RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: November 22 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

SUBJECT: TENTATIVE TRACT MAP NO. 36317
(Charge your time to these case numbers)

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

- ☒ Place on Administrative Action (Receive & File; EOT)
  - ☐ Labels provided If Set For Hearing
    - ☐ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Place on Consent Calendar
- ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)
- ☐ Place on Section Initiation Proceeding (GPIP)
- ☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- ☐ Publish in Newspaper:
  - **SELECT Advertisement**
- ☐ **SELECT CEQA Determination**
  - ☐ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Notify Property Owners (app/agencies/property owner labels provided)

Controversial: ☐ YES ☐ NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:
Notice of Determination
California Department of Fish & Wildlife Receipt (CFG5754)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

REVIEWED BY EXECUTIVE OFFICE

DATE _____ Tina Grande

Departmental Concurrence

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

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 22, 2013

SUBJECT: TENTATIVE TRACT MAP NO. 36317 – Certify Addendum No. 4 to EIR No. 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – **REQUEST:** The project is a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256 Amendment No. 2.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission November 6, 2013.

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

CONSIDERED ADDENDUM NO. 4 to **ENVIRONMENTAL IMPACT REPORT NO. 325**, based on the findings incorporated in the initial study and Addendum No. 4 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

APPROVED TENTATIVE TRACT MAP NO. 36317, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials: CSL:ms D.M.

☐ Policy ☐ Policy
☒ Consent ☐ Consent
Dep't Recomm.: Per Exec. Ofc.:

Prev. Agn. Ref. **District:** 1/1 **Agenda Number:**

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 6, 2013

3.1 TENTATIVE TRACT MAP NO. 36317 – Consider Addendum No. 4 to Certified EIR 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan – **REQUEST:** The project proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

Staff Report Recommendation:
CONSIDERATION OF ADDENDUM NO. 4; APPROVAL OF TENTATIVE TRACT MAP.

Staff's Recommendation at Hearing:
CONSIDERATION OF ADDENDUM NO. 4; APPROVAL OF TENTATIVE TRACT MAP subject to additions, deletions, and changes to the Conditions of Approval provided at hearing.

Planning Commission Action:
By A Vote Of 3-1 (Commissioner Leach recused herself; Commissioner Sloman voted nay), **CONSIDERED ADDENDUM NO. 4; TENTATIVELY APPROVED TENTATIVE TRACT MAP,** subject to additions, deletions, and changes to the Conditions of Approval provided at hearing.

Agenda Item No.: 3.1
Area Plan: Temescal Canyon
Zoning Area: Temescal Area and Alberhill Area
Supervisorial District: First/First
Project Planner: Matt Straite
Planning Commission: November 6, 2013

TENTATIVE TRACT MAP NO. 36317
ADDENDUM NO. 4 to EIR No. 325
Applicant: Starfield Sycamore Inv LLC
Engineer/Representative: Albert A Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36317 proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of approved Specific Plan No. 256A2.

The project is located in the Temescal Canyon Area Plan, more specifically it is southerly of Campbell Ranch Road and westerly of Interstate Highway 15.

ISSUES OF POTENTIAL CONCERN:

Lot 193
Residential lot number 193, as shown on the map, requires the attention of the Commission. Staff has requested the removal of this lot throughout the review of the project. This individual home is placed along the fault setback line which is open space throughout the project. The accommodation of the fault setback has left a large open space corridor through the center of the project which features landscaping and trails. This open space is an asset to the community, offering a bucolic retreat for the future residents of the project. That park space view shed is interrupted by this lone single family home which creates a disjointed land use along the park. A condition of approval (50.Planning.38) has been added to the project requiring the elimination of this residential lot in the final map stage.

Oak Tree
There is an offsite oak tree on the south side of Towhee Lane as shown on the proposed map. The drainage facilities for the project use some offsite property to the south that would have impacted the oak tree. Working with the applicant, the Environmental Programs Division and Flood Control, the drainage was redesigned to avoid the oak tree.

Planning Areas 26 and 24a
The proposed map is directly adjacent to several approved mines to the west of the project site. The Specific Plan was designed to address the neighboring use, this proposed map is conforming to the requirements of the Specific Plan. However, in an effort to minimize the possible impacts to the existing slopes of the neighboring mine, the map has been designed to minimize the load, or weight, on the top of the slopes, or along the western edge of the proposed map. In other words, homes or a water quality basin would increase the weight of the property within the project, which could possibly impact the existing slopes located about 50 feet from the edge of the applicant's property. Additionally, the EIR for the original Specific Plan required a buffer along the western edge. To address these concerns, the property within PA26 and 24A along the projects western edge have been left open space. There is no irrigation proposed, but a condition of approval requires them to be planted with a wildflower seed mix that will grow with only natural irrigation.

D.M.

Berm
The Specific Plan has been designed to assure that the homes cannot see the neighboring mine, with the exception of the property in this proposed tentative map. The property slopes so that the future homes will be able to see the mine. The noise will be less than significant, but the aesthetics are a concern to Staff. The project has been designed to include a berm about 127 feet from the western edge of the project. This berm will also have trees planted along the top of the berm to help minimize the view shed from all the homes within the proposed project.

Future Maps
The project has been designed to accommodate future additional tract maps to the south and east of the map location.

Internal Slopes
The site features terrain that slopes to the south. As a result there are a number of slopes thought the project. The map is designed so that any slope tall enough to potentially be viewed from the street is within an HOAQ or CSA maintained slope, see lot OS 199. Additionally, these open space lots have been designed so that access for future landscape maintenance crews can be accommodated.

Fuel Modification Zones
The proposed map includes fuel modification areas within residential front, side and backyards. This means that the homeowner must plant specific fuel modification zone plants and not place any combustible structures in this area including wood porches and/or play structures; the Fuel Modification study explains in detail what is and is not a combustible structure (see attached). Staff has concerns with a fuel modification plan that requires certain actions within private yard areas, because most of these areas are private and difficult to inspect and monitor. Further, it is difficult to pass on to future homeowners that they have any restrictions at all. A similar private yard fuel modification requirement was used on a neighboring map, within the same Specific Plan. In that instance, Planning required the developer to pre-plant the backyards prior to sale to encourage the proper plant palate use. Such a requirement has not been added to this map. Planning staff requested the redesign of the Fuel Modification Plan so that fuel modification areas did not include private spaces; however, the applicant indicated that the alternative to using private space as fuel modification would mean a significant reduction in unit counts. Ultimately, Planning deferred to the County Fire Department for direction on the issue. The Fire Department expressed some concern as well, but ultimately approved the fuel modification plan using private space as fuel modification areas. An easement has been required in condition 50.Planning.39 to inform the homeowners as soon as possible and to allow inspections if required. Because Planning felt this use of private space was a unique request, the full FireWise 2000 Fuel Modification study is attached to this staff report for the Commission's reference.

Fault Location
The map features a fault that bisects the project site. Pursuant to State Law, a 50 foot setback has been added to the fault location to assure all structures are outside the setback. The setback has been marked on the exhibit.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), Open Space: Recreation (OS:R), as reflected on the Specific Plan Land Use Plan
2. Surrounding General Plan Land Use (Ex. #5):	Light Industrial (LI) to the north and east, Open

	Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space - Conservation Habitat (OS:CH) to the south and east.
3. Existing Zoning (Ex. #2):	Specific Plan (SP)
4. Surrounding Zoning (Ex. #2):	Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
5. Existing Land Use (Ex. #1):	Single Family, School, Retail, Conservation Habitat and Vacant Land.
6. Surrounding Land Use (Ex. #1):	Vacant land to the north and east (except the 15 freeway), mining to the west, Conservation Habitat and a Nudist Resort to the south.
7. Project Data:	Total Acreage: 89.1 Acres (PA17A, 17B, 17C, 17D, 24A, 24D, 26, and 27) Total residential lots: 193
8. Environmental Concerns:	See attached Addendum No. 4 to EIR No. 325

RECOMMENDATIONS:

CONSIDERATION of **ADDENDUM NO. 4** to **ENVIRONMENTAL IMPACT REPORT NO. 325**, based on the findings incorporated in the initial study and Addendum No. 4 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE TRACT NO. 36317,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development:, Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), and Open Space: Recreation (OS:R), as reflected on the Specific Plan Land Use Plan.

2. The project site is surrounded by properties which are designated Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space-Conservation Habitat (OS:CH) to the south and east.

3. Several mitigation measures and the design of the project mitigate the potential impacts of the neighboring mining uses.

4. The zoning for the subject site is Specific Plan (SP).

5. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.

6. The project is consistent with the Specific Plan. Additionally, similar uses have been constructed and are operating in the project vicinity.

7. As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-site drainage improvements would be required to convey an existing ephemeral stream across the southeastern corner of the TTM 36317 site. The improvements would consist of the addition of rip rap and the construction of two 2-foot diameter culverts. A portion of the improvements would occur immediately off-site to the south and to the east of the TTM 36317 site. The proposed improvements are depicted on Figure 1 of the EA (refer also to Figure 4 of the EA under the discussion of biological resources).

   As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

8. This Specific Plan is located within Criteria Area 3348, 3349, 3448, 3546, and 3545 of the Western Riverside County Multiple Species Habitat Conservation Plan. MSHCP dedication of conservation area was required of the first Amendment to the Specific Plan. There are no additional land dedication requirements in order to comply with the MSHCP.

9. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.

10. Pursuant to CEQA section 15164, 15162 and 15156 overall, the proposed project would result in impacts that are less than or equal to those addressed in EIR No. 325 and addenda. As demonstrated in the accompanying Environmental Assessment No. 42390 (EA42390), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR No. 325 and addenda thereto. More specifically:

    a. As proposed, the Project would not involve any land uses which were not included in the analysis contained in EIR 325, and none of the actions proposed by the Project would result in new significant impacts (based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M). Therefore, the Project would not result in any new significant effects that were not previously identified in EIR 325 and prior addenda.

    b. The proposed Project would not require "major revisions" to the previous EIR because the Project will not involve any substantial changes in the Project resulting in substantial increases in the severity of the previously identified significant impacts. As proposed, TTM 36317 would allow for the construction of 193 medium density residential lots and 14 open space lots on approximately 89.1 acres. Residential lots include 107 5,000 s.f. lots and 86 6,000 s.f. lots on approximately 32.44 acres. Proposed open space lots would range in size from 0.06 acre to 13.25 acres in size and would encompass approximately40.9 acres, allowing for passive park, open space, and water quality/detention basin land uses. TTM 36317 is fully consistent with

SP256A2, which was previously evaluated in conjunction with approved Addendum No. 3 to EIR 325. No changes to SP 256 would occur as a result of the proposed Project. Overall, TTM 36317 would result in impacts that are less than or equal to those addressed in EIR 325 and the addenda thereto. The addendum also addresses construction of an off-site flood control channel; however, this improvement is being construction in satisfaction of a prior condition of approval adopted in connection with previously-approved development. As demonstrated in the accompanying Environmental Assessment No. 42390 (EA42390), the proposed Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of EIR 325 and addenda thereto.

c. Subsequent to the certification of EIR 325 and approval of SP256A2, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, no new information of substantial importance regarding new significant impacts has become available which was not known at the time the previous EIR was prepared.

d. The proposed Project would result in a comparable level of development permitted under the approved SP256A2, and none of the modifications proposed by the Project would result in more severe impacts as compared to what was previously disclosed as part of EIR 325. Therefore, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, the proposed Project would not result in a substantial increase in the severity of previously identified significant effects analyzed in certified EIR 325 and addenda thereto.

e. Technical reports were prepared for the subject areas of traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR 325 and prior addenda. Specifically, these technical reports concluded as follows:

1. The traffic report reaffirmed the findings and mitigation measures established within SP 256 and EIR 325, and found that no new traffic impacts requiring mitigation would occur as a result of TTM 36317;

2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;

3. The noise impact analysis and addendum letter thereto fulfills the requirement of EIR 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. As concluded in the addendum letter to the noise impact analysis, noise barriers are not required in association with TTM 36317 and no new impacts to noise would occur as a result of the Project;

4. The updated biology reports were prepared to demonstrate Project consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in EIR 325,;

5. The hydrology/water quality reports fulfill the mitigation requirements of EIR 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and

6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was previously identified by EIR 325.

f. The MSHCP Consistency Analysis determined that TTM 36317 would be fully consistent with the conservation criteria for MSHCP Conservation Cell No. 3545, and that the Project also would be fully consistent with Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2 of the MSHCP; accordingly, no new impact due to a conflict with the MSHCP would occur.

g. Mitigation measures identified in EIR 325, other than those that have changed as a result of updated technical studies, new governmental regulations, and/or imposed requirements specified in Project-related permits and authorizations, would still be appropriate and feasible for the proposed Project. Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified EIR 325would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and FEIR.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), and Open Space: Recreation (OS:R), as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan and the Specific Plan.

2. The proposed project is consistent with the proposed Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. Through mitigation the project is consistent with the neighboring mining uses.

4. The public's health, safety, and general welfare are protected through project design.

5. The proposed project is clearly compatible with the present and future logical development of the area.

6. The proposed project will not have a significant effect on the environment.

7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. An area drainage plan, or dam inundation area.

