 9 MAP - UTILITY INSTALL. 1 INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10 MAP - OFF-SITE PHASE INEFFECT

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. 2 MAP - EXPIRATION DATE INEFFECT

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2                    MAP - EXPIRATION DATE (cont.)                    INEFFECT

a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

30. PRIOR TO ANY PROJECT APPROVAL

BS GRADE DEPARTMENT

30.BS GRADE. 1                    SP -DEVELOPMENT STANDARDS                    MET

Prior to an project approval the development standards of Specific Plan No. 293 shall be reviewed and complied with.

30.BS GRADE. 2                    SP -REQUIREMENTS OF B&S                    MET

The subdivider shall comply with the requirements set forth in the Department of Building and Safety: Grading Section's transmittal dated 3/28/95, a copy of which is attached.

30.BS GRADE. 23                    SP -NPDES GENERAL PERMIT                    DEFERRED

This project will disturb five or more acres or is part of a larger project that will disturb five or more acres and will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the state Water Resources control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements for the regarding the NPDES Construction General Permit.

30.BS GRADE. 24                    SP -STEPHENS KANGAROO RAT                    DEFERRED

No permits allowing grading, construction, or surface alterations, shall be issued unless a request for an allocation of take authorizing take of the Stephens' Kangaroo Rat has been approved by the Department of

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30. PRIOR TO ANY PROJECT APPROVAL

30.BS GRADE. 24            SP -STEPHENS KANGAROO RAT (cont.)            DEFERRED

Building and Safety.

Prior to the issuance of a grading permit, building permit for the construction of a primary structure, a mobilehome site preparation permit, or mobilehome installation jpermit, whichever comes first:

- a. A Section 10(a) Permit issued pursuant to the provisions of the Federal Endangered Species Act of 1073 and an Agency Agreement State Endangered Species Act which authorize take of the Stephens' Kangaroo Rat must be in effect.
- b. A report, prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap the Stephens' Kangaroo Rat for scientific purposes, documenting the amount and quality of occupied Stephens' Kangaroo Rat habitat subject to disturbance or destruction must have been submitted to the Department of Building and Safety for review and approval. In addition, a request for an allocation of take authorizing take of the Stephens' Kangaroo Rat must have been submitted to and approved by the Department of Building and Safety.

30.BS GRADE. 25            SP -GRADING IN EXCESS 199CY            NOTAPPLY

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety department.

30.BS GRADE. 26            SP -IMPORT/EXPORT GRAD PLAN            NOTAPPLY

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.

30.BS GRADE. 27            SP -NOT LETTER OFFSITE GRAD            NOTAPPLY

A notarized letter of permission, from the affected property owners, is required for any proposed off-site grading.

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30.BS GRADE. 28            SP -OFFSITE CONSTRUCTION            NOTAPPLY

A recorded easement is required for any proposed off-site construction.

30.BS GRADE. 29            SP -DRAINAGE GRAD MINIMUM            MET

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

30.BS GRADE. 30            SP -DRAIN FAC & TERR CONFORM            MET

Provide drainage facilities and terracing in conformance with Section 7012 of the Uniform Building Code.

30.BS GRADE. 31            SP -NPDES NOTICE            DEFERRED

Notice: EFFECTIVE OCTOBER 1, 1992 OWNER OPERATORS OF CONSTRUCTION PROJECTS ARE REQUIRED TO COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION PERMIT FROM THE STATE WATER RESOURCE CONTROL BOARD (SWRCB). THE CONSTRUCTION PERMIT REQUIREMNT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OF LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR MAY OBTAIN COMPLIANCE BY SUBMITTING A NOTICE OF INTENT (NOI) AND MONITORING 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.

30.BS GRADE. 32            SP -SLOPE SETBACKS            MET

Observe slope setbacks per Section 2907, figure 29-1 Section 7011, and figure 70-1 of the Uniform Building Code.

30.BS GRADE. 33            SP -PREGRADE MEETINGS            NOTAPPLY

Any pregrade meetings shall include a Building and Safety Department Grading Division representative.

30.BS GRADE. 34            SP -MASS GRADING            INEFFECT

If mass grading of the entire 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 its parcels is being made, an exception to Ordinance 460, Section 4.4b, shall be

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30.BS GRADE. 34 SP -MASS GRADING (cont.) INEFFECT

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

30.BS GRADE. 35 SP -CERTIFICATION AFFECT GR DEFERRED

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, additional geotechnical and soils reports, Departmental clearances and the amount being graded. This applies as these are requirements of the specific plan, EIR or a condition of approval.

30.BS GRADE. 36 SP -PRIOR TO OVER 50CY GRAD DEFERRED

Prior to commencing any grading in excess of 50 cubic yards, the applicant shall obtain a grading permit and approval to construct from the Building and Safety department.

30.BS GRADE. 37 SP -LANDSCAPE SIGN & BONDED DEFERRED

Landscape plans are to be signed and bonded per the requirements of Ordinance 457, see form 284-47.

30.BS GRADE. 38 SP -DUST CONTROL DEFERRED

During the actual grading, all necessary measures to control dust shall be implemented by the developer.

30.BS GRADE. 39 SP -DRAIN FAC FOR 100 YR FL DEFERRED

All drainage facilities shall be designed to accommodate 100 year storm flows or as approved by the Riverside County Flood Control District.

30.BS GRADE. 40 SP -STEPHENS KANGAROO RAT DEFERRED

Prior to the issuance of a grading or building permit, the applicant shall comply with the provisions of Ordinance No. 663 by paying the appropriate fee set forth in that ordinance. Should Ordinance No. 663 be superseded by the provisions of a Long Term Habitat Conservation Plan for the Stephens' Kangaroo Rat prior to the payment of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.BS GRADE. 40            SP -STEPHENS KANGAROO RAT (cont.)            DEFERRED

aforementioned fee, the applicant shall pay the fee required by the Long Term Habitat Conservation Plan for the Stephens' Kangaroo Rat as implemented by County ordinance or resolution.

30.BS GRADE. 41            SP -GNATCATCHER PR GRADING            DEFERRED

Prior to the issuance of any grading permit or recordation of the final map, the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Polioptila californica californica*). 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 participation in the Natural Community Conservation Planning program established by the State of California.

30.BS GRADE. 42            SP -GRAD PERMIT PRIOR TO CON            DEFERRED

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

30.BS GRADE. 43            SP -SLOPES PLAND AND IRRIGATE            DEFERRED

Plant and irrigate all slopes greater than or equal to 3' in vertical height with grass or ground cover. Slopes that exceed 15' in vertical height are to be provided with shrubs and/or trees per county ordiance 457, see form 284-47.

E HEALTH DEPARTMENT

30.E HEALTH. 1            SP -DEVELOPMENT STANDARDS            MET

Prior to any project approval the development standards of Specific Plan No. 293 shall be reviewed and complied with.

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30. PRIOR TO ANY PROJECT APPROVAL

FIRE DEPARTMENT

30.FIRE. 1                    SP   -DEVELOPMENT STANDARDS                    MET

Prior to any project approval the development standards of Specific Plan No. 293 shall be reviewed and complied with.

FLOOD RI DEPARTMENT

30.FLOOD RI. 1                SP   -COMPLIANCE W/LETTER                    MET

The subdivider shall comply with the requirements set forth by the Riverside County Flood Control District's letter dated 4/25/95, a copy of which is attached. (Amended by Staff prior to the Planning Commission hearing on 7/19/95.)

30.FLOOD RI. 2                SP   -FLOODPLAIN AFFECTS                    MET

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

- a. A flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The submittal of the related Salt Creek Channel improvement plans and final District approval will not be given until a conditional Letter of Map Revision (CLOMR) has been received from FEMA. Salt Creek Channel construction bonds shall not be released until a final letter of Map Revision (LOMR) has been obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis as a special hydraulic study, and a minimum deposit of \$3,000 will be required before processing is initiated. A flat fee of \$2,000 shall be required prior to final Salt Creek Channel improvement plan approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made

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30. PRIOR TO ANY PROJECT APPROVAL

30.FLOOD RI. 2                    SP -FLOODPLAIN AFFECTS (cont.)                    MET

directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

30.FLOOD RI. 7                    SP -MAPPED FLOOD PLAIN                    DEFERRED

A mapped flood plain is impacted by this project, therefore, the applicant shall obtain a Section 1601/1603 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements prior to recordation of the individual tracts which impact the mapped flood plain. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

30.FLOOD RI. 8                    SP -SALT CREEK WATERSHED                    DEFERRED

Prior to recordation of any subdivision map within the Salt Creek watershed, including financing map, the ultimate Salt Creek Channel through the project along with appropriate collection and outlet facilities must be constructed or a financing mechanism other than Salt Creek ADP to pay for its construction must be in place.

30.FLOOD RI. 9                    SP -NPDES REQUIREMENT                    DEFERRED

This project will disturb more than five acres and will require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for any grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt.

30.FLOOD RI. 10                    SP -DOWNSTREAM DRAINAGE                    DEFERRED

The downstream drainage facilities necessary to drain this project shall be in place prior to issuance of any building permits or as approved by Riverside County Flood Control and Water Conservation District.

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30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1                    SP   - DEVELOPMENT STANDARDS                    MET

Prior to any project approval the development standards of Specific Plan No. 293 shall be reviewed and complied with.

PLANNING DEPARTMENT

30.PLANNING. 1                SP   -DEVELOPMENT STANDARDS                    MET

Prior to any project approval the development standards of Specific Plan No. 293 shall be reviewed and complied with.

30.PLANNING. 2                SP   -PRIOR TO SUB MAPS OR APPR                    MET

Prior to approval of any subdivision maps or approval of any plot plan or use permit, SPECIFIC PLAN NO. 293, COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 336, AND CHANGE OF ZONE NO. 6013 shall be approved by the Board of Supervisors and shall be effective. (Amended by Planning Staff prior to the Planning Commission hearing on 9/13/95.)