3. The project site is located within:
   a. The city of Corona sphere of influence;
   b. The boundaries of the County Service Area No. 134;
   c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   d. A fault zone;
   e. An area subject to low to moderate liquefaction;
   f. Partially within an MSHCP criteria cell (3545); and,
   g. Partially within a 100-year flood plain.

4. The subject site is currently designated as Assessor's Parcel Numbers 290-660-002, 290-660-003, 290-660-005, 290-660-0012, 290-670-006, and 290-670-007.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Memorandum

DATE: November 6, 2013

TO: Planning Commission

FROM: Matt Straite

RE: **AGENDA ITEM 3.1 Revisions, and additions to Conditions of Approval**

Revisions/deletions of Conditions of Approval

Condition of Approval No. **50.Planning.39** was added in error and should be deleted. This COA referenced the need for a fuel modification easement in particular lots and does not apply to this project. Another condition, **50.Fire.04** already requires that fuel modification areas be shown on the ECS of the final map.

Condition **60.Planning.3** had lot references that were from an outdated version of the map. The revised COA should read:

> The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement within lot numbers 205, 206 ~~192, 193~~, or 194, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

New Conditions of Approval

The Environmental Programs Division has added the following three conditions of approval to the Tract:

60.EPD.1 OAK TREE AVOIDANCE

The oak tree delineated at the south east corner of the project site on the exhibit titled "TR36317 AMD 4" and dated 6/25/13, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within this area. This area shall be mapped and labeled "Delineated Constraint Area (Oak Tree Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD.2 BIOLOGOCAL MONITOR

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of all grading and construction activities near the preserved oak tree located at the south east corner of the project site. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD.3 MBTA NESTING BIRD

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

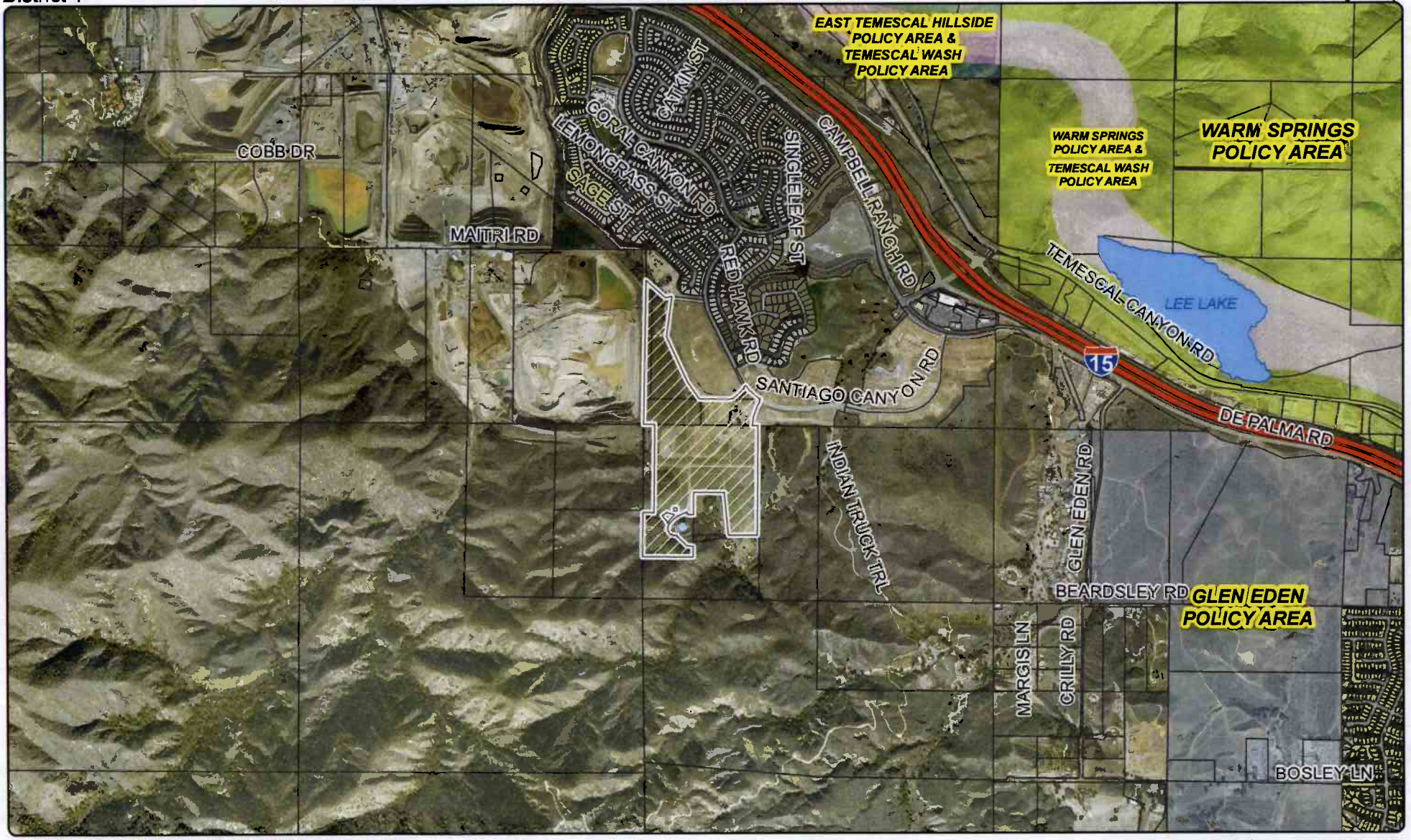
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Vicinity Map



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
Edition 2009

N

0 1,200 2,400 4,800 7,200
Feet

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 1

Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

N

Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
Edition 2009

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Feet

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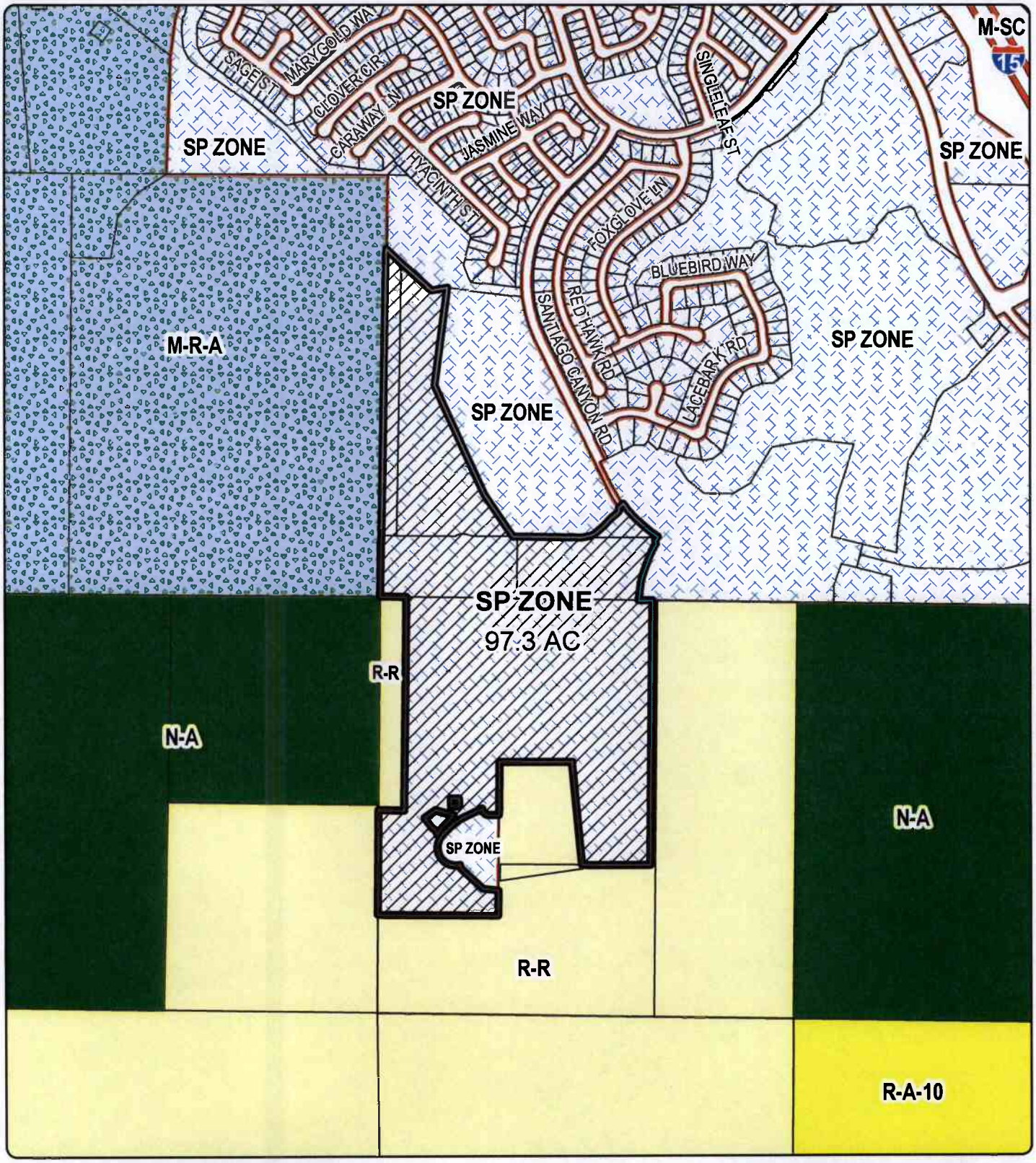
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 2



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

N

Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
Edition 2009

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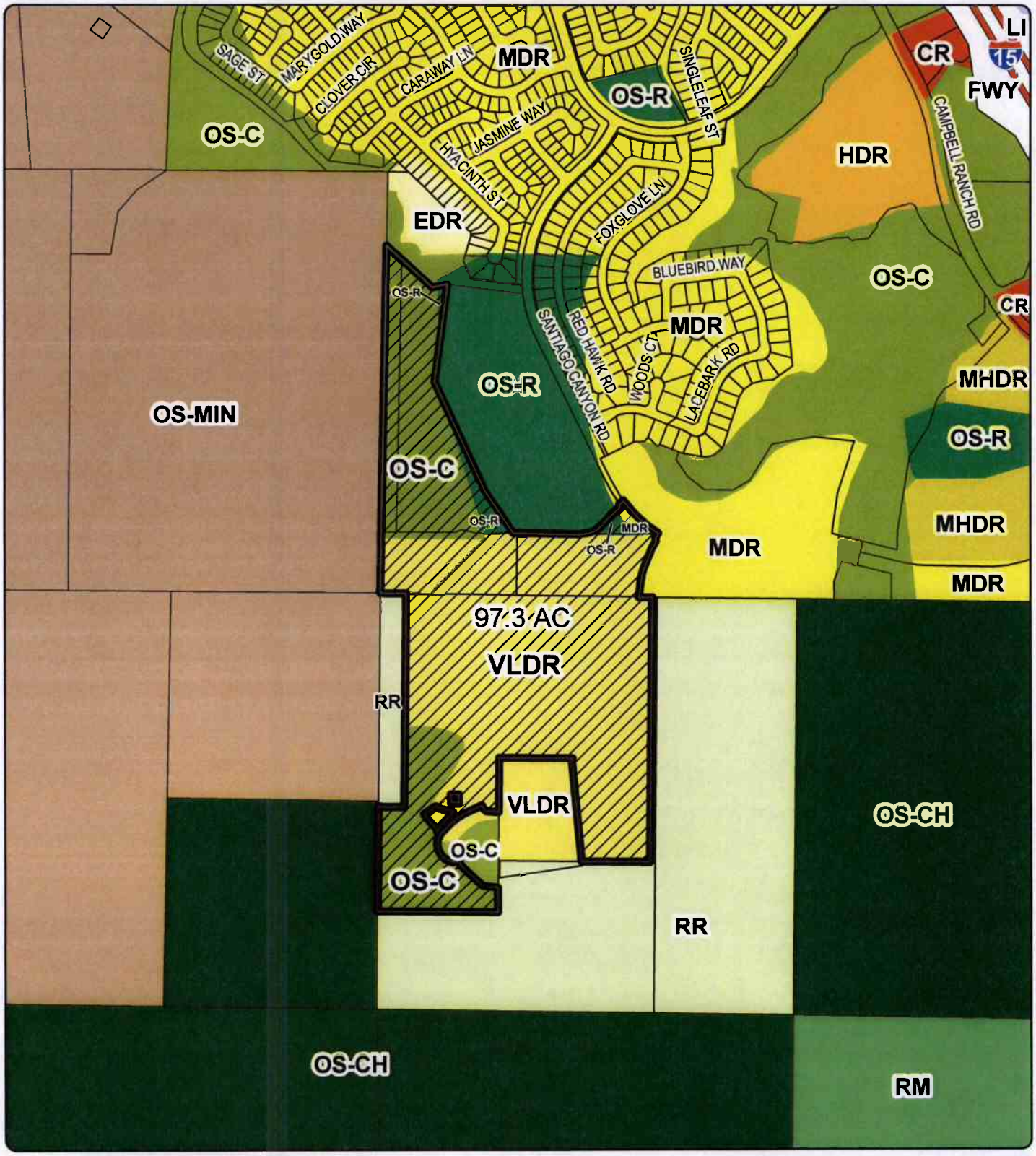
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 5



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

N

Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
Edition 2009

0 200400 800 1,200
Feet

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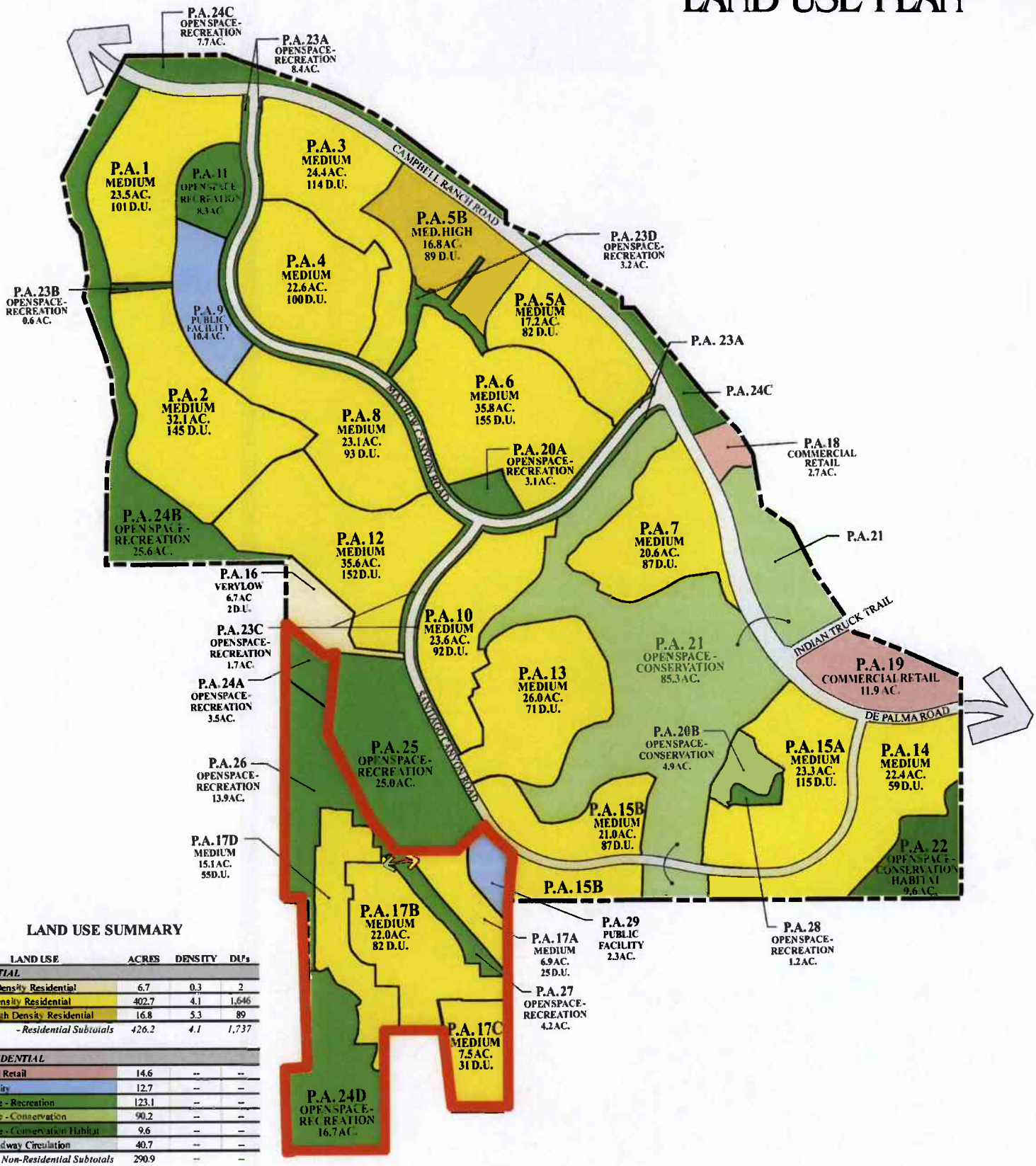
SPECIFIC PLAN
LAND USE PLAN

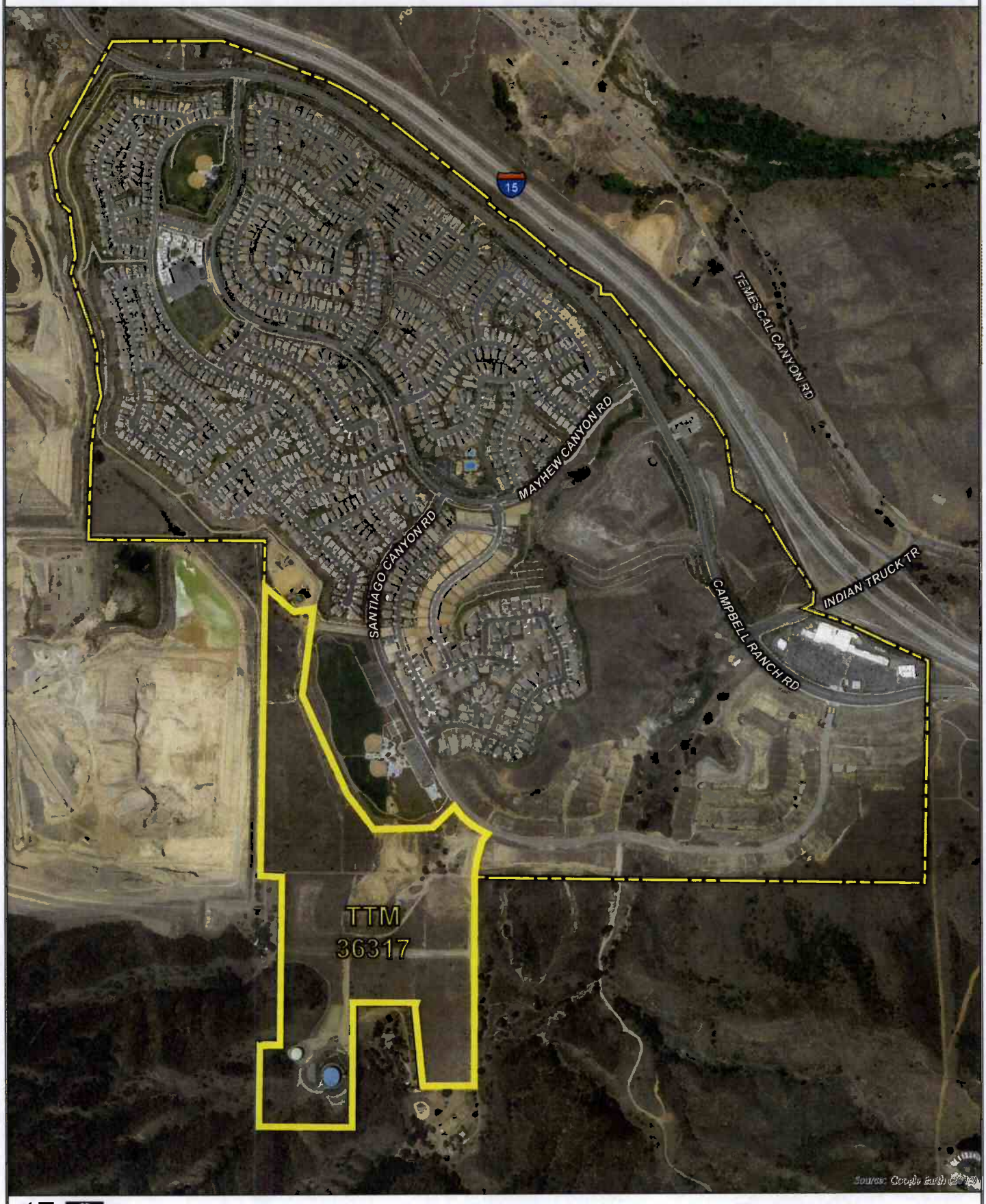


LAND USE SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Very Low Density Residential	6.7	0.3	2
Medium Density Residential	402.7	4.1	1,646
Medium High Density Residential	16.8	5.3	89
- Residential Subtotals	*426.2*	*4.1*	*1,737*
NON-RESIDENTIAL			
Commercial Retail	14.6	--	--
Public Facility	12.7	--	--
Open Space - Recreation	123.1	--	--
Open Space - Conservation	90.2	--	--
Open Space - Conservation Habitat	9.6	--	--
Project Roadway Circulation	40.7	--	--
- Non-Residential Subtotals	290.9	--	--
PROJECT TOTALS	*717.1*	*2.4*	*1,737*

Figure 3

Figure 3 **Aerial Photograph**



TENTATIVE TRACT MAP NO. 36317

GENERAL NOTES

OWNER
STARFIELD SYCAMORE INVESTORS, L.L.C.
2151 MICHELSON DR, SUITE 250
IRVINE, CA 92612
PH. (949) 748-6714
FAX (949) 748-6488

APPLICANT
STARFIELD SYCAMORE INVESTORS, L.L.C.
ATTN: BRIAN WOODS
2151 MICHELSON DR, SUITE 250
IRVINE, CA 92612
PH. (949) 748-6714
FAX (949) 748-6488

ENGINEER
ALBERT A. WEBB ASSOCIATES
ATTN: SANDY CHANDLER
3788 MCCRAY ST.
RIVERSIDE, CA 92506
PH. (951) 686-1070
FAX (951) 788-1256

TOPOGRAPHY
INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE, SUITE A
RIVERSIDE, CA 92503
PH. (951) 687-4252
FAX (951) 687-4120
FLOWN ON MAY 2010

ASSESSOR'S PARCEL No.s
290-660-002, -003, -005, -012,
290-670-006 AND -007

ACREAGE
84.0 AC. GROSS
87.0 AC. NET
111 RESIDENTIAL LOTS 5000 SF
86 RESIDENTIAL LOTS 6000 SF
9 OPEN SPACE LOTS

LAND USE/ZONING
EXISTING LAND USE — VACANT
PROPOSED LAND USE — RESIDENTIAL & OPEN SPACE
EXISTING GENERAL PLAN LAND USE — LDR, OS-C
PROPOSED GENERAL PLAN LAND USE — MDR, OS-C
EXISTING ZONING — SP (PER CZ 7373)
PROPOSED ZONING — SP (PER CZ 7373)

UTILITIES
WATER — LEE LAKE WATER DISTRICT
SEWER — LEE LAKE WATER DISTRICT
ELECTRIC — SOUTHERN CALIFORNIA EDISON COMPANY
GAS — SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE — AT&T, VERIZON
CABLE — TIME WARNER

SCHOOL DISTRICT
CORONA-NORCO UNIFIED SCHOOL DISTRICT

SETBACKS
IN ACCORDANCE WITH SP 9256, AMENDED #2

O.S. LOTS	
LOT NO.	LOT AREA
OS 114	4.08AC.
OS 115	2.54AC.
OS 116	0.33AC.
OS 117	0.08AC.
OS 118	0.22AC.
OS 119	1.28AC.
OS 200	0.52AC.
OS 201	1.14AC.
OS 202	0.54AC.
OS 203	0.21AC.
OS 204	12.48 AC.
OS 205	13.50AC.
OS 207	3.49AC.
OS 207	0.25AC.
TOTAL	40.6 AC.

ACREAGE OF PLANNING AREA	
PA	ACREAGE
17A	4.5 AC.
17B	22.02 AC.
17C	7.35 AC.
17D	16.34 AC.
24A	5.41 AC.
24D	12.94 AC.
26	8.30 AC.
27	4.05 AC.
TOTAL	84.0 AC.