30.PLANNING. 3                SP   -LOTS CREATED                                    MET

Lots created by land divisions within SPECIFIC PLAN NO. 293 shall be in conformance with the development standards of the zone ultimately applied to the property, and all other applicable County standards.

30.PLANNING. 4                SP   -DESIGN PLANS                                    DEFERRED

Design plans for the common areas specifying the location and extent of landscaping and irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle) shall be submitted during the review process for development applications, which incorporate common areas. Additionally, all proposed structures shall be shown on said plans.

30.PLANNING. 5                SP   -SPECIAL STUDIES/REPORT                    MET

The following special studies/reports shall accompany implementing development applications in the planning areas listed below:

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30.PLANNING. 5                    SP -SPECIAL STUDIES/REPORT (cont.)                    MET

Study/Report	Planning Area
a. Detailed Preliminary Grading Plans	All Planning Areas
b. Liquefaction Report	All Planning Areas
c. Archaeological Survey	21, 22, 25, 26a, 26b, 27, 42 through 61
d. Biological Survey	All Planning Areas
e. Acoustical Study	All Planning Areas
f. Other (as determined by subsequent environmental assessments)	All Planning Areas

30.PLANNING. 6                    SP -ARCH STUDY PRIOR TO                    DEFERRED

Prior to the preparation of Archaeological Survey, the Archaeologist shall consult with the Pechanga Band of Luiseno Indians regarding the significance of archeological sites, and their proper mitigation. There shall be a tribal monitor present during the test excavation phase. Prior to excavations, there shall be an agreement in place for the return of sacred objects, religious items, or human remains to the tribe.

30.PLANNING. 7                    SP -CEQA AMENDMENT                    MET

An amendment to the California Environmental Quality Act (CEQA), codified as Public Resources Code Section 21081.6 required the preparation of a program to ensure that all mitigation measures are fully and completely implemented. The Environmental Impact Report prepared for SPECIFIC PLAN NO. 293, imposes certain mitigation measures on the project. Certain conditions of approval for SPECIFIC PLAN NO. 293 constitute self contained reporting/monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting/monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8                    SP   -FIRE STATION PAREA 42                    NOTAPPLY

Fire Station (Planning Area 42)- Site will be dedicated to the County during or prior to development within Planning Area 42

30.PLANNING. 9                    SP   -OPEN SPACE PAREAS 59&49                    NOTAPPLY

Open Space (Planning Areas 59 & 49)- Deed transfer to public/private entity to occur at parcelization of any adjacent Planning Area within Phase IV

30.PLANNING. 10                    SP   -PASEO GREEN P AREA 1&2                    NOTAPPLY

Paseo Greenbelt (Planning Area 7 & 15)- To be completed concurrently with retail/commercial development in Planning Area 1

30.PLANNING. 11                    SP   -PASEO GRE P AREA 7&15                    NOTAPPLY

Paseo Greenbelt (Planning Area 7 & 15- To be completed concurrently with adjacent development in Planning Area 7

30.PLANNING. 12                    SP   - PASEO GRE P AREA 21                    NOTAPPLY

Paseo Greenbelt (Planning Area 21)- To be completed concurrently with adjacent development in Planning Area 21

30.PLANNING. 13                    SP   -PASEO GRE P AREA 28                    NOTAPPLY

Paseo Greenbelt (Planning Area 28a)- To be completed concurrently with adjacent development in Planning Area 28)

30.PLANNING. 14                    SP   -PASEO GRE P AREA 33                    NOTAPPLY

Paseo Greenbelt (Planning Area 33)- To be completed concurrently with adjacent development in Planning Area 33

30.PLANNING. 15                    SP   -PASEO GRE P AREA 38                    NOTAPPLY

Paseo Greenbelt (Planning Area 38)- To be completed concurrently with adjacent development in Planning Area 38

30.PLANNING. 27                    SP   -PLANNING CLEARANCE PRIOR                    DEFERRED

Prior to issuance of a building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27            SP -PLANNING CLEARANCE PRIOR (cont.)            DEFERRED

Planning Department that all pertinent conditions of approval have been satisfied with the specific plan for the phase of development in question.

30.PLANNING. 28            SP -PLANNING AREA PARK            DEFERRED

Prior to the issuance of any building permits iwhtin Planning aRea 31, 33, 34, 38a, 38b, 40, 43, 44, 45a, 45b, 46, 47a or 47b detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity as set forth in condition of Approval No. 3.11 for the park sites identified as Planning Areas 32 and 37. The detailed park plans shall provide for active reacreational facilities and uses, and shall conform with the design criteria described in the specific plan document for Planning areas 32 and 37 and with the requirements of the Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11. The detailed park plans shall include landscape and irrigation plans and documentation evidencing a permanent maintenance mecnanism for the park and its facilities. Prior to the issuance of the 250th occupancy permit anywhere within the area defined as Planning Areas 31, 33, 34, 35, 38a, 38b, 40,43,44,45a, 45b, 46, 47a, and 47b, the park designated as Planning Area 37 shall be constructed in accordance with approved park plans and fully operable. Prior to the issuance of the 500th occupancy permit anywhere within the area described as Planning Areas 31, 33, 34, 35, 38a, 38b, 40, 43, 44, 45a, 45b, 46, 47a, and 47b, the park designated a Planning Area 32 shall be constructed in accordance with approved park plans and fully operable. (Amended by the Planning Commission on 10/25/95.)

30.PLANNING. 29            SP -PLANNING AREA 19 PARK            NOTAPPLY

Prior to the issuance of any building permits within Planning Areas 17, 21, 26a, 26b, or 27 detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity as set forth in condition of Approval No. 3.11 for the park site identified as Planning Area 19. The detailed park plans shall provide for active recreational facilities and uses, and shall conform with the design criteria described in the specific plan document for Planning Area 19 and with the requirements of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29                    SP -PLANNING AREA 19 PARK (cont.)                    NOTAPPLY

Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11. The detailed park plans shall include landscape and irrigation plans and documentation evidencing a permanent maintenance mechanism for the park and its facilities. Prior to the issuance of the 250th occupancy permit anywhere within the area described as Planning Areas 17, 21, 26a, 26b and 27, the park designated as Planning Area 19 shall be constructed in accordance with approved park plans and fully operable. (Amended by the Planning Commission on 10/25/95.)

30.PLANNING. 30                    SP -PLANNING AREA 11                    NOTAPPLY

Prior to the issuance of any residential building permits within Planning Areas 1, 2, 7, 8, 10, or 15, detailed park plans shall be submitted to and approved by the Planning department and the Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11 for the park site identified as Planning area 11. The detailed park plans shall provide for active recreational facilities and uses, and shall conform with the design criteria described in the specific plan document for Planning Area 11 and with the requirements of the Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11. The detailed park plans shall include landscape and irrigation plans and documentation evidencing a permanent maintenance mechanism for the park and its facilities. Prior to the issuance of the 250th occupancy permit anywhere within the area described as Planning Areas 1, 2, 7, 8, 10, and 15, the park designated as Planning Area 11 shall be constructed in accordance with approved park plans and fully operable. (Amended by the Planning Commission on 9/13/95.)

30.PLANNING. 31                    SP -PARK PLANS P AREA 55                    NOTAPPLY

Prior to the issuance of any building permits within Planning Areas 50a, 50b, 51, 52, 53, 57, 58, 60, or 61, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11 for the park site identified as Planning Area 55. The detailed park plans shall provide for active recreational facilities and uses, and shall conform with the design criteria described in the specific plan document for Planning Area 11 and with the requirements of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31                    SP -PARK PLANS P AREA 55 (cont.)                    NOTAPPLY

Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11. The detailed park plans shall include landscape and irrigation plans and documentation evidencing a permanent maintenance mechanism for the park and its facilities. Prior to the issuance of the 250th occupancy permit anywhere within the area described as Planning Areas 50a, 50b, 51, 52, 53, 57, 58, 60, and 61, the park designated as Planning Area 55 shall be constructed in accordance with approved park plans and fully operable. (Amended by the Planning Commission on 10/25/95.)

30.PLANNING. 32                    SP -PLANNING AREA 28B PARK                    NOTAPPLY

Prior to the issuance of the 1,250th building permit anywhere within SPECIFIC PLAN NO. 293, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11 for the community park site identified as Planning Area 28b. The detailed park plans shall provide for active recreational facilities and uses, and shall conform with the design criteria described in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11. The detailed park plans shall include landscape and irrigation plans and documentation evidencing a permanent maintenance mechanism for the park and its facilities. Prior to the issuance of the 2,500th occupancy permit anywhere within SPECIFIC PLAN NO. 293, but not later than 10 years after issuance of the first occupancy permit anywhere within SPECIFIC PLAN NO. 293. The park designated as Planning Area 28b shall be constructed in accordance with approved park plans and fully operable. (Amended by Planning Staff prior to the Planning Commission hearing on 9/13/95.)

30.PLANNING. 33                    SP -HEMET UNIFIED SCHOOL MIT                    DEFERRED

Impacts to the Hemet Unified School District will be mitigated in accordance with California State law. All school sites shall meet the requirements of the district in terms of size, location, access, and absence from environmental constraint.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34            SP -SCHOOL MITIGATION            NOTAPPLY

Impacts to the Menifee Union School District shall be mitigated in accordance with the provisions of the School Facilities Mitigation agreements by and among Menifee Union School District and Lisle Miller executed August 24, 1995, and by and among Menifee Union School District and San Pedro Farm executed September 6, 1995. All school sites shall meet the requirements of the district in terms of size, location, access, and absence from environmental constraint. (Amended by the Planning Commission at its hearing on 10/25/96.)

30.PLANNING. 35            SP -PERRIS UNION HIGH SCHOOL            NOTAPPLY

Impacts to the Romoland School District and the Perris Union High School District shall be mitigated in accordance with the provisions of the School Mitigation Agreements by and among the Romoland School District, Perris Union High School District, Community Facilities District No. 91-1 of the Romoland School District, and Andre Van Der Poel, Philip G. Troost, Kenneth Menifee, Inc., Andrew Choi, M.D., and John M. Wilhelm executed by the districts on February 13, 1996. All school sites shall meet the requirements of the district in terms of size, location, access, and absence from environmental constraint. (Amended by the Planning Commission at its hearing on 10/25/96.)

30.PLANNING. 36            SP -RIPARIAN PLAN AREA 50            NOTAPPLY

Riparian (Planning Area 50) - Dedicated during construction of Planning Area 51, or replaced by acreage in a 2:1 ratio with riparian flora planted in flow line of water in Salt Creek Channel.

30.PLANNING. 37            SP -RIPARIAN PLAN AREA 52            NOTAPPLY

Riparian (Planning Area 52) - Dedicated during construction of Planning Area 53, or replaced by acreage in a 2:1 ration with riparian flora planted in flow line of water in Salt Creek Channel.

TRANS DEPARTMENT

30.TRANS. 1                SP -DEVELOPMENT STANDARDS            MET

Prior to any project approval the development standards of Specific Plan No. 293 shall be reviewed and complied with.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2                      SP -COMPLY W/REQ FROM TRANS                      INEFFECT

The subdivider shall comply with the requirements set forth in the Riverside County Transportation Department's letter dated 5/14/96, a copy of which is attached. (Amended by the Board of Supervisors at its hearing on 5/14/96.)

30.TRANS. 3                      SP -TRAFFIC STUDIES                      INEFFECT

Traffic studies are required for all subsequent development proposals within the boundaries of the proposed Specific Plan No. 293.

30.TRANS. 4                      SP -ACCESS TO PATTON                      INEFFECT

Access onto Patton Avenue must be kept to a minimum of 1,320'. Any variation of the General Plan Urban Arterial cross-section standard will need to be approved by the Development Review Engineer, Riverside County Transportation Department.

30.TRANS. 5                      SP -TRAFFIC SIGNALS                      INEFFECT

The project is required to provide the following traffic signals (see attached Exhibit GG, page 79, from the approved traffic study) as warranted by subsequent traffic studies prepared for development within the Specific Plan 293 boundaries:

Briggs Road (NS) at:

- Simpson Road
- Olive Avenue
- Patton Avenue

La Ventana Road (NS) at:

- Simpson Road
- Olive Avenue
- Patton Avenue

La Ventana Loop Road (NS) at:

- Patton Road

Leon Road (NS) at:

- Loop Road
- Olive Avenue
- Patton Avenue
- North Loop Road
- Central Loop Road

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5                      SP -TRAFFIC SIGNALS (cont.)                      INEFFECT

-South Loop Road

Eucalyptus Road (NS) at:  
-Olive Avenue

West Loop Road (NS) at:  
-Patton Avenue

Rice Road (NS) at:  
-Patton Avenue

30.TRANS. 6                      SP -TRAFFIC SIGNAL MIT PROG                      INEFFECT

The project proponent shall also participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

30.TRANS. 7                      SP -EMWD MULTI PURP TRAILS                      INEFFECT

The project is required to coordinate its efforts in developing trails within the flood control channel with Eastern Municipal Water District, which is developing a plan of multi-purpose trails along the Salt Creek Channel.

30.TRANS. 8                      SP -TRAFFIC ATTRACT/GENERATOR                      INEFFECT

The proposed project will be a substantial traffic attractor/generator. As such, the project proponent shall incorporate such demand management programs as may be appropriate to comply with the goals and objectives of the Regional Mobility Plan, Air Quality Management Plan, and Congestion Management Program, including:

- a. The establishment of a Transportation Management Association.
- b. The provision of on-site park and ride facilities.
- c. Design provisions to accommodate transit services.

All as approved and confirmed by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                   MAP - WATER PLAN                   INEFFECT

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

50.E HEALTH. 2                   MAP - MONEY                   INEFFECT

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

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

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

50.E HEALTH. 4                   MAP - ANNEX FINALIZED                   INEFFECT

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

FIRE DEPARTMENT

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

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                   INEFFECT

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.

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                   XXM-SUBMIT PLANS                   INEFFECT

A copy of the improvement plans, grading plans, final map, environmental constraint sheet 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 recordation. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 10                MAP ONSITE EASE ON FINAL MAP                INEFFECT

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 11                MAP OFFSITE EASE OR REDESIGN                INEFFECT

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 12                MAP WRITTEN PERM FOR GRADING                INEFFECT

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 22                MAP BMP - MAINT & INSPECT                INEFFECT

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all

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50.FLOOD RI. 22            MAP BMP - MAINT & INSPECT (cont.)            INEFFECT

structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

50.FLOOD RI. 23            MAP ADP FEES            INEFFECT

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

NOTICE OF DRAINAGE FEES

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

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

50.FLOOD RI. 24            XXM-3 ITEMS TO ACCEPT SD            INEFFECT

Inspection and maintenance of the storm drain system to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed storm drain system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to Warren D. Williams, General Manager-Chief Engineer, Attn: Stuart E. McKibbin, Chief of the Planning Division.

If the District is willing to maintain the proposed drainage system items must be accomplished prior to

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50.FLOOD RI. 24                   XXM-3 ITEMS TO ACCEPT SD (cont.)                   INEFFECT

recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of Mark Wills. All right of way transfer issues must be coordinated with Morris Reynolds of the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 25                   MAP WATERS OF U.S.-HEC, PERMIT                   INEFFECT

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

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70 and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all

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50.FLOOD RI. 25                    MAP WATERS OF U.S.-HEC, PERMIT (cont.)                    INEFFECT

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

b. A copy of appropriate correspondence and necessary permits from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) should be provided to the District prior to the final District approval of the project.

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    INEFFECT

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

50.PLANNING. 2                    MAP - FINAL MAP PREPARER                    INEFFECT

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

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST                    INEFFECT

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 6,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of this SP zone, and with the Riverside County Integrated Project

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50.PLANNING. 3                   MAP - SURVEYOR CHECK LIST (cont.)                   INEFFECT  
(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. The common open space areas shall be shown as numbered lots on the FINAL MAP.

50.PLANNING. 7                   MAP - ANNEX TO PARK DISTRICT                   INEFFECT

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

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valleywide 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. 9                   MAP - OFFER OF TRAILS                   INEFFECT

An offer of dedication to the County of Riverside for a fourteen to twenty foot (14'-20') wide regional trail along Salt Creek Channel, a ten to fourteen foot (10'-14') wide community trail along Rice Road and along northern portion of Newport Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10                  MAP - TRAIL MAINTENANCE                  INEFFECT

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail located along Rice and Newport Roads. The

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50.PLANNING. 10           MAP - TRAIL MAINTENANCE (cont.)           INEFFECT

land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

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

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 AFFECTED LOTS           INEFFECT

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_\_, Page \_\_\_\_.

50.PLANNING. 15           MAP - ECS NOTE ARCHAEOLOGICAL           INEFFECT

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

"County Archaeological Report no. PD-A-3302 & 3308 were prepared for this property on 3/18/04 & 4/5/04 respectively by CRM Tech and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 16           MAP - ECS NOTE BIOLOGICAL           INEFFECT

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

"County Biological Report No. PD-B-2716 was prepared for this property on 7/29/04 by Principe & Associates and is on file at the County of Riverside Planning Department. Biological resources requiring protection include, but are not limited to, burrowing owl habitat. The property is subject to biological resources restrictions based on the results of the report."

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50.PLANNING. 18                    MAP - ECS NOTE MAP CONSTRAINT                    INEFFECT

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. 20                    MAP - ECS NOTE MT PALOMAR LIGH                    INEFFECT

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

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

50.PLANNING. 27                    MAP - COMPLY WITH ORD 457                    INEFFECT

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28                    MAP - AG/DAIRY NOTIFICATION                    INEFFECT

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 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.

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50.PLANNING. 29                   MAP - FEE BALANCE                   INEFFECT

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. 30                   MAP - AG PRES CANCEL (1)                   INEFFECT

Prior to recordation of a final map, the Board of Supervisors shall have issued a certificate of final cancellation for Winchester Agricultural Preserve, 27, and Map No. 422 of associated Agricultural Preserve Case) or shall have adopted a resolution diminishing the agriculutral preserve following the expiration of the land conservation contract pursuant to a notice of nonrenewal."

50.PLANNING. 32                   MAP - CC&R RES POA COM. AREA                   INEFFECT

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.)

INEFFECT

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

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

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

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

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50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) INEFFECT

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 33 MAP - ECS LIQUEFACTION INEFFECT

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1262, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 34 MAP - REQUIRED APPLICATIONS INEFFECT

No FINAL MAP shall record until Change of Zone No. 6816 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

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TRANS DEPARTMENT

50.TRANS. 1                    MAP - TS/DESIGN                    INEFFECT

The project proponent shall be responsible for the design of a traffic signal at the intersections of:

- Rice Road/Newport Road

with fee credit eligibility or as approved by the Transportation Department.

Installation of the signal shall be per 90.TRANS.2.

50.TRANS. 2                    MAP - R & B B D                    INEFFECT

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

50.TRANS. 3                    MAP - DEDICATIONS                    INEFFECT

Newport Road shall be improved within the dedicated right-of-way in accordance with Countywide Design Standard, Exhibit L. (modified) (110'/152')

\*NOTE\* 1. This will require a curbed landscaped median.

\*NOTE\* 2. Sidewalk/bike path to be 12' wide adjacent to right-of-way.