PROPOSED USEABLE LOT AREAS

LOT NO.	LOT AREA SQ. FT.	PAD ELEV.	NET USEABLE LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	PAD ELEV.	NET USEABLE LOT AREA SQ. FT.
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TOTAL LOT= 52.61 AC. AVG. LOT= 7,348 SF AVG. PAD= 6,383 SF

SUMMARY OF LOTS

LOT AREA	LOT NO.s	TOTAL LOT	PA	AVE. NET USEABLE
MIN. 5000 SF 50' x 100' MIN.	1 - 25	25	17A	5486
	26 - 64, 74 - 99, 131 - 142 & 168 - 172	82	17B	5686
	TOTAL 5000 SF LOTS	107	-	5655
MIN. 6000 SF 60' x 100' MIN.	100-130	31	17C	6888
	65 - 73, 143 - 167 & 173 - 195	55	17D	6718
	TOTAL 6000 SF LOTS	86	-	6800
TOTAL		193	-	6142

NOTES

[illegible]

LEGAL DESCRIPTION

[illegible]

LEGEND

FL - FLOWLINE
SF - SQUARE FEET
HP - HIGH POINT
N.A.P. - NOT A PART
LP - LOW POINT
TG - TOP OF GRATE ELEVATION
EL - ELEVATION
L - LENGTH
CF - CURB FACE
AC - ACRES
FG - FINISH GRADE
R/W - RIGHT OF WAY
RW - RETAINING WALL
R - RADIUS
P.P. - POWER POLE
R.L. - RIDGE LINE
GB - GRADE BREAK
RCFCD - RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
RCTD - RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

PROP. TRAIL
EXIST. EDGE OF AC PAVEMENT
EXIST. R/W
FLOOD ZONE LIMITS
FUEL MOD LINE
EXIST. FENCE
EXIST. CONTOURS W/ELEV.
EXIST. SPOT ELEVATION
EXIST. POWER POLE
EXIST. POWER POLE W/GUY WIRE
PROP. R/W
PHASE LINE
BOUNDARY LINE
PROP. SD LINE
PROP. RETAINING WALL
PROP. 6' BLOCK WALL
PROP. WROUGHT IRON FENCE
PROP. CHAIN LINK (BLACK)
EX. WIRE FENCE
PROP. SLOPE
PROP. UNLINED SWALE
PROP. TERRACE DRAIN
PROP. "V" DITCH OR SLOPE DOWN DRAIN
PROP. GRATED INLET
PROP. CURB INLET CATCH BASIN
EXIST. TREES
PROP. STONE RIP-RAP

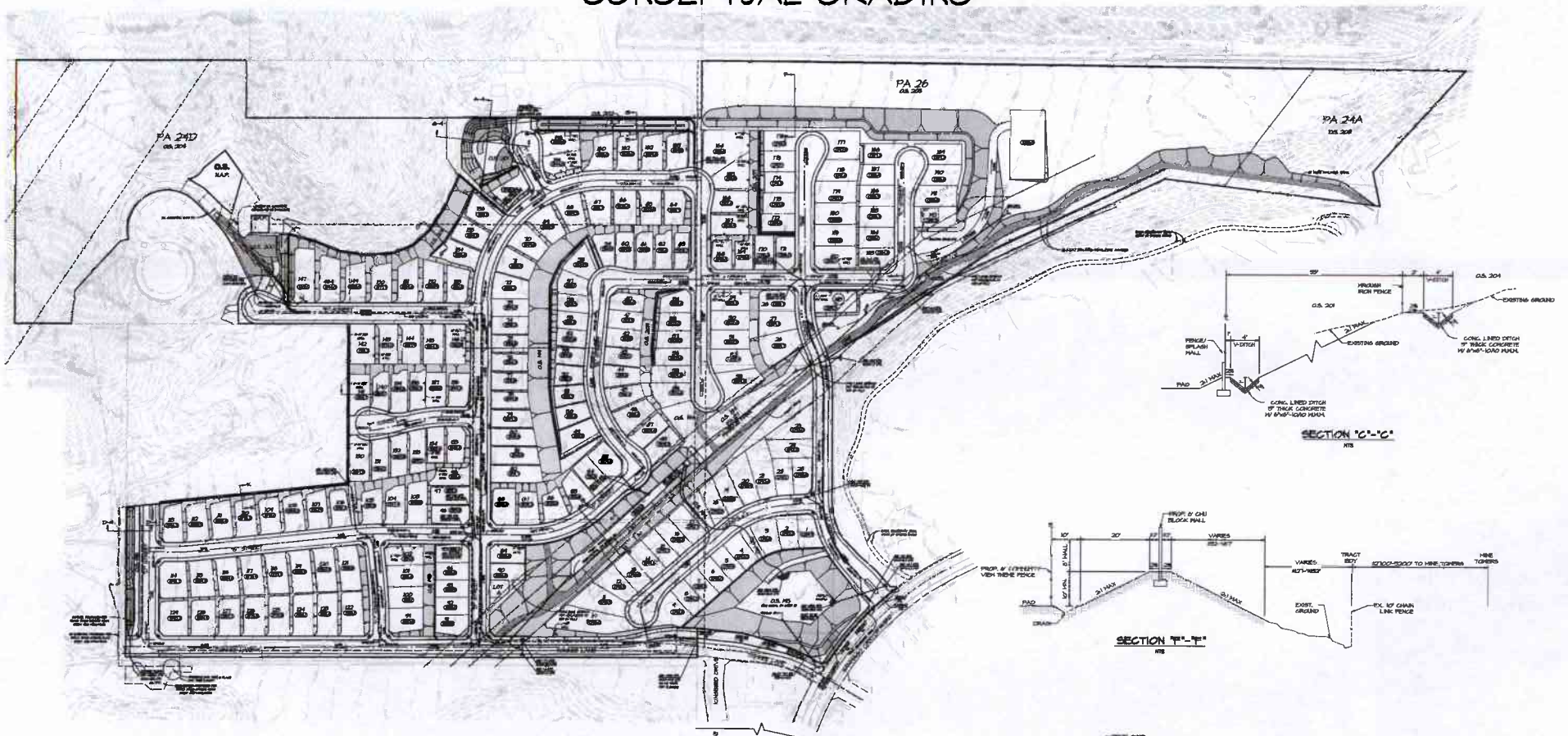
GRAPHIC SCALE 1" = 100'

AMENDED #5
TENTATIVE MAP
SCHEDULE "A"
TRACT NO. 36317

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 12 & 13, T.5.S., R.6.W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, CALIFORNIA

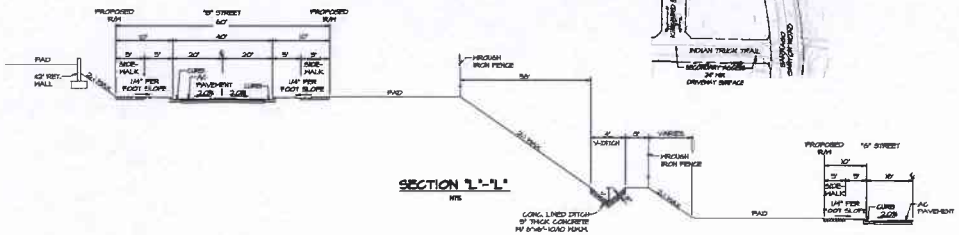
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 MCCRAY ST.
RIVERSIDE, CA 92506

TENTATIVE TRACT MAP NO. 36317
CONCEPTUAL GRADING

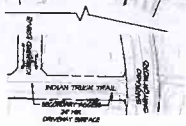


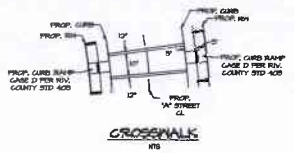
SECTION "C"-"C"
NTS

SECTION "F"-"F"
NTS

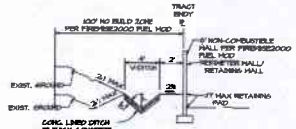


SECTION "L"-"L"
NTS





CROSSWALK
NTS



SECTION "I"-"I"
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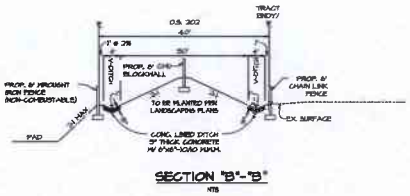
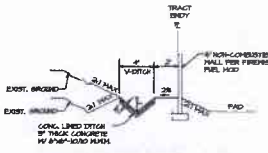


SECTION "B"-"B"
NTS



SECTION "K"-"K"
NTS

GRAPHIC SCALE 1" = 100'
0 100 200 300

REVISIONS	DATE	BY
REVISIONS PER COMMENTS	11/28/07	MLA
REVISIONS PER COMMENTS	4/24/08	MLA
REVISIONS PER COMMENTS	5/14/08	MLA
REVISED SITE LAYOUT	7/1/08	JCA
REVISED TO SH. GRADES & "I"-"I" SUM PER PLOT REQUEST	12/4/08	JCA
REVISIONS PER CITY COMMENTS (1st SUB)	4/9/09	MLA
REVISIONS PER CITY COMMENTS (2nd SUB)	10/8/09	MLA

AMENDED #5

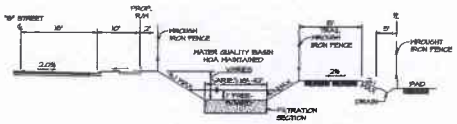
CONCEPTUAL GRADING

TRACT NO. 36317

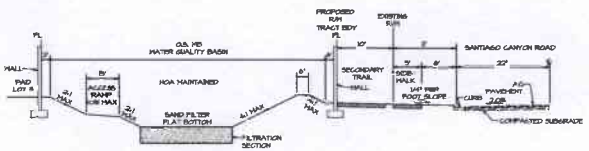
BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 13 & 18, T. 3 S., R. 4 & 3W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, CALIFORNIA

SCALE: 1"=100'	ELMER G. WEBB ASSOCIATES	CIVIL ENGINEERS 3760 VINCENT ST., RIVERSIDE CA. 92506 (951) 686-1070	JOB NO. 30-0324
DATE: 09/01/2009			SHEET 2
DESIGNED: EPD			OF 5 SHEETS
DRAWN:			TENTATIVE MAP NO.
PLT DA: YEAR:		APPROVED BY:	

TENTATIVE TRACT MAP NO. 36317
WQ BASIN DETAILS



SECTION "E"-"E"
NTS



SECTION "N"-"N"
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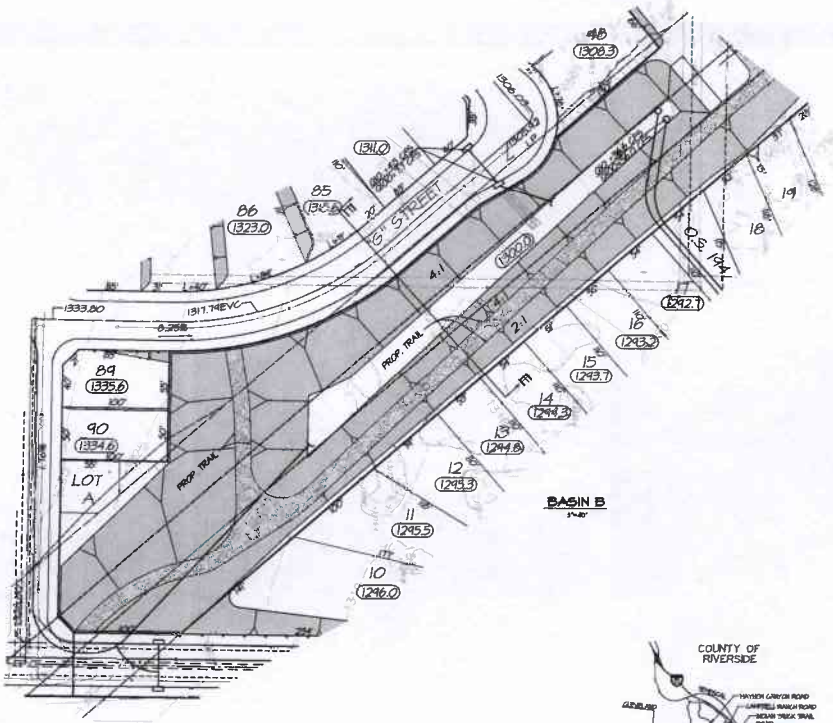

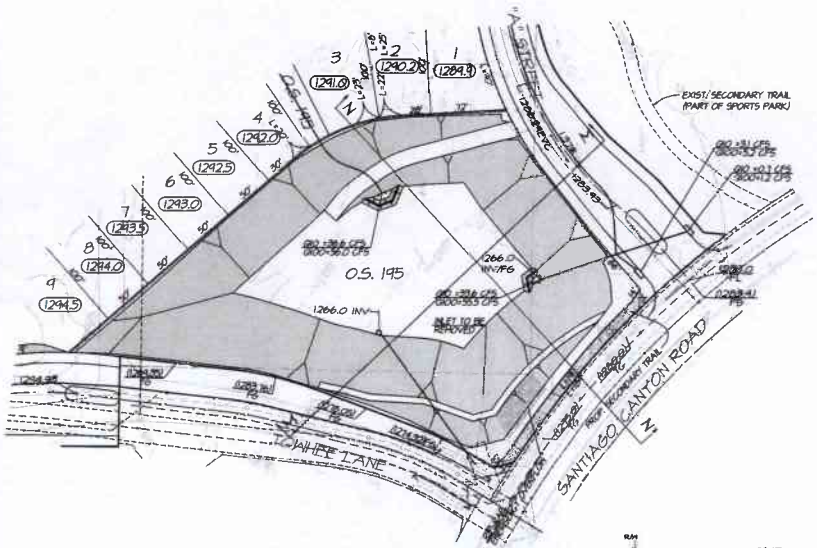

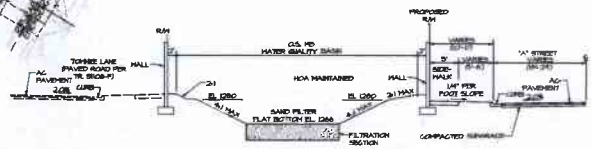

SECTION "M"-"M"
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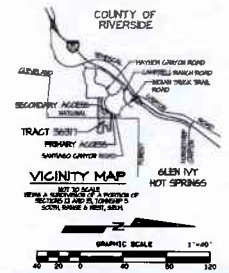


VICINITY MAP
NOT TO SCALE
BEING A SUBDIVISION OF A PORTION OF SECTIONS 13 AND 15, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SBM

AMENDED #5

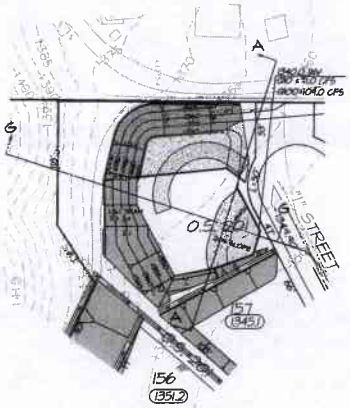
WQ BASIN DETAILS

TRACT NO. 36317

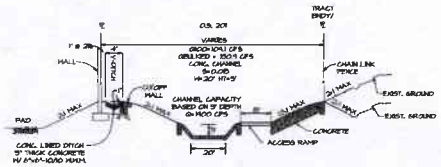
BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 13 & 15, T. 5 S., R. 6 W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, CALIFORNIA