Rice Road shall be improved within the dedicated right-of-way in accordance with Countywide Design Standard, Exhibit 'H'. (32'/50')

\*NOTE\* This will require a bridge 32'/50' as determined by the Transportation Department. (modified)

Olive Avenue shall be improved within the dedicated right-of-way in accordance with Countywide Design Standard, Exhibit 'H'. (32'/50')

Street 'A', Adams Street, Street 'L' and Street 'O'

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3                    MAP - DEDICATIONS (cont.)                    INEFFECT

shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (46'/76')

Street 'A' shall be improved within the dedicated right-of-way in accordance with Countywide Design Standard, Exhibit 'G'. (44'/74')

The remaining interior streets shall improved within the dedicated right-of-way in accordance with County Standard 104, Section A. (35'/56') (modified)

50.TRANS. 5                    MAP - IMP PLANS                    INEFFECT

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 6                    MAP - PART-WIDTH                    INEFFECT

Adams Street shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

50.TRANS. 7                    MAP - OFF-SITE INFO                    INEFFECT

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. 10                    MAP - EASEMENT                    INEFFECT

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. 11                    MAP - ACCESS RESTRICTION                    INEFFECT

Lot access shall be restricted on Newport Road, Olive Avenue, Rice Road and Adams Street between Newport Road to

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11                    MAP - ACCESS RESTRICTION (cont.)                    INEFFECT  
      'A' Street and 'A' Street.

50.TRANS. 12                    MAP - STRIPING PLAN                    INEFFECT

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 13                    MAP - STREET NAME SIGN                    INEFFECT

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 15                    MAP - ST DESIGN/IMPRV CONCEPT                    INEFFECT

The street design and improvement concept of this project shall be coordinated with Tracts 30322 amd 30653.

50.TRANS. 16                    MAP - LANDSCAPING                    INEFFECT

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

50.TRANS. 17                    MAP - ASSESSMENT DIST                    INEFFECT

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 unless said fees are deferred to building permit.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19                      MAP - SOILS 2                      INEFFECT

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 20                      MAP - INTERSECTION/50' TANGENT                      INEFFECT

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

50.TRANS. 21                      MAP - OFF-SITE ACCESS 1                      INEFFECT

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for three paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106, Section B (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Newport Road to Winchester Road and the westerly extension of Newport Road to Menifee Road.

Said off-site access road shall be the easterly extension of Olive Avenue to Rice Road and the westerly extension of Olive Avenue to Leon Road.

Said off-site access road shall be the westerly extension of 'A' Street to Loop Road (East) and Loop Road (East to Newport Road.

50.TRANS. 24                      MAP - STREET SWEEPING                      INEFFECT

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25                      MAP - STREETLIGHT PLAN                      INEFFECT

A separate street light plan is required for this project.

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

50.TRANS. 26                      MAP - STREET LIGHTS-CSA/L&LMD                      INEFFECT

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

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

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

50.TRANS. 28                      MAP - LANDSCAPING APP. ANNEX                      INEFFECT

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

50.TRANS. 29                      MAP - TS/GEOMETRICS                      INEFFECT

The intersection of Rice Road/Newport Road shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lane.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 29                      MAP - TS/GEOMETRICS (cont.)                      INEFFECT

Southbound: One left turn lane, two through lane.

Eastbound: One left turn lane, three through lanes.

Westbound: One left turn lane, three through lanes.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer, or as approved by the Transportation Department.

50.TRANS. 30                      MAP-NEWPORT EXT CFD MENIFEE-79                      MET

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

50.TRANS. 31                      MAP - UTILITY PLAN EOT1                      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. 32                      MAP - GRAFFITI ABATEMENT EOT1                      RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 33                      MAP - TRAFFIC SIGNALS 2 EOT1                      RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 34                      MAP - R & B B D                      RECOMMND

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E4 of the Menifee Valley Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

60.BS GRADE. 2                      MAP-G2.2 IMPORT / EXPORT                      INEFFECT

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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                    MAP-G2.3SLOPE EROS CL PLAN                    INEFFECT

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

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

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

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

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5                    MAP-G2.7DRNAGE DESIGN Q100                    INEFFECT

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

60.BS GRADE. 8                    MAP-G2.14OFFSITE GDG ONUS                    INEFFECT

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13

MAP-G1.4 NPDES/SWPPP

INEFFECT

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.

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

INEFFECT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      INEFFECT

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. 1                      XXM-SUBMIT PLANS                      INEFFECT

A copy of the improvement plans, grading 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 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 PHASING                      INEFFECT

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 4                      MAP EROS CNTRL AFTER RGH GRAD                      INEFFECT

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 OFFSITE EASE OR REDESIGN                      INEFFECT

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 10                      MAP ADP FEES                      INEFFECT

This site is located within the limits of the Salt Creek Channel, Winchester-North Hemet Area Drainage Plan for which drainage fees have been adopted.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 10 MAP ADP FEES (cont.)

INEFFECT

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

60.FLOOD RI. 11 MAP OBTAIN CLOMR

INEFFECT

Unless the District has already revised the map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to issuance of grading permits. Alternatively, the Chief Engineer may approve grading once the construction of the District's Salt Creek Channel project is complete, the plans for the removal of the Rice Road obstruction are approved and bonded and the developer has submitted hydraulic studies showing that the 100-year flood plain is contained in the channel.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - COMMUNITY TRAIL ESMNT

INEFFECT

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 105, 182-186, 151, 152, 142-144, 1-16, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT

INEFFECT

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12                   MAP - SECTION 1601/1603 PERMIT (cont.)                   INEFFECT

Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 13                   MAP - SECTION 404 PERMIT                   INEFFECT

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 15                   MAP - SKR FEE CONDITION                   INEFFECT

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 55.59 acres gross in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16                   MAP - FEE BALANCE                   INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16           MAP - FEE BALANCE (cont.)           INEFFECT

paid by the applicant/developer.

60.PLANNING. 17           MAP - GRADING PLAN REVIEW           INEFFECT

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. 18           MAP - AG PRSRV CANCEL (2)           INEFFECT

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a certificate of final cancellation for Winchester Agricultural Preserve 27, map no. 422 of AG 931 or shall have adopted a resolution diminishing or disestablishing the agricultural preserve following the expiration of the land conservation contract pursuant to a notice of nonrenewal.

60.PLANNING. 20           MAP - NPDES COMPLIANCE (2)           INEFFECT

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 21           MAP - BURROWING OWL SURVEY           INEFFECT

Pursuant to Objective 6 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 County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present outside of the nesting season

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21           MAP - BURROWING OWL SURVEY (cont.)           INEFFECT

(March 1 through August 15) passive relocation through use of one way doors and collapse of burrows may occur provided such relocation is supervised by a qualified biologist. 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 passively relocated.

60.PLANNING. 22           PRJ - SP ARCHAEO M/M PROGRAM           INEFFECT

Prior to the preparation of Archaeological Survey, the Archaeologist shall consult with the Pechanga Band of Luiseno Indians regarding the significance of archeological sites, and their proper mitigation. There shall be a tribal monitor present during the test excavation phase. Prior to excavations, there shall be an agreement in place for the return of sacred objects, religious items, or human remains to the tribe.

This condition implements condition 30.PLANNING.[06] of the SPECIFIC PLAN.

60.PLANNING. 23           MAP - DESIGN PLANS           INEFFECT

Design plans for the common areas specifying the location and extent of landscaping and irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle) shall be submitted during the review process for development applications, which incorporate common areas. Additionally, all proposed structures shall be shown on said plans.

This condition implements 30.PLANNING.04 of the Specific Plan.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1                    MAP-G3.1NO B/PMT W/O G/PMT (cont.)                    INEFFECT

Safety Department.

FIRE DEPARTMENT

80.FIRE. 1                        MAP-#50C-TRACT WATER VERIFICA                        INEFFECT

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. 1                    XXM-SUBMIT PLANS                    INEFFECT

A copy of the improvement plans, grading 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 issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3                    MAP ADP FEES                    INEFFECT

This site is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1                   MAP - ROOF MOUNTED EQUIPMENT                   INEFFECT

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 - FRONT YARD LANDSCAPING                   INEFFECT

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

80.PLANNING. 3                   MAP - UNDERGROUND UTILITIES                   INEFFECT

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                   MAP - CONFORM FINAL SITE PLAN                   INEFFECT

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. 12                  MAP - SCHOOL MITIGATION                   INEFFECT

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

This condition implements 30.PLANNING.33 of the Specific Plan.

80.PLANNING. 13                  MAP - SUBMIT BUILDING PLANS                   INEFFECT

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

80.PLANNING. 14                  MAP - FEE BALANCE                   INEFFECT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14            MAP - FEE BALANCE (cont.)            INEFFECT

be paid by the applicant/developer.

80.PLANNING. 16            MAP - LANDSCAPE PLOT PLAN            INEFFECT

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the [Valley-Wide Recreation and Park District] [Jurupa Community Services District] or a [County Service Area (CSA)], prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valleywide Park & Recreation District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16

MAP - LANDSCAPE PLOT PLAN (cont.)

INEFFECT

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16                    MAP - LANDSCAPE PLOT PLAN (cont.) (cont.)                    INEFFECT

The Landscape plot plan my include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 17                    MAP - ENTRY MONUMENT PLOT PLAN                    INEFFECT

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP - MODEL HOME COMPLEX

INEFFECT

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 Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19                    MAP - BUILDING SEPARATION 2                    INEFFECT

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. 20                    MAP - FINAL SITE PLAN                    INEFFECT

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design and Landscape Guidelines.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FINAL SITE PLAN (cont.)

INEFFECT

For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 21 MAP - Walls/Fencing Plans

INEFFECT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - Walls/Fencing Plans (cont.)

INEFFECT

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. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be 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).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. 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,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21            MAP - Walls/Fencing Plans (cont.) (cont.)            INEFFECT

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 22            MAP - PLANNING CLEARANCE PRIOR            INEFFECT

Prior to issuance of a building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied with the specific plan for the phase of development in question.

This condition implements 30.PLANNING.27 of the Specific Plan.