ENGINEER: WEBB
CIVIL ENGINEERING
SHEET 3

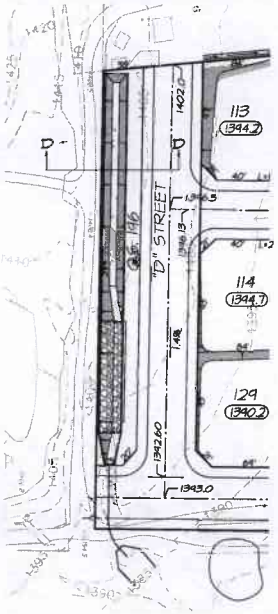
TENTATIVE TRACT MAP NO. 36317
BASIN DETAILS



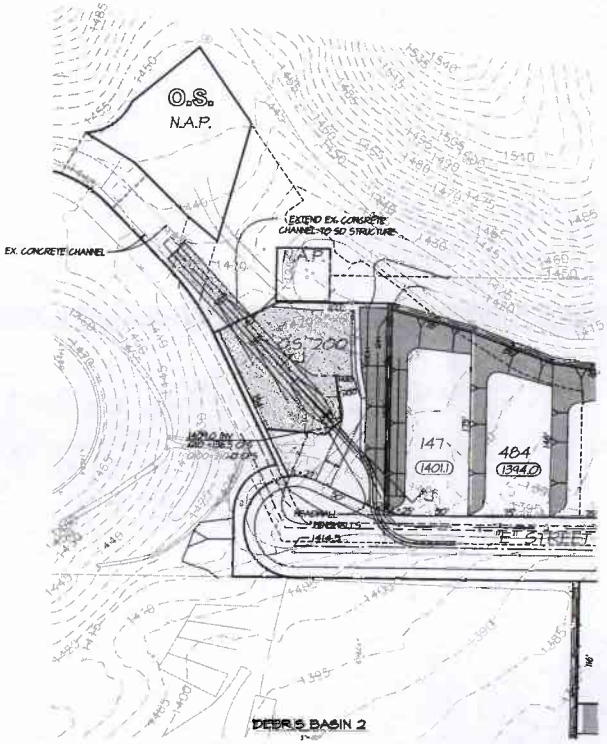
DEBRIS BASIN 1
1"=40'



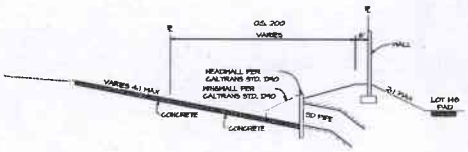
SECTION "A"-"A"
NTS



OFFSITE CHANNEL
PER TRACT 31908
1"=40'



DEBRIS BASIN 2
1"=40'



SECTION "J"-"J"
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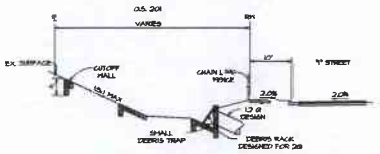

SECTION "G"-"G"
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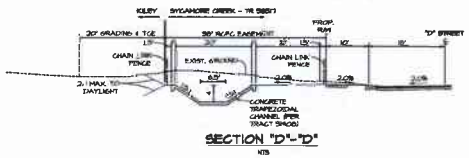


SECTION "D"-"D"
NTS

GRAPHIC SCALE 1"=40'

REVISIONS	DATE	BY
REVISIONS PER COMMENTS	11/15/05	DKA
REVISIONS PER COMMENTS	4/28/06	DKA
REVISIONS PER COMMENTS	8/11/06	DKA
REVISED DATE LAYOUT	7/9/07	JKS
REVISED TO 87 GRADES & "I" ST. RUN PER FLOW DRAINAGE	1/08	JKS
CHANGED PER LDC COMMENTS (AGDS)	6/08	DKA
REVISIONS	10/08	BK

AMENDED #5

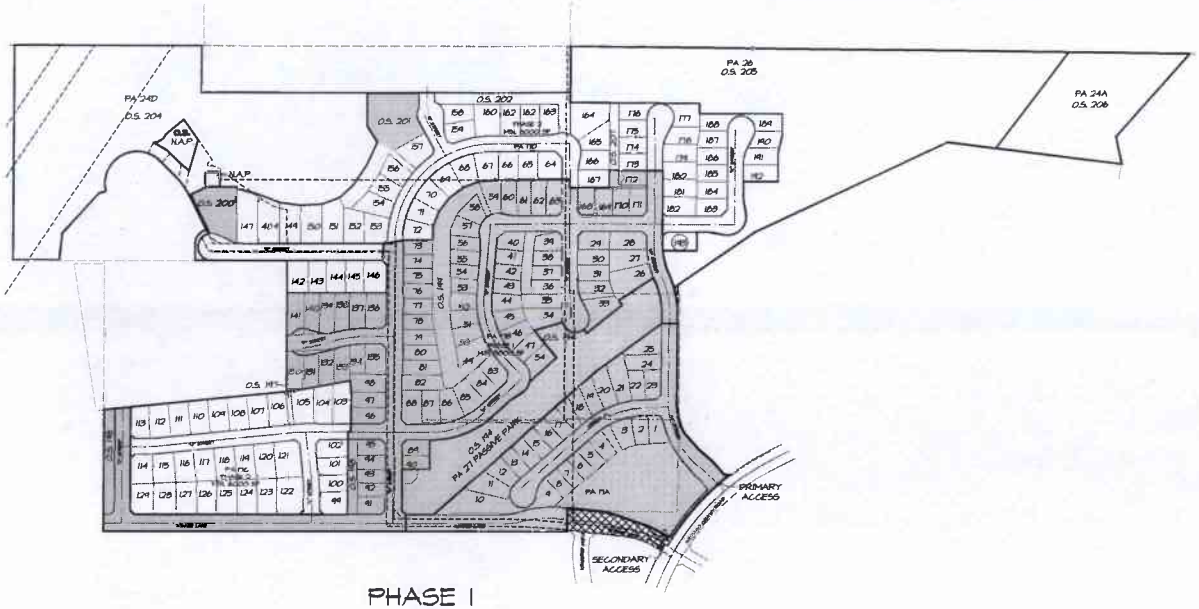
BASIN DETAILS

TRACT NO. 36317

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 12, T. 5 S., R. 4 W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, CALIFORNIA

SCALE: 1" = 40'	DESIGNED BY:	LICENSED PROFESSIONAL ENGINEER	NO. 10-0084
DRAWN BY:	CHECKED BY:	WEBB ASSOCIATES	SHEET 4
CHECKED BY:	APPROVED BY:	CIVIL ENGINEERS 3788 McCRAY ST. RIVERSIDE, CA. 92506 (951) 686-1070	OF 5 SHEETS
JOB NO.			DWG. NO. EXDISPTM10

TENTATIVE TRACT MAP NO. 36317
PHASING MAP

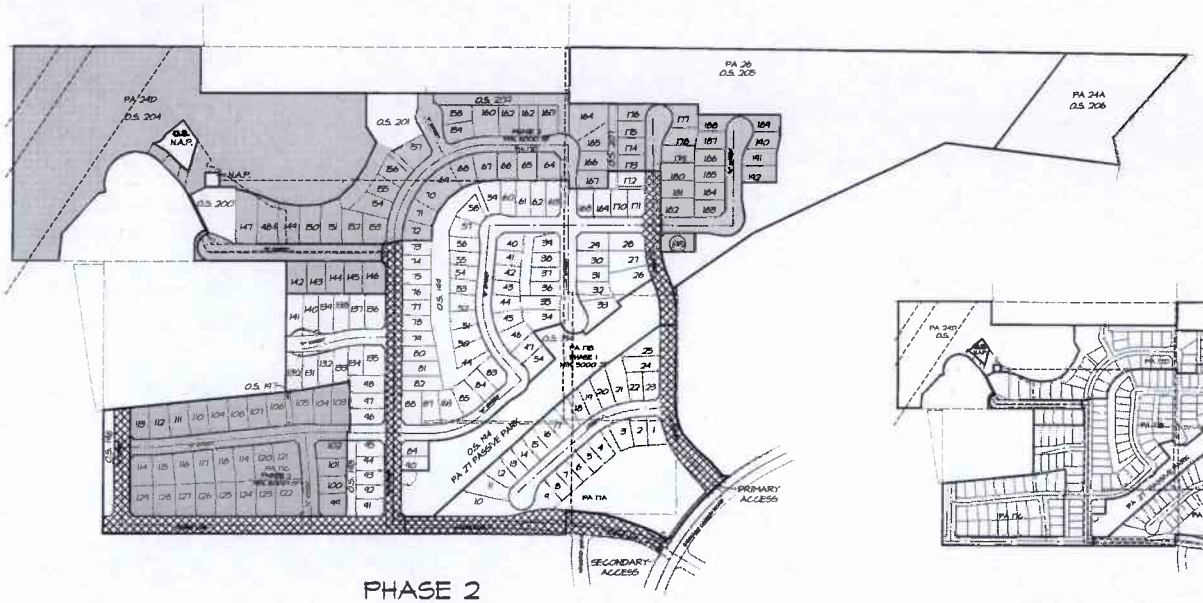


PHASE 1

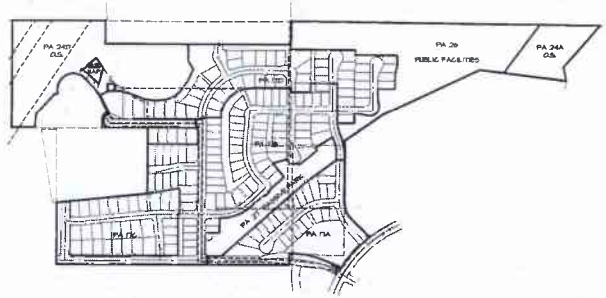
LEGEND

PHASE IMPROVEMENT AREA

REQUIRED OFFSITE IMPROVEMENTS

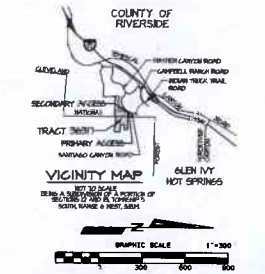


PHASE 2



PLANNING AREA MAP

1" = 300'



AMENDED #5

PHASING MAP & DETAILS

TRACT NO. 36317

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 12, T. 5 S., R. 6 W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, CALIFORNIA

WEBB

SHEET 5

TENTATIVE TRACT MAP NO. 36317
CONCEPTUAL LANDSCAPE PLAN

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA = (ETo)(0.62)[(0.7xLA) + (0.3xSLA)]
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
Using Station #44-UC Riverside (Riverside) = 56.27 inches per year
0.62 = Conversion Factor (to gallons per square foot)
0.7 = ET adjustment factor (ETAF)
LA = Landscape Area (square feet)
0.3 = Additional water allowance for SLA
SLA = Special Landscape Area (square feet)

RESIDENTIAL LOW DENSITY HOUSING LANDSCAPE MAWA CALCULATION
Average residential low density landscape area = 2,800 square feet
MAWA per lot density lot = ((56.27) (0.62) [(0.7 x) 2,800) + (0.3 x 0)] (gallons per year)
MAWA per lot density lot = 61,509 gallons per year / 145 (billing units)
43,857 (GPY for 2 (85,712 (gallons per year)
MAWA for Low Density Housing = 2,499 712 (gallons per year) / 3,916 (billing units)

RESIDENTIAL MEDIUM DENSITY HOUSING LANDSCAPE MAWA CALCULATION
Average residential low density landscape area = 1,705 square feet
MAWA per medium density lot = ((56.27) (0.62) [(0.7 x 1,705) + (0.3 x 0)] (gallons per year)
MAWA per medium density lot = 41,990 (gallons per year) / 59 (billing units)
41,990 x 459 lots = 1,695,330 (gallons per year)
MAWA for Medium Density Housing = 1,695,330 (gallons per year) / 2859 (billing units)

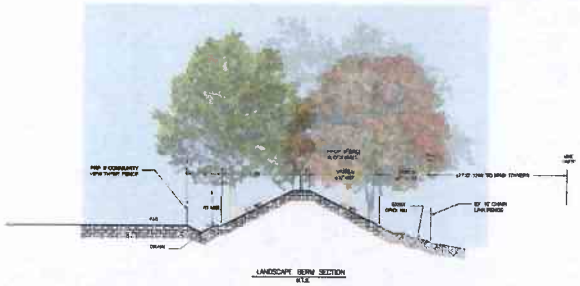
OPEN SPACE LANDSCAPE MAWA CALCULATION
Open Space Landscape Area = 18,360 SF
MAWA for open space Landscape area = ((56.27) (0.62) [(0.7x 366 +0.3x0)] (gallons per year)
MAWA for the Open Space Landscape area = 562,248 (gallons per year) / 397 (billing units)

TOTAL SPACE WATER BUDGET MAWA CALCULATION
Open Space Water Basin = 12,300 SF
MAWA for Open Space Water Basin = ((56.27) (0.62) [(0.7x12,300 +0.3x0)] (gallons per year)
MAWA for the Open Space Water Basin = 302,616 (gallons per year) / 402 (billing units)