80.PLANNING. 23            MAP - PLANNING AREA PARK            INEFFECT

Prior to the issuance of any building permits within Planning Area 31, 33, 34, 38a, 38b, 40, 43, 44, 45a, 45b, 46, 47a or 47b detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity as set forth in condition of Approval No. 3.11 for the park sites identified as Planning Areas 32 and 37. The detailed park plans shall provide for active recreational facilities and uses, and shall conform with the design criteria described in the specific plan document for Planning areas 32 and 37 and with the requirements of the Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11. The detailed park plans shall include landscape and irrigation plans and documentation evidencing a permanent maintenance mechanism for the park and its facilities. Prior to the issuance of the 250th occupancy permit anywhere within the area defined as Planning Areas 31, 33, 34, 35, 38a, 38b, 40,43,44,45a, 45b, 46, 47a, and 47b, the park designated as Planning Area 37 shall be constructed in accordance with approved park plans and fully operable. Prior to the issuance of the 500th

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23                   MAP - PLANNING AREA PARK (cont.)                   INEFFECT

occupancy permit anywhere within the area described as Planning Areas 31, 33, 34, 35, 38a, 38b, 40, 43, 44, 45a, 45b, 46, 47a, and 47b, the park designated a Planning Area 32 shall be constructed in accordance with approved park plans and fully operable. (Amended by the Planning Commission on 10/25/95.)

80.PLANNING. 24                   MAP - PARKING/LANDSCAPING PLAN                   RECOMMND

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

EOT1

80.PLANNING. 25                   MAP - LANDSCAPING SECURITIES                   RECOMMND

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

EOT1

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3                      MAP - GARAGE DOORS                      INEFFECT

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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                      INEFFECT

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. 1                      MAP OBTAIN LOMR                      INEFFECT

A Letter of Map Revision shall be obtained from FEMA for all lots impacted by a FEMA floodplain.

90.FLOOD RI. 2                      MAP BMP - EDUCATION                      INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

www.floodcontrol.co.riverside.ca.us, e-mail  
fcnpdes@co.riverside.ca.us, or the toll free number  
1-800-506-2555. Please provide Project number, number of  
units and location of development. Note that there is a  
five-day minimum processing period requested for all  
orders.

The developer must provide to the District's PLAN CHECK  
Department a notarized affidavit stating that the  
distribution of educational materials to the tenants is  
assured prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1                      MAP - BLOCK WALL ANTIGRAFFITI                      INEFFECT

The land divider/permit holder shall construct a five (5)  
foot high decorative block wall along Olive Road, a six  
(6) foot high decorative block wall along Rice Road, and a  
eight (8) foot high decorative block wall along Newport  
Road. The required wall shall be subject to the approval of  
the County Department of Building and Safety. An  
anti-graffiti coating shall be provided on all block walls,  
and written verification from the developer shall be  
provided to both the TLMA - Land Use Division, and the  
Development Review Division.

90.PLANNING. 3                      MAP - LANDSCAPING COMPLIANCE                      INEFFECT

The land divider/permit holder's landscape architect or  
other state licensed party responsible for preparing the  
landscape and irrigation plans shall provide a Compliance  
Letter to the County Planning Department and the County  
Department of Building and Safety stating that the  
landscape and irrigation system has been installed in  
compliance with the approved landscaping and irrigation  
plans. The Compliance letter shall be submitted at least  
three (3) working days prior to final inspection of the  
structure or issuance of occupancy permit, whichever comes  
first.

90.PLANNING. 4                      MAP - QUIMBY FEES (2)                      INEFFECT

The land divider/permit holder shall present certification  
to the Riverside County Planning Department that payment of  
parks and recreation fees and/or dedication of land for

CT MAP Tract #: TR31632

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4                   MAP - QUIMBY FEES (2) (cont.)                   INEFFECT

park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valleywide Park & Recreation District.

90.PLANNING. 5                   MAP - CONCRETE DRIVEWAYS                   INEFFECT

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

90.PLANNING. 6                   MAP - FENCING COMPLIANCE                   INEFFECT

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

90.PLANNING. 11                  MAP - SKR FEE CONDITION                   INEFFECT

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 55.59 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. 12                  MAP - MITIGATION MONITORING               INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12            MAP - MITIGATION MONITORING (cont.)            INEFFECT

Environmental Assessment No. 39236.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 13            MAP- ROLL-UP GARAGE DOORS            INEFFECT

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14            MAP - LNDSCP/IRRIG INSTALL INS            RECOMMND

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

EOT1

90.PLANNING. 15            MAP - SPECIMEN TREES REQUIRED            RECOMMND

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

EOT1

90.PLANNING. 16            MAP - COMPLY W/ LNDSCP/IRRIG            RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16                    MAP - COMPLY W/ LNDSCP/IRRIG (cont.)                    RECOMMND

adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.  
EOT1

TRANS DEPARTMENT

90.TRANS. 2                        MAP - TS/INSTALLATION                        INEFFECT

The project proponent shall be responsible for the construction and installation of traffic signals at the following location:

- Rice Road/Newport Road

with fee credit eligibility or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligibility for fee credit or reimbursement.

90.TRANS. 3                        MAP - 80% COMPLETION                        INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - 80% COMPLETION (cont.)

INEFFECT

finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- 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. 4

MAP - STREET LIGHTS INSTALL

INEFFECT

Install street lights 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.

90.TRANS. 5

MAP - WRCOG TUMF

INEFFECT

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

ACT MAP Tract #: TR31632

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5                    MAP - WRCOG TUMF (cont.)                    INEFFECT

the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 6                    MAP - STREET SWEEPING                    INEFFECT

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

90.TRANS. 7                    MAP - GRAFFITI ABATEMENT EOT1                    RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 8                    MAP - LANDSCAPING EOT1                    RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 9                    MAP - UTILITY INSTALL EOT1                    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. 10                    MAP - TRAFFIC SIGNAL 2 EOT1                    RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for

12/31/09  
16:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 85

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10                      MAP - TRAFFIC SIGNAL 2 EOT1 (cont.)                      RECOMMND

                    maintenance of traffic signals within public road  
                    rights-of-way for the required traffic signal(s).

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

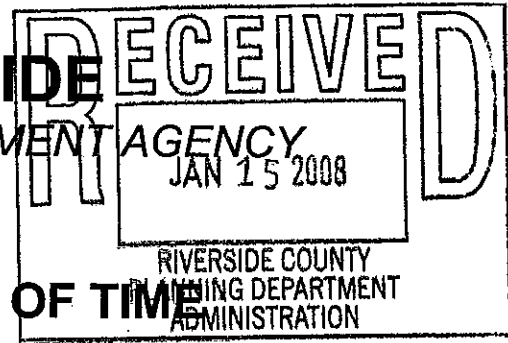
100.PLANNING. 1                      MAP - PA 32 Park Planning                      INEFFECT

                    Prior to the issuance of the 75th building permit the  
                    community park in Planning Area 32 designated as " 196 OS"  
                    detailed plans for the construction of the park shall be  
                    submitted for review and approval by the appropriate  
                    agencies.

100.PLANNING. 2                      MAP - PA 32 Park Construction                      INEFFECT

                    Prior to the issuance of the 150th Building permit the  
                    community Park in Planning Area 32 designated as "196 OS"  
                    shall be constructed and fully operable.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director



**APPLICATION FOR EXTENSION OF TIME**

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

**APPLICATION INFORMATION**

CASE NUMBER: Tentative Tract 31632 DATE SUBMITTED: \_\_\_\_\_

Assessor's Parcel Number(s): 461-210-020-6 and 461-200-040-3

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

Phased Final Map \_\_\_\_\_ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: January 25, 2005

Applicant's Name: Albert A. Webb Associates E-Mail: \_\_\_\_\_

Mailing Address: 3788 McCray Street  
Riverside, CA 92506  
Street City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: ( )

Property Owner's Name: SF I50 LLC E-Mail: \_\_\_\_\_

Mailing Address: 41391 Kalmia Street, Suite 200  
Murrieta, CA 92562  
Street City State ZIP

Daytime Phone No: (951) 696-0500 Fax No: (951) 894-1500

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.

**APPLICATION FOR EXTENSION OF TIME**

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.

*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.*

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

ALBERT H. WEBB ASSOCIATES  
DANIEL L. STEPHANSON  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

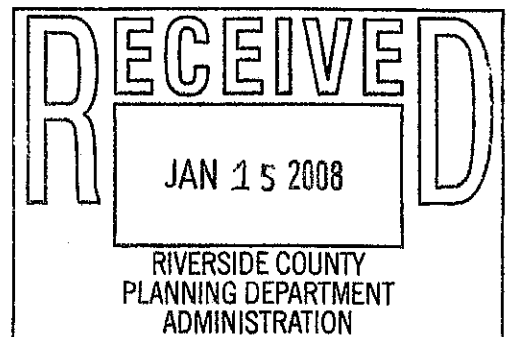
DANIEL L. STEPHANSON  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.



**APPLICATION FOR EXTENSION OF TIME**

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*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.*

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

ALBERT A. WEBB ASSOCIATES  
PRINTED NAME OF APPLICANT

*Albert Webb*  
SIGNATURE OF APPLICANT (me)

**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.

Charles W Chimento Jr  
PRINTED NAME OF PROPERTY OWNER(S)

*Charles W Chimento Jr*  
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.

**APPLICATION FOR EXTENSION OF TIME**

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.

*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.*

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

ALBERT A. W. GOR ASSOCIATES  
PRINTED NAME OF APPLICANT

*[Handwritten Signature]*  
SIGNATURE OF APPLICANT (one)

**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.

Guy Alexander III  
PRINTED NAME OF PROPERTY OWNER(S)

*[Handwritten Signature]*  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**NORTH AMERICAN TITLE COMPANY**  
505 S. Main Street, #101 • Orange, CA 92868  
Tel: (714) 550-6500 • Fax: (714) 667-0338  
Direct (714) 550-6428 • e-mail rdean@nat.com

**TRANSMITTAL**

RANCON REAL ESTATE  
41391 KALMIA, STE 100  
MURRIETA, CA. 92562

ATTENTION: JIM LYTLE

DATE: January 7, 2008  
YOUR REF: SF 150 LLC TRACT 31632  
OUR ORDER NO.: 7001849-27

In connection with the above-referenced matter, we enclose the following:

- Preliminary Title Report UPDATED January 2, 2008

Please let me know if I can be of any further assistance.