Total Project Landscape and Open Space MAWA = 6,745,872 (gallons per year) / 7,674 (billing units)

NOTES
ALL LANDSCAPE, LAND AND INSTALLATION WORK SHALL ADHERE TO THE LOCATION AND GRADING IN RIVERSIDE COUNTY HILLSIDE LAND USE REGULATIONS
RIGHT OF WAY PLANTING SHALL MATCH OR BE COMPATIBLE WITH EXISTING LANDSCAPES WITHIN RIGHT OF THE PROJECT SITE
ALL LANDSCAPE, VINES AND ALL TREES SHALL UTILIZE AN AUTOMATIC IRRIGATION SYSTEMS THAT MEET THE REQUIREMENT OF THE COUNTY OF RIVERSIDE WATER CONSERVATION ORDINANCE
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE DESIGNATED AUTHORITIES
ALL LANDSCAPE INSTALLED SHALL BE PERMANENTLY MAINTAINED
PLANT MATERIAL SHALL BE NOT PUTTING AND MAINTENANCE AND DROUGHT TOLERANCE
WHERE TREES ARE PLANTED WITHIN 2' OF WALKWAYS OR PAVED SURFACES, USE ROOT BARRIERS
ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A GROWTH LIMIT OF OVER TWO FEET IN HEIGHT WILL BE PLANTED WITHIN TEN FEET OF ANY CURBED VEHICULAR TRACK OR DRIVEWAY APPROACHES
NO PLANT MATERIAL WITH SPINES, THORNS, OR POISONOUS VEGETATION WILL BE PLANTED IN THE RIGHT OF WAY
ALL SHRUB PLANTING AREAS ARE TO RECEIVE A 3" THICK LAYER OF SHREDDED WOOD MULCH GROUND COVER FROM PLANTS WILL RECEIVE A 1" THICK LAYER OF FINISH BARK
LANDSCAPE SHALL CONFORM TO ORDINANCE NO. 859 AND THE COUNTY OF RIVERSIDE OUTLINE TO "CALIFORNIA FRIENDLY LANDSCAPE"

IRRIGATION STATEMENT
THE LANDSCAPE IRRIGATION FOR THE PROJECT WILL BE DESIGNED TO TROUBLESHOOT THE PROBLEMS ON FORMULATIONS CONTAINED IN ARTICLE XIV, AND BE "DESIGN" BASED THIS ORDINANCE
PLANTS SUCH AS TURF WILL BE GROUPED TOGETHER IN ONE WATER ZONE WITH A RAIN SENSOR WILL ADJUST THE AMOUNT OF WATER APPLIED DAILY BASED ON WEATHER. SOIL TYPE TURF WATER SHOULD BE DEEP AND SLOPE CONDITIONS. EACH HYDROZONE WILL BE TAILORED SEPARATELY USING HIGH EFFICIENCY METHODS SUBJECTING AND MP ROTATORS, TRICKLING WILL OCCUR BETWEEN 12 PM AND 6 AM AND THE AMOUNT OF WATER APPLIED WILL NOT EXCEED THE MAXIMUM ALLOWABLE WATER ALLOWANCE (MAWA). IRRIGATION TO FOLLOW ORDINANCE NO. 859.2



PLANTING LEGEND
RIVERSIDE COUNTY CLIMATE REGION WUCOLS - 4, SUNSET WESTERN GARDEN ZONE - 19

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	APPLICATION	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	ESTIMATE QUANTITY
TREES							
	QUERCUS SUBER / CORK OAK	24" BOX	STREET TREE	60-80	40-60	LOW (0.3)	34
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	24" BOX	STREET TREE	80'	50'	MED (0.6)	84
	GELIERA PARVIFOLIA / AUSTRALIAN WILLOW	24" BOX	STREET SCREEN	50'	20'	MED. (0.5)	109
	ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE	24" BOX	STREET ACCENT	20'	20'	LOW (0.3)	55
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX	STREET ACCENT	35'-40'	35'-40'	MED (0.5)	40
	PISTACIA 'RED PUSH' / RED PUSH PISTACHE	24" BOX	STREET ACCENT	30'	40'	MED (0.5)	90
	LAGERSTROMIA INDICA / CRAPE MYRTLE	24" BOX	STREET ACCENT	20'	20'	MED. (0.5)	60
	PINUS ELDARICA / AFGHAN PINE	24" BOX	PARK	40'	20'	MED. (0.5)	256

PISTACIA 'RED PUSH'

QUERCUS SUBER
CORK OAK

ARBUTUS 'MARINA'
MARINA STRAWBERRY TREE

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

PINUS ELDARICA
AFGHAN PINE

LAGERSTROMIA INDICA
CRAPE MYRTLE

RED PUSH PISTACHE
GRAPHIC SCALE 1"=100'
100 0 100 200 300
N
S

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	MATURE HEIGHT (FEET)	MATURE WIDTH (FEET)	PLANT FACTOR	APPLICATION
	ABELIA GRANDIFLORA / EDWARD GOUCHER ABELIA	5 GAL	6'	6'	MED (0.5)	BACKGROUND
	DODONAEA VISCOSA / PURPLE HOP SEED BUSH	5 GAL	15'	10'	MED (0.5)	BACKGROUND
	CLEAONUS PUNGENS / LILYBERRY	5 GAL	12'	12'	LOW (0.3)	BACKGROUND
	SALVIA GREGGII / AUTUMN SAGE	5 GAL	4'	4'	MED (0.5)	FOREGROUND
	JUNIPERUS SPECIES / JUNIPER	5 GAL	4'	4'	LOW (0.3)	FOREGROUND
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL	6'	4'	MED. (0.5)	FOREGROUND
	PITTOSPORUM TOBIRA / ANGELERS DWARF	5 GAL	5'	5'	MED (0.5)	FOREGROUND
	PYRACANTHA SPECIES / FIRETHORN	5 GAL	6'	10'	MED (0.5)	FOREGROUND
	RHAPHIOLEPIS INDICA 'BALLERINA' / INDIAN HAWTHORN	5 GAL	5'	4'	MED (0.5)	FOREGROUND
	CEANOTHUS GRISEUS VAR. HORIZONTALIS / CARMEL CEANOTHUS	1 GAL	2'	4'	LOW (0.3)	GROUNDCOVER
	BACCHARIS PILULARIS 'TWIN PEAKS' / DWARF COYOTE BRUSH	1 GAL	2'	4'	LOW (0.2)	GROUNDCOVER
	ROSMARINUS OFFICINALIS / ROSEMARY	1 GAL	2'	5'	LOW (0.3)	GROUNDCOVER
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL	2'	6'	MED (0.5)	GROUNDCOVER
	AGAPANTHUS AFRICANUS / LILY OF THE NILE	1 GAL	3'	3'	MED (0.5)	ACCENT
	BERBERIS THUNBERGII ATROPURPUREA 'RIKER' / CRIMSON PYGMY DWARF JAPANESE BARBERRY	5 GAL	6'	6'	LOW (0.2)	ACCENT
	DIETES BICOLOR / FORTNIGHT LILY	5 GAL	3'	3'	MED (0.5)	ACCENT
	HEMEROCALLIS HYBRID / DAYLILY	1 GAL	3'	3'	MED (0.5)	ACCENT
VINES						
	DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GAL	20'	20'	LOW (0.7)	WALLS
	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	5 GAL	40'	20'	MED (0.5)	WALLS

GELIERA PARVIFOLIA
AUSTRALIAN WILLOW

LANDSCAPE CONCEPT THEORY FOR THE SYCAMORE CREEK DEVELOPMENT
THE CONCEPT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL PERPETUATE THE CLIMATE OF THE AREA AND PROVIDES VIEWS ALONG ALL STREET AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS BROUGHT TO PRIMARY, HEAT AND COLD TOLERANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL IS TO BE DONE IN SUCH THAT THE PLANTS WILL HAVE ENOUGH SPACE TO GROW AND NOT BE CROWDED. ALL PLANTING AT WHERE TO PRESENT. THE USE OF STREET TREES AND CONTINUITY WITH SHRUB AND SHRUB BEDS WILL HELP RETAIN SOIL MOISTURE BEFORE USING THE GROWING CONDITIONS WHILE LOOKING IN THE SITE. THE PROPOSED UNDERLYING WILL BE DESIGNATE WELL WITH THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLORS, CALIFORNIA AND HARDINESS TO ALIGN AND BENEFIT THE DEVELOPMENT. THE INTERIOR STREETS OF THE DEVELOPMENT WILL BE PLANTED WITH A VARIETY EQUALLY SPACED STREET TREES OF AT LEAST TWO DIFFERENT SPECIES PER STREET. DIFFERING TREE TYPES FOR EACH STREET WILL CREATE A UNIQUE LOOK FOR EACH OF THE NEIGHBORHOOD. THESE WILL PROVIDE SUFFICIENT SHADE AND SOFTEN THE PAVED AREAS. THE PROJECT IS TO MEET WATER USE REQUIREMENT IN ACCORDANCE WITH MWELO, WATER USE ASSESSMENT ALONG WITH THE COUNTY OF RIVERSIDE ORDINANCE TO FOLLOW ORDINANCE NO. 859.2

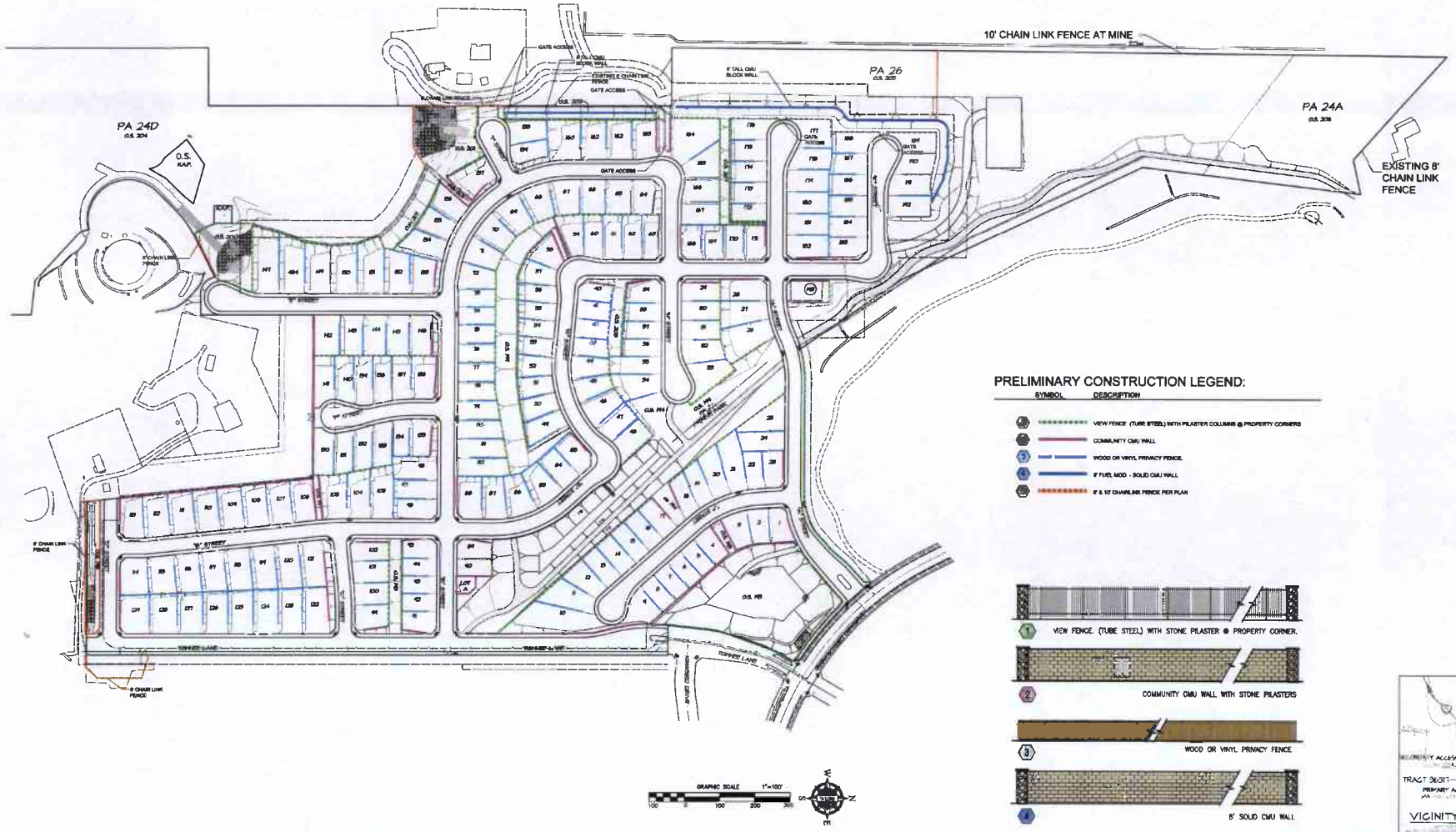
AMENDMENT # 4

CONCEPTUAL LANDSCAPE PLAN

TRACT NO. 36317
BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 12 & 13, T.2 S., R.3 E., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, CALIFORNIA

WEBB ASSOCIATES
CIVIL ENGINEERING
SHEET 1

TENTATIVE TRACT MAP NO. 36317
CONCEPTUAL FENCE AND WALL PLAN



PRELIMINARY CONSTRUCTION LEGEND:

SYMBOL	DESCRIPTION
1	VIEW FENCE (TUBE STEEL) WITH PILASTER COLUMNS @ PROPERTY CORNERS
2	COMMUNITY CMU WALL
3	WOOD OR VINYL PRIVACY FENCE
4	8' FUEL MOD. - SOLID CMU WALL
5	6' & 10' CHAINLINK FENCE PER PLAN

AMENDMENT # 4

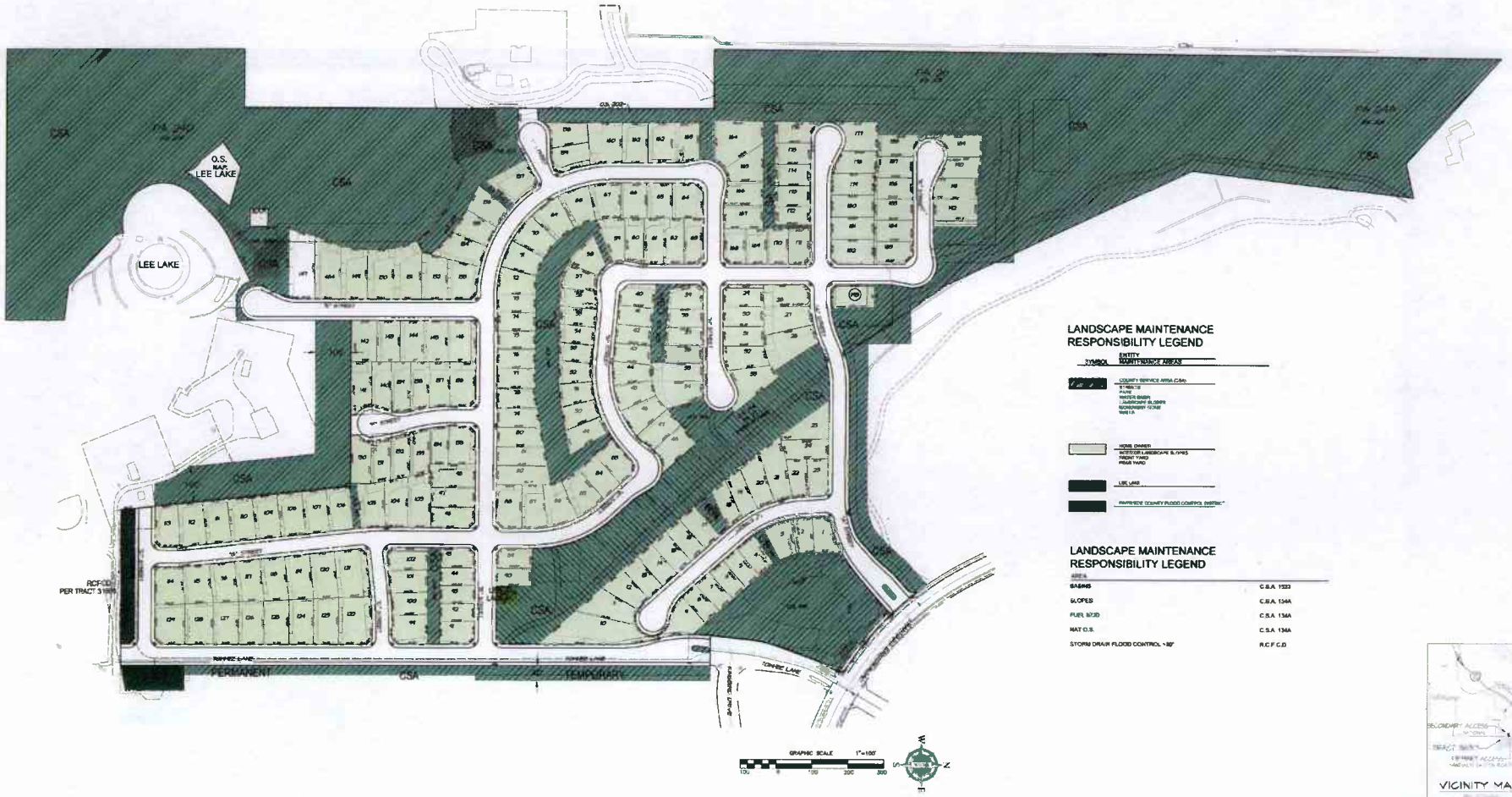
CONCEPTUAL FENCE AND WALL PLAN

TRACT NO. 36317

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 12 & 13, T.6 S., R.4W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, CALIFORNIA

WEBB ASSOCIATES — CIVIL ENGINEERS

TENTATIVE TRACT MAP NO. 36317
CONCEPTUAL MAINTENANCE PLAN



LANDSCAPE MAINTENANCE RESPONSIBILITY LEGEND

SYMBOL	ENTITY MAINTENANCE AREAS
	COUNTY SERVICE AREA (CSA) STREETS PARK MASTER BASIN LANDSCAPE SLOPES MONUMENT SIGNS WALLS
	HOME OWNER INTERIOR LANDSCAPE SLOPES FRONT YARD REAR YARD
	LAKE LAND
	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

LANDSCAPE MAINTENANCE RESPONSIBILITY LEGEND

AREA	
BASINS	C.S.A. 152J
SLOPES	C.S.A. 134A
PUBLIC ROAD	C.S.A. 134A
NAT O.S.	C.S.A. 134A
STORM DRAIN FLOOD CONTROL >36"	R.C.F.C.D

AMENDMENT # 4

CONCEPTUAL MAINTENANCE PLAN

TRACT NO. 36317

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 19 & 13, T.3 S., R.6W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, CALIFORNIA

WEBB

SHEET 3

Sycamore Creek PA17
Conceptual Fire Protection Plan

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SYCAMORE CREEK PA 17, TM 36317
CONCEPTUAL FIRE PROTECTION PLAN
APN # 290-660-002, -003, -005, 012, 290-670-006, -007
Riverside County, California
November 23, 2010
(revised May 12, 2011; May 30, 2012; August 31, 2012)

1.0 GENERAL DESCRIPTION

The Sycamore Creek PA 17 project is located south of Santiago Canyon Road and north of the Cleveland National Forest in Riverside County outside the city of Corona, California. The project is within a declared Very High Fire Hazard Severity Zone and is surrounded by developed and undeveloped land (see Photo No. 1). The Riverside County Fire Department (RCFD) is the fire authority for the project.

The proposed project consists of the development of 193 single family homes on approximately ninety (90) acres of which 50 acres are to be developed. Home locations have not been sited as of the date of this report therefore this is a Conceptual Fire Protection Plan (CFPP) until such time as home locations have been finalized. Please refer to the attached Conceptual Fuel Treatment Map for the illustration of property lines and related fuel treatments.

Photo No. 1 – Aerial Photo of Project Showing Nearby Development, Surrounding Land Being Developed, and Adjacent Undeveloped Land

A Fire Protection Plan (FPP) must be submitted to and approved by the RCFD. The FPP assesses the overall on-site and off-site wildland fire hazards and risks that may threaten life and property associated with the proposed Sycamore Creek development. In addition, the FPP establishes both short-term and long-term fuel treatment actions required to minimize any projected wildland fire hazards, and assigns annual maintenance responsibilities for each of the required fuel treatment actions.

1.1 General Information

Owner:	Starfield Sycamore Investors, LLC 2151 Michelson Drive, # 250 Irvine, CA 92612
Approving Departments:	
Fire Authority:	Riverside County Fire Department
Engineering:	Riverside County Building Department
Water:	Lee Lake Water District

The purpose of this CFPP is to provide hazardous fuel treatment and construction feature direction for developers, architects, builders, the RCFD, Riverside County officials, and the individual lot owners to use in making the structures in the proposed project relatively safe from future wildfires. Appendices attached to this CFPP that provide additional information shall be considered part of this CFPP. This CFPP is based upon requirements listed in the Wildland-Urban Interface (WUI) Development Standard Guidelines; the requirements under the authority of the International Urban-Wildland Interface Code, 2009 edition; California Code of Regulations Title 24, Part 9 and Title 14, Section 1280; 2010 California Fire Code and Local Amendments including Appendices to Chapters 1 & 4 and Appendices B, F & H; the International Fire Code 2009 edition; Chapter 7A-California Building Code; California Government Code, sections 51175 through 51189; California Public Resources Code Sections 4201 through 4204; the National Fire Protection Association (NFPA) Standard 13-D, 2010 Edition; County of Riverside Ordinance No. 787 (as amended through 787.6) and Riverside County Fire Department Standards #06-06 revised 3-31-08 and #06-11 revised 4/16/08

2.0 WILDLAND FIRE HAZARD AND RISK ASSESSMENT

2.1 Fire History

The fire history listed below was obtained from the Fire Planning and Mapping Tools of the California Fire Alliance. The Alliance is composed of federal, state and local government agencies and stakeholders.

As can be seen in Figure 1, the most recent fires have burned much of the surrounding area but not in the immediate project site area surrounding the project site. The areas adjacent to the project not impacted by construction and grading are typical of chaparral plants, with a high percentage of the aging plants containing an abundance of dead material. This is due to the effects of the local Mediterranean climate where warm wet winters promote abundant new growth, and long, hot and very dry summer seasons frequently occur. Occasionally, multi-year droughts cause significant parts of these plants to die back.

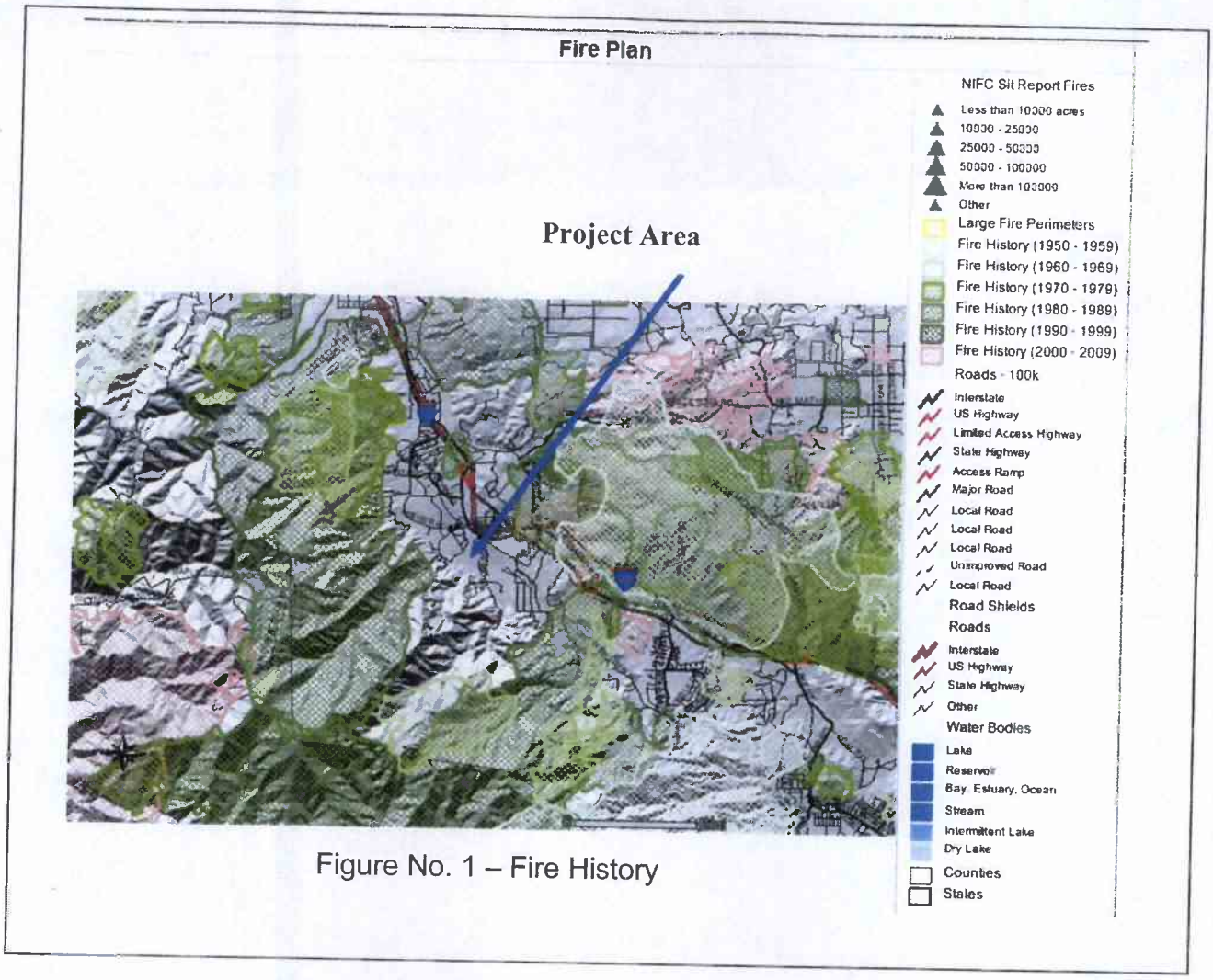

Figure No. 1 – Fire History

Large Fires Near Sycamore Creek PA 17

Fire History (2000 - 2009)

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
2004	CA	CERRITO	CDF	20040503	20040507	16460	16447

This fire is pink cross hatch and located to the east of the project (see Figure No. 1).