Sincerely,



---

Randy Dean  
Title Officer  
Development Services Division

Cc: WEBB & ASSOCIATES-JOE FARAH; LORI BELL

**NORTH AMERICAN TITLE COMPANY**

505 S. Main Street Suite 101

Orange, CA 92868

(714) 550-6500 (800) 464-6282

Fax: (714) 667-0338 Email: [rdean@nat.com](mailto:rdean@nat.com)

RANCON REAL ESTATE  
41391 KALMIA, STE 100  
MURRIETA, CA. 92562

ATTENTION: JIM LYTLE

YOUR REF: SF 150 LLC TRACT 31632

UPDATED/AMENDED

OUR ORDER NO.: 7001849-27

---

DATED AS OF JANUARY 2, 2008 AT 7:30 A.M.

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE,

**NORTH AMERICAN TITLE COMPANY**

HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION IN SCHEDULE B OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN THE ATTACHED LIST. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT A OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:  
**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY.**



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TITLE OFFICER: RANDAL C. DEAN

**IMPORTANT NOTICE**

California Assembly Bill 512 ("AB 512") is effective on January 1, 1990. Under AB 512, all title companies may only make funds available for monetary disbursement in accordance with the following rules:

1. Same Day Availability. Disbursement on the date of deposit is allowed only when funds are deposited to NATC in cash or by electronic transfer (wire). Bear in mind that cash will be accepted from customers only under special circumstances as individually approved by management.
2. Next Day Availability. If funds are deposited to NATC by cashier's checks, certified checks, or teller's checks, disbursement may be on the next business day following deposit. A "teller's check" is one drawn by an insured financial institution against another insured financial institution (e.g., a savings and loan funding with a check drawn against an FDIC insured bank).
3. 3-7 Banking Days Availability (Regulation CC). If the deposit is made by checks other than those described in Paragraphs 1 and 2 above, disbursement may occur on the day when funds must be made available to depositors under Federal Reserve Regulation CC. This requires a "hold" on some checks of 2-7 banking days or longer in some instances. Personal checks, drafts, private corporation and company checks, and funding checks from mortgage companies that are not teller's checks are among those checks subject to such holds.

(For further details, consult Chapter 598, statutes of 1989.)

Note: The above guidelines are in conformity with those issued by the Department of Insurance for all California Title Insurers.

**SCHEDULE A**

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:  
  
A FEE
  
2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
  
CHARLES W. CHIMENTO, JR., AN UNDIVIDED 35.0% INTEREST  
  
SF 150 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO THE REMAINDER
  
3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HEREWITH AND MADE A PART HEREOF

ORDER NO. 7001849-27

EXHIBIT "A"  
(LEGAL DESCRIPTION)

PARCEL 4 OF LOT LINE ADJUSTMENT NO. 4921, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER NOTICE THEREOF RECORDED AUGUST 15, 2006 AS INSTRUMENT NO. 2006-0600432, OFFICIAL RECORDS, BEING A PORTION OF PARCEL 3, LOT LINE ADJUSTMENT NO. 4875, RECORDED APRIL 12, 2005 AS INSTRUMENT NO. 2005-287262, OFFICIAL RECORDS OF SAID COUNTY AND LOCATED IN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

- A. GENERAL AND SPECIAL PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, INCLUDING UTILITY ASSESSMENTS, ARE A LIEN NOT YET PAYABLE TO BE LEVIED FOR THE FISCAL YEAR 2008/2009.
- B. GENERAL AND SPECIAL PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, INCLUDING UTILITY ASSESSMENTS, FOR THE FISCAL YEAR 2007/2008

TOTAL AMOUNT:	\$44,159.62
FIRST INSTALLMENT:	\$22,079.81 <b>DELINQUENT</b>
PENALTY:	\$2,207.97 (AFTER DECEMBER 10, 2007)
SECOND INSTALLMENT:	\$22,079.81
PENALTY:	\$2,227.97 (AFTER APRIL 10, 2008)
EXEMPTION:	NONE
CODE NO.:	071-290
PARCEL NO.:	461-210-020-6

THE ABOVE MATTER AFFECTS A PORTION OF SAID PROPERTY DESCRIBED HEREIN.

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR SHOWN BELOW, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

FISCAL YEAR:	2006-2007
FIRST INSTALLMENT:	\$871.73 <b>DELINQUENT</b>
DELINQUENT AFTER:	12/10/2007
PENALTY:	\$87.17
SECOND INSTALLMENT:	\$871.73
DELINQUENT AFTER:	04/10/2008
PENALTY:	\$107.17
COST:	\$20.00
CODE NUMBER:	071-290
PARCEL NUMBER:	461-210-020-6
SUPPLEMENTAL BILL NO.:	052611730-3

ORDER NO. 7001849-27

C. GENERAL AND SPECIAL PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, INCLUDING UTILITY ASSESSMENTS, FOR THE FISCAL YEAR 2007/2008

TOTAL AMOUNT: \$39,279.00  
FIRST INSTALLMENT: \$19,639.50 PAID  
PENALTY: \$1,963.94 (AFTER DECEMBER 10, 2007)  
SECOND INSTALLMENT: \$19,639.50  
PENALTY: \$1,983.94 (AFTER APRIL 10, 2008)  
EXEMPTION: NONE  
CODE NO.: 071-290  
PARCEL NO.: 461-200-040-3

THE ABOVE MATTER AFFECTS A PORTION OF SAID PROPERTY DESCRIBED HEREIN.

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR SHOWN BELOW, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

FISCAL YEAR: 2006-2007  
FIRST INSTALLMENT: \$4,144.75 PAID  
DELINQUENT AFTER: 12/10/2007  
PENALTY: \$414.48  
SECOND INSTALLMENT: \$4,144.75  
DELINQUENT AFTER: 04/10/2008  
PENALTY: \$434.48  
COST: \$20.00  
CODE NUMBER: 071-290  
PARCEL NUMBER: 461-200-040-3  
SUPPLEMENTAL BILL NO.: 052611731-4

D. A "NOTICE OF SPECIAL TAX LIEN" PURSUANT TO SECTION 3114.5 OF THE STREETS AND HIGHWAYS CODE AND SECTION 53328.3 OF THE GOVERNMENT CODE.

RECORDED: APRIL 10, 2007 AS INSTRUMENT NO. 2007-0239485, OF OFFICIAL RECORDS  
NAME OF SPECIAL TAX DISTRICT: COMMUNITY FACILITIES DISTRICT NO. 05-1 (SALT CREEK BRIDGES) OF THE COUNTY OF RIVERSIDE

E. GENERAL AND SPECIAL PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, INCLUDING UTILITY ASSESSMENTS, ARE A LIEN NOT YET PAYABLE TO BE LEVIED FOR THE FISCAL YEAR 2007/2008.

F. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

ORDER NO. 7001849-27

- G. A "NOTICE OF SPECIAL TAX LIEN" PURSUANT TO SECTION 3114.5 OF THE STREETS AND HIGHWAYS CODE AND SECTION 53328.3 OF THE GOVERNMENT CODE.

RECORDED: SEPTEMBER 11, 2003 AS INSTRUMENT NO. 2003-703258, OF OFFICIAL RECORDS

NAME OF SPECIAL TAX DISTRICT: COMMUNITY FACILITIES DISTRICT NO. 03-1 (NEWPORT ROAD) OF THE COUNTY OF RIVERSIDE

FOR FURTHER INFORMATION CONCERNING THE CURRENT AND ESTIMATED FUTURE TAX LIABILITY OF OWNERS AND PURCHASERS AT REAL PROPERTY SUBJECT TO THIS SPECIAL TAX LIEN, INTEREST PERSON SHOULD CONTACT THE FOLLOWING DESIGNATED PERSONS:

COMMUNITY FACILITIES DISTRICT ADMINISTRATOR  
EXECUTIVE OFFICE OF THE COUNTY OF RIVERSIDE  
4<sup>TH</sup> FLOOR, 4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF: COUNTY OF RIVERSIDE

NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

FOR: PUBLIC HIGHWAY KNOWN AS PATTON AVENUE  
RECORDED: DECEMBER 7, 1922 IN BOOK 544, PAGE 194 AND IN BOOK 563, PAGE 116 BOTH OF DEEDS  
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

3. THE RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE WITHIN DESCRIBED LANDS LYING WITH ANY STREET, ROAD OR HIGHWAY.
4. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF: SAN JACINTO & PLEASANT VALLEY IRRIGATION DISTRICT

NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

FOR: DITCHES, PIPES, PIPE LINES, CONDUITS AND AQUEDUCTS  
RECORDED: FEBRUARY 16, 1894 IN BOOK 13, PAGE 4 AND JUNE 1, 1894 IN BOOK 13, PAGE 166 OF DEEDS  
AFFECTS: 30 FEET IN WIDTH OVER, THROUGH AND ACROSS THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER

ORDER NO. 7001849-27

5. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
AND CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION

NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

FOR: POLE LINES AND CONDUITS  
RECORDED: OCTOBER 23, 1964 AS INSTRUMENT NO. 129012 OF OFFICIAL RECORDS  
AFFECTS: DESCRIBED AS FOLLOWS:

10 FEET IN WIDTH, THE CENTER LINE OF SAID EASEMENT IS DEFINED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, AT A POINT 582 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 59' EAST, A DISTANCE OF 60 FEET TO A POINT IN SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33.

ALSO BEGINNING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, AT A POINT 582 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 59' WEST, A DISTANCE OF 360 FEET TO A POINT IN SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33.

6. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
AND CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION

NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

FOR: POLE LINES AND CONDUITS  
RECORDED: JANUARY 8, 1965 AS INSTRUMENT NO. 2482 OF OFFICIAL RECORDS  
AFFECTS: DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE WEST 25 FEET OF THE NORTH 700 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST 10 FEET OF THE WEST 25 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, AND SAN BERNARDINO MERIDIAN.

SAID MATTER AFFECTS: PARCEL 1.

ORDER NO. 7001849-27

7. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

FOR: OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS

RECORDED: APRIL 11, 1984 AS INSTRUMENT NO. 74406 OF OFFICIAL RECORDS

AFFECTS: THE SOUTH 10.00 FEET OF THE NORTH 20.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 OF SAID LAND.

8. INTENTIONALLY OMITTED.

9. INTENTIONALLY OMITTED.

10. INTENTIONALLY OMITTED.

11. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH A CORRECT SURVEY WOULD SHOW.

12. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.

13. INTENTIONALLY OMITTED.

14. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF: COUNTY OF RIVERSIDE

NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

FOR: PERPETUAL SLOPE

RECORDED: DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-998479 OF OFFICIAL RECORDS

AFFECTS: AS DESCRIBED THEREIN

15. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF: COUNTY OF RIVERSIDE

NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

FOR: PERPETUAL DRAINAGE

RECORDED: DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-998480 OF OFFICIAL RECORDS

AFFECTS: AS DESCRIBED THEREIN

16. TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN AN INSTRUMENT ENTITLED "MEMORANDUM OF PURCHASE AGREEMENT – BRIDGES III 136 LOTS", EXECUTED BY AND BETWEEN SF 150 LLC AND KB HOME COASTAL INC. RECORDED JULY 29, 2005 AS INSTRUMENT NO. 2005-0613080 OF OFFICIAL RECORDS.

TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN AN INSTRUMENT ENTITLED "FIRST AMENDMENT TO MEMORANDUM OF PURCHASE AGREEMENT", EXECUTED BY AND BETWEEN SF 150 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND KB HOME COASTAL INC., A CALIFORNIA CORPORATION RECORDED OCTOBER 12, 2005 AS INSTRUMENT NO. 2005-0843636, OF OFFICIAL RECORDS.

17. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT

NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

FOR: WATER BOOSTER STATION SITE AND RELATED APPURTENANCES  
RECORDED: JULY 7, 2006 AS INSTRUMENT NO. 2006-0498647, OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND

18. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF: COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION

NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

FOR: PUBLIC ROAD AND DRAINAGE PURPOSES INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES  
RECORDED: DECEMBER 7, 2006 AS INSTRUMENT NO. 2006-0897391, OF OFFICIAL RECORDS  
AFFECTS: AS DESCRIBED THEREIN

\*\*\*\*\* END OF REPORT \*\*\*\*\*

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\*\*\*\*\* NOTES \*\*\*\*\*

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**SPECIAL NOTE:**

NOTICE OF CHANGE IN OWNERSHIP RECORDING PROCEDURE

EFFECTIVE JULY 1, 1985, PURSUANT TO A NEW STATE LAW (SECTION 480.3 OF THE REVENUE AND TAXATION CODE), ALL DEEDS AND OTHER DOCUMENTS THAT REFLECT A CHANGE IN OWNERSHIP, MUST BE ACCOMPANIED BY A PRELIMINARY CHANGE OF OWNERSHIP REPORT, TO BE COMPLETED BY THE TRANSFEREE.

IF THIS SPECIAL REPORT IS NOT PRESENTED AT THE TIME OF RECORDING, AN ADDITIONAL RECORDING FEE OF \$20.00, AS REQUIRED BY LAW, WILL BE CHARGED.

PRELIMINARY CHANGE IN OWNERSHIP FORMS, INSTRUCTIONS ON HOW TO COMPLETE THEM, AND A NON-EXCLUSIVE LIST OF DOCUMENTS THAT ARE AFFECTED BY THIS CHANGE, ARE AVAILABLE FROM THE COUNTY RECORDER'S OFFICE OR THE OFFICE OF THE COUNTY ASSESSOR.

IF THIS COMPANY IS REQUESTED TO DISBURSE FUNDS IN CONNECTION WITH THIS TRANSACTION, CHAPTER 598, STATUTES OF 1989 MANDATES HOLD PERIODS FOR CHECKS DEPOSITED TO ESCROW OR SUBESCROW ACCOUNTS. THE MANDATORY HOLD PERIOD FOR CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS IS ONE BUSINESS DAY AFTER THE DAY DEPOSITED. OTHER CHECKS REQUIRE A HOLD PERIOD FROM TWO TO SEVEN BUSINESS DAYS AFTER THE DATE OF DEPOSITED.

TO FACILITATE THE ELECTRONIC TRANSFER OF FUNDS TO NORTH AMERICAN TITLE COMPANY THE FOLLOWING IS PROVIDED FOR YOUR USE:

THE WIRING INSTRUCTIONS FOR  
COMERICA BANK ARE AS FOLLOWS:

Comerica Bank  
411 West Lafayette  
Detroit, Michigan

ACCOUNT #1891528299 ABA #121137522  
OUR NO.: 7001849-27

**NOTE NO. 1. CONTINUED**

BE SURE TO REFERENCE OUR ORDER NUMBER AND TITLE OFFICER NAME.

SHOULD THIS OFFICE BE REQUIRED TO WIRE FUNDS OUT AT CLOSE OF ESCROW, PLEASE BE INFORMED THAT WIRING INSTRUCTIONS SHOULD BE RECEIVED AS SOON AS POSSIBLE, BUT NO LATER THAN THE FOLLOWING TIMES.

WIRES OUTSIDE THE STATE OF CALIFORNIA:  
11:00 A.M. ON DATE OF WIRE

WIRES WITHIN THE STATE OF CALIFORNIA:  
12:00 P.M. ON DATE OF WIRE

EFFECTIVE JANUARY 1, 1991

A SERVICE CHARGE OF \$25.00 WILL BE ASSESSED FOR ALL FUNDS DISBURSED BY THIS COMPANY BY WIRE.

**NOTE NO. 2.**

PAYOFF REQUIREMENT

IF ANY OF THE DEEDS OF TRUST SHOWN IN THIS PRELIMINARY REPORT SECURES A REVOLVING CREDIT LOAN, THIS COMPANY WILL REQUIRE PRIOR TO CLOSING THAT:

1. THE BORROWER PROVIDE AUTHORIZATION TO THE LENDER TO FREEZE THE LOAN FROM FURTHER DISBURSEMENTS AND THAT WE BE PROVIDED WITH PROOF THAT THE ACCOUNT HAS BEEN FROZEN AND THE EFFECTIVE DATE OF THE FREEZE.
2. ALL UNUSED CHECKS, VOIDED CHECKS AND/OR CREDIT CARDS BE SUBMITTED TO THIS COMPANY.
3. THERE ARE NO OUTSTANDING CHECKS UNPAID.
4. SHOULD THE COMPANY BE UNABLE TO ASCERTAIN THAT ONE OR MORE OF THE ABOVE HAVE NOT BEEN COMPLIED WITH, WE WILL WITHHOLD FROM THE PROCEEDS THE MAXIMUM AMOUNT OF THE LOAN OBLIGATION UNTIL SUCH TIME AS WE MAY VERIFY THAT THE PAYOFF WAS SUFFICIENT TO OBTAIN A FULL RECONVEYANCE.

**Privacy Policy Notice  
(as of July 1, 2001)**

We at the North American Title family of companies take your privacy very seriously. We do not share your private information with anyone except as necessary to complete your real property, title insurance and escrow transaction.

**OUR PRIVACY POLICIES AND PRACTICES**

1. Information we collect and sources from which we collect it: We collect nonpublic personal information from you from the following sources:

- \* Information we receive from you on applications or other forms.
- \* Information about your transactions with us, our affiliates or others.
- \* Information from non-affiliated third parties relating to your transaction.

"Nonpublic personal information" is nonpublic information about you that we obtain in connection with providing a product or service to you.

2. What information we disclose and to whom we disclose it: We do not disclose any nonpublic personal information about you to either our affiliates or non-affiliates without your express consent, except as permitted or required by law. We may disclose the nonpublic personal information we collect, as described above, to persons or companies that perform services on our behalf regarding your transaction. "Our affiliates" are companies with which we share common ownership and which offer real property, title insurance, or escrow services.

3. Our security procedures: We restrict access to your nonpublic personal information and only allow disclosures to persons and companies as permitted or required by law to assist in providing products or services to you. We maintain physical, electronic, and procedural safeguards to protect your nonpublic personal information.

4. Your right to access your personal information: You have the right to review your personal information that we record about you. If you wish to review that information, please contact your local North American Title office and give us a reasonable time to make that information available to you. If you believe any information is incorrect, notify us, and if we agree, we will correct it. If we disagree, we will advise you in writing why we disagree.

5. Customer acknowledgement: Your receipt of a copy of the preliminary report, commitment, your policy of insurance, or escrow documents, accompanied by this Notice will constitute your acknowledgement of receipt of this Privacy Policy Notice.

North American Title may also share your information with an insurance institution, credit reporting agency, insurance regulatory authority, law enforcement, other governmental authority, actuary, or other research organization for purposes of detecting or preventing fraud, crimes, or misrepresentations in connection with an insurance or real estate transaction, resolving claims or service disputes, investigating suspected illegal or unlawful activities, or for conducting actuarial or research studies.

ORDER NO. 7001849-27

**NORTH AMERICAN TITLE COMPANY**  
505 S. Main Street, #101 • Orange, CA 92868  
Tel: (714) 550-6500 • Fax: (714) 667-0338  
Direct (714) 550-6428 • e-mail rdean@nat.com

**TRANSMITTAL**

WEBB & ASSOCIATES  
3788 MCCRAY STREET  
RIVERSIDE, CALIFORNIA  
ATTN: JOE FARAH

Reference: SF 150 LLC  
Our Order No.: 7001849-27

In connection with the above-referenced matter, we enclose the following:

- Preliminary Title Report UPDATED AS OF JANUARY 2, 2008

Please let me know if I can be of any further assistance.

Sincerely,



---

Randy Dean  
Title Officer  
Development Services Division

Cc: RANCON-JIM LYTLE  
WEBB & ASSOC-LORI BELL

ORDER NO. 7001849-27

**NORTH AMERICAN TITLE COMPANY**  
505 S. Main Street, #101 • Orange, CA 92868  
Tel: (714) 550-6500 • Fax: (714) 667-0338  
Direct (714) 550-6428 • e-mail rdean@nat.com

**TRANSMITTAL**

WEBB & ASSOCIATES  
3788 MCCRAY STREET  
RIVERSIDE, CALIFORNIA  
ATTN: LORI BELL

Reference: SF 150 LLC  
Our Order No.: 7001849-27

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- Preliminary Title Report UPDATED AS OF JANUARY 2, 2008

Please let me know if I can be of any further assistance.

Sincerely,

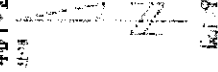


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Randy Dean  
Title Officer  
Development Services Division

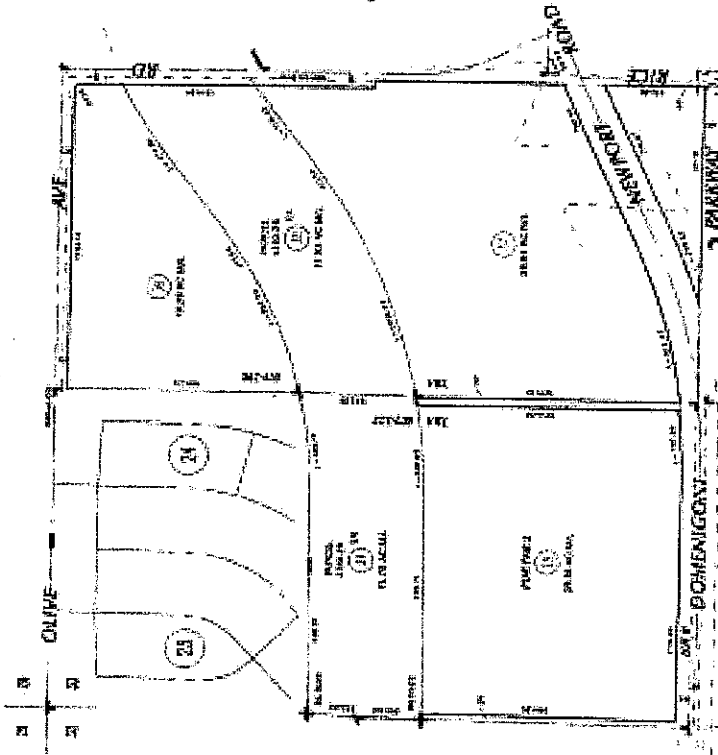
Cc: RANCON-JIM LYTLER  
WEBB & ASSOC-JOE FARAH

467-20



L.S.A. 001-283  
001-322

PCR NW 33 T. 55. R. 2W



THIS MAP WAS PREPARED FOR THE DISTRICT COURT OF THE COUNTY OF SHERBORN, MASSACHUSETTS, BY THE DISTRICT CLERK OF SAID COUNTY, AND IS HEREBY FILED FOR THE RECORD AND FOR THE PURPOSES OF THE RECORD.

100 0 0 2006

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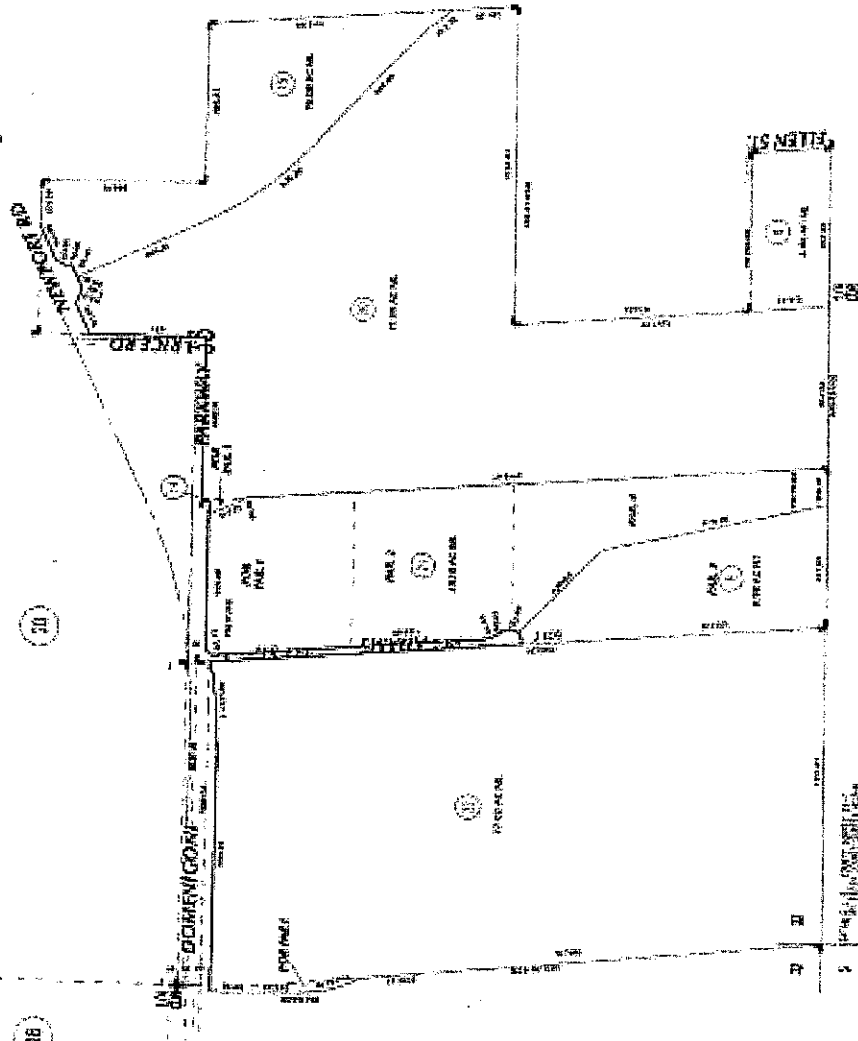
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SEC. 33 T. 35S. R. 29

THIS MAP WAS PREPARED FOR UNIVERSITY PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE UNIVERSITY OF CALIFORNIA, LAND AND NATURAL RESOURCES DIVISION, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS MAP.



FM 10/24/65 PARCEL MAP NO. 11155  
FM 11/10/65 PARCEL MAP NO. 11435

SECTION 33, T. 35S., R. 29E.  
SANTA CLAY, CALIF.

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**Exhibit A**  
**List Of Printed Exceptions And Exclusions (By Policy Type)**  
**1. California Land Title Association Standard Coverage Policy-1990**

**Exclusions From Coverage**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, cost, attorney's fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or locations of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Right of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant.
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy.
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in the loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which that land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - Schedule B Part 1**

This Policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceeding by a public agency which may result in taxes or assessment or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or expectations in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters expected under (a), (b), or (c) are shown by the public records.

**2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM - 1970**  
**SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

**3. AMERICAN LAND TITLE ASSOCIATION OWNERS POLICY FORM B-1970**  
**WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following expectations to coverage appear in the policy.

**SCHEDULE B**

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, right, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possessions thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public record.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title water.
6. Any lien, or right to a lien, for services labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.

**4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY-1970  
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE  
EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant, (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss of damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceable of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state which the land is situated.

**5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970 WITH REGIONAL EXCEPTIONS**

When the American Land title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

**SCHEDULE B**

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

- Part One:
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
  2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
  3. Easements, claims of easement or encumbrances which are not shown by the public records.
  4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by public record.
  5. Unpatented mining claims; reservations or expectations in patents or in Acts authorizing the issuance thereof; water right, claims or title to water.
  6. Any lien, or right to a lien, for services labor or material therefore or hereafter furnished, imposed by law and not shown by the public records.

**6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992  
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE  
EXCLUSIONS FROM COVERAGE**

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land, (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation of alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters;
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy.
  - (c) Resulting in no loss or damage to the insured claimant;
  - (d) Attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed as date of policy); or
  - (e) Resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceable of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any Statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgage insured by this policy, by reason of the operation of the federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) The transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) The subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
  - (iii) The transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) to timely record the instrument of transfer; or
    - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

## 7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY – 1992 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

### SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, right, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of possession thereof.
3. Easement, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exception in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

## 8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY – 1992 EXCLUSIONS FROM COVERAGE

The following matter are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, cost, attorney's fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) Created, suffered assumed or agreed to by the insured claimant;
  - (b) Not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) Resulting in no loss or damage to the insured claimant;
  - (d) Attaching or created subsequent to Date of Policy; or
  - (e) Resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the Insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws. That is based on:
  - (i) The transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) The transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) To timely record the instrument of transfer; or
    - (b) Of such recordation to impart notice to a purchaser for value or judgment or lien creditor.

## 9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY – 1992 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy:

### SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

- Part One:
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
  2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry in possession thereof.
  3. Easements, claims of easement or encumbrances which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

#### 10. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY – 1987 EXCLUSIONS

In addition to the Exemptions in Schedule B, you are not insured against loss, costs, attorney's fees and expenses resulting from:

1. Governmental policy power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - Land use
  - Land division
  - Improvements on the land
  - Environmental protection

This exclusion does not apply to violation or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
  - A notice of exercising the right appears in the public records on the Policy Date.
  - The taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks:
  - That are created, allowed, or agreed to by you.
  - That are known to you, but not to us, on the Policy Date – unless they appear in the public records
  - That result in no loss to you
  - That first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
  - To any land outside the area specifically described and referred to in Item 3 of Schedule A, or
  - In streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

#### 11. CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (6/2/98) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10/17/98) EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs attorney's fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
  - (a) Building
  - (b) Zoning
  - (c) Land use
  - (d) Improvements on the land
  - (e) Land division
  - (f) Environmental protection

This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date. This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17, or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
  - (a) A notice of exercising the right appears in the Public Records at the Policy Date; or
  - (b) The taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
  - (a) That are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - (b) That are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
  - (c) That result in no loss to You; or
  - (d) That first occur after the Policy Date – this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24, or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - (a) To any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - (b) In streets, alleys or waterways that touch the land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.