Fire History (1990 - 1999)

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
1990	CA	BEDFORD	USF	19900624	19900712	4500	3990.91

This fire is cross hatched dark green and is located to the west of the project. Note: this fire was a controlled burn that escaped (see Figure No. 1).

Fire History (1980 - 1989)

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
1987	CA	SILVERADO	USF	19870909	19870913	7700	7693

This fire is a lighter shade of green cross hatched and is located to the south and west of the project (see Figure No. 1).

2.2 On and Off-Site Fire Hazard and Risk Assessment

In assessing the wildland fire hazard to the project it is necessary to consider plant succession and the climax plant communities. The vegetation described below are the most likely climax plant communities that will exist without human intervention and the one utilized for planning purposes.

The proposed Sycamore Creek PA 17 development is located in relatively flat terrain. Hilly terrain abuts the development on the east, south and west. The area where development is to occur was once agricultural land and is bisected by a drainage that runs roughly south to north. The vegetation in the area proposed for development has been reclaimed by native and exotic grasses and weeds. This vegetation will be completely removed during construction (see Photo No. 2).

Photo No. 2 – Looking North and West from the Interior of the Project

The eastern boundary of the proposed project is currently undeveloped. A small drainage runs along the boundary and is vegetated with exotic and native grasses and weeds, scattered Coastal Sage Scrub species such as buckwheat, sage, deerweed and some riparian species such as mulefat and live oak (see Photo No. 3). For fire behavior planning purposes this is best described as a combined Fuel Model sh5 (high load dry climate shrub 60%, with 1-hour fuels of 3.6 tons/acre and 10-hour fuels of 2.1 tons/acre) and SCAL 18 (Sage/Buckwheat 40%, with 1 -fuels of 5.5 tons/acre and 10-hour fuels of 0.8 tons/acre). These areas are slated to be developed into a Regional Park and an Open Space trail corridor. However, until such time as the proposed facilities are built, the area must be considered as a potential fire threat to the proposed homes.

Photo No. 3 – Looking East Along the Eastern Boundary

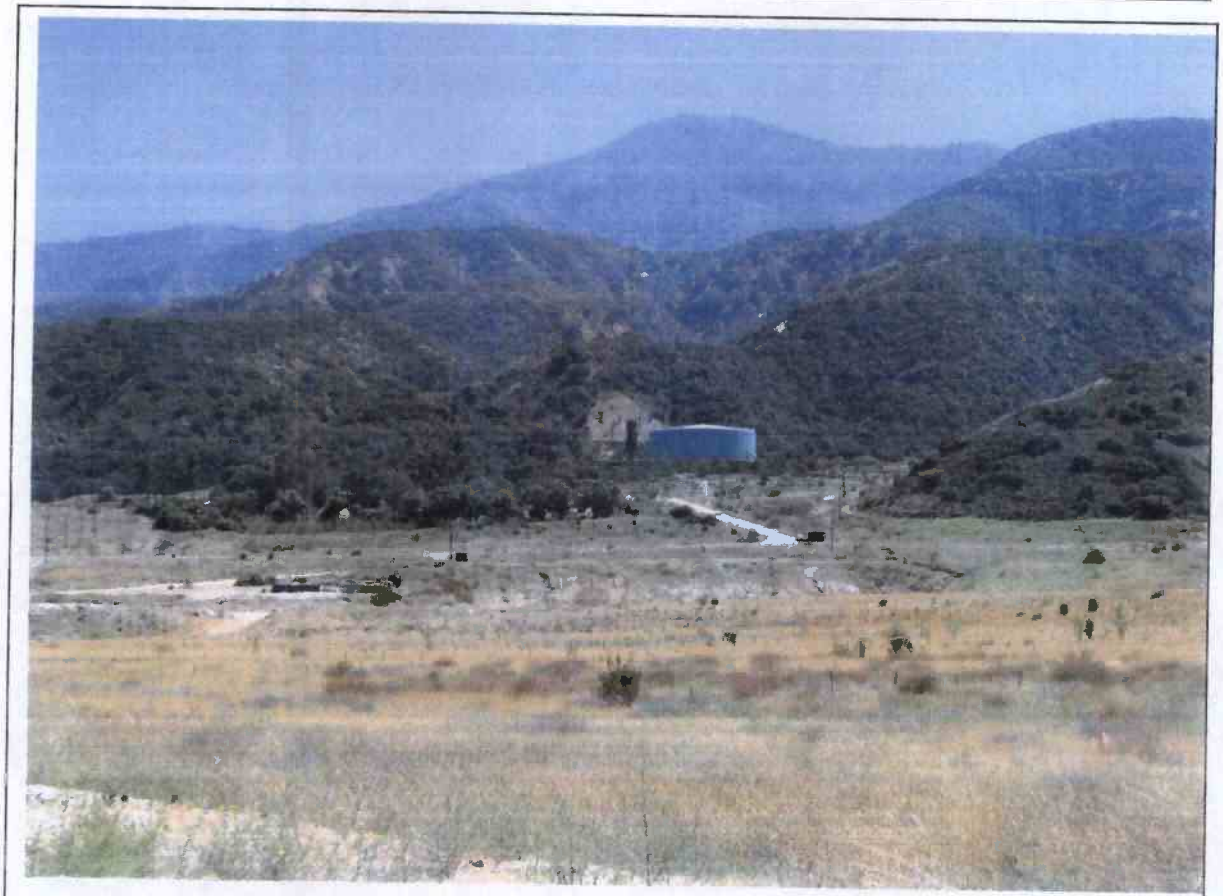

Photo No. 4 – Looking Southeast from the Interior of the Project Area

Vegetation on the southern and western boundaries includes scattered scrub oak, chamise, toyon, cactus, mulefat, mustard, and deerweed (see Photo No. 2). For fire behavior planning purposes this is best described as a combined Fuel Model SCAL 18 (sage/buckwheat 80%, with 1-hour fuels of 5.5 tons/acre and 10-hour fuels of 0.8 tons/acre) and gs2 (moderate load dry climate grass shrub 20%, with 1-hour fuels of 0.5 tons/acre and 10-hour fuels of 0.5 tons/acre).

The greatest wildland fire threat is from the south, southeast and southwest of the project. This threat comes from the adjacent open space and undeveloped land and its associated fuels, occasional severe fire weather conditions, and moderately steep terrain (see Photo No. 4).

There is also a historic pattern of wildland fires burning from the southwest to northeast. Every 5-10 years, a "rare event" hot, dry, southwest to west wind of 30 MPH will occur. This moderately strong, dry wind condition usually occurs in the late afternoon or early evenings on very hot days, especially during the summer (June through September) months.

The most critical weather pattern to the project area is a hot, dry offshore wind, typically called a Santa Ana. Such wind conditions are usually associated with strong (60 MPH), hot, dry winds with very low (<15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of the year; however, they generally occur in the late fall (September through November). This is also when non-irrigated vegetation is at its lowest moisture content.

The undeveloped and open space areas adjacent to the project can contribute to a damaging wildland fire event. Any wind or topography driven wildfire burning under a northeastern (*Santa Ana*) wind pattern through areas to the north and east create a wildland fire hazard to the structures in the proposed project. Wildland fires starting north of the proposed residences on a typical fire day with a southwest wind will burn away from the proposed structures and will generally not be a significant wildland fire hazard.

All residential structures in the area are threatened through wind-blown embers. The installation of Ignition Resistant Construction will mitigate against the wind blown ember threat (see Section 5.8 for a discussion of these features). The goal of this CFPP is to prevent the loss of lives, buildings and personal property when wildfires occur with the challenge of developing well planned home sites interspersed with fully functioning mixed chaparral habitats. This goal is accomplished by requiring homes to be built with ignition resistant materials and properly designed and maintained fuel treatments that safely mitigate the fire hazard to insignificant levels.

2.3 Predicting Wildland Fire Behavior

The BEHAVE Plus 4.0.0 Fire Behavior Prediction and Fuel Modeling System developed by USDA–Forest Service research scientists Patricia L. Andrews and Collin D. Bevins at the Intermountain Forest Fire Laboratory, Missoula, Montana, is one of the best systematic methods for predicting wildland fire behavior. The BEHAVE Plus fire behavior computer modeling system is utilized by wildland fire experts nationwide.

Wildland fire managers use the BEHAVE Plus modeling system to project the expected fire intensity, rate-of-spread and flame lengths with a reasonable degree of certainty for use in Fire Protection Planning purposes. ***FIREWISE 2000, Inc.*** used the BEHAVE Plus 4.0.0 Fire Behavior Prediction Model to make the fire behavior assessments for the Sycamore Creek project discussed below.

2.4 Wildland Fire Behavior Calculations for the Off-Site Hazardous Vegetative Fuels

Wildland fire behavior calculations have been projected for the hazardous vegetative fuels on the undeveloped areas in proximity to the proposed structures within the project. These projections are based on scenarios that are "worst case" Riverside County fire weather assumptions in the vicinty of the project area. Weather data was obtained from the RAWS (Remote Automatic Weather Station) network stations closest to the project area.

The scenarios are depicted below in Tables 2.4.1 and 2.4.2. All tables display the expected Rate of Fire Spread (expressed in mi/hr), Flame Length (expressed in feet), and Spotting Distance (expressed in miles) and include the calculation inputs used in the BEHAVE Plus program which were obtained from project site observations and fuel moisture levels typically observed during the local fire season. The tables also show the change in Rate of Fire Spread, Flame Length, and Spotting Distance following the completion of the required fuel treatment work in Zone 2 which is characterized by a Combined Fuel Model - [tl6 - Moderate Load Broadleaf Litter 50% and gr1 – Short Sparse Dry Climate Grass 50%].

Table 2.4.1
Fire Scenario # 1 - Fire Approaching from the North or East
(Late Fire Season With 60 MPH North, Northeast and East Wind Conditions)

Fire Behavior Calculation Input Data	Anticipated Fuel Moistures
• 10 percent slope • 60 mph 20-foot wind speed • 0° aspect from north • 45° wind direction from north	* 1-Hour Fine Fuel Moisture of.....2% * 10-Hour Fuel Moisture of.....3% * 100-Hour Fuel Moisture of.....5% * Live Herbaceous Fuel Moisture of.....30% * Live Woody Fuel Moisture of.....50%
Expected Fire Behavior **Combined Fuel Model [sh5 60 % and SCAL 18 - Sage/Buckwheat 40%]**	
Rate of Spread - 10.3 mi/hr	
Spotting Distance - 3.8 miles	
Flame Length - 71.7 feet	
Expected Fire Behavior in Treated Fuels (Zone 2) **Combined Fuel Model - [tl6 - Moderate Load Broadleaf Litter 50% and gr1 – Short Sparse Dry Climate Grass 50%]**	
Rate of Spread - 0.6 mi/hr	
Spotting Distance - 0.9 miles	
Flame Length - 8.5 feet	

Table 2.4.2 *Fire Scenario # 2 - Fire Approaching from the South or West* *(Late Fire Season With 30 MPH South, Southwest and West Wind Conditions)*	
Fire Behavior Calculation Input Data • 8 percent slope • 30 mph 20-foot wind speed • 240° aspect from north • 225° wind direction from north	**Anticipated Fuel Moistures** * 1-Hour Fine Fuel Moisture of……..2% * 10-Hour Fuel Moisture of……..3% * 100-Hour Fuel Moisture of……..5% * Live Herbaceous Fuel Moisture of…….30% * Live Woody Fuel Moisture of……..60%
Expected Fire Behavior **Combined Fuel Model [SCAL 18 - Sage/Buckwheat 70% and FM 6 – Dormant Brush Hardwood Slash 20%]**	
Rate of Spread - 2.1 mi/hr	
Spotting Distance - 1.0 miles	
Flame Length - 23.5 feet	
Expected Fire Behavior in Treated Fuels (Zone 2) **Combined Fuel Model - [tl6 - Moderate Load Broadleaf Litter 70% and gr1 – Short Sparse Dy Climate Grass 30%]**	
Rate of Spread - 0.4 mi/hr	
Spotting Distance - 0.3 miles	
Flame Length - 5.4 feet	

3.0 ASSESSING STRUCTURE IGINITIONS IN THE WILDLAND/URBAN INTERFACE

Structure ignitions from wildland wildfires basically come from three sources of heat: convective firebrands (flying embers), direct flame impingement, and radiant heat. The Behave Plus Fire Behavior Computer Modeling Program does not address wind blown embers or firebrands from a structure ignition perspective. However, even though ignition resistant exterior building materials will be used in the construction of the Sycamore Creek (see APPENDIX 'E' for the description of Ignition Resistant Construction), wind driven embers and radiant heat issues are addressed in this CFPP.

3.1 Firebrands

Firebrands are pieces of burning materials that detach from burning fuels due to the strong convection drafts in the flaming zone. Firebrands may also be referred to as embers. Firebrands can be carried a long distance (one mile or more) by fire drafts and strong winds. Severe wildland/urban interface fires can produce heavy showers of firebrands. The chance of these firebrands igniting a structure will depend on the number and size of the firebrands, how long they burn after contact, and the type of building materials, building design, and construction features of the structure. Firebrands landing on combustible roofing and decks and adjacent flammable vegetation are common sources for structure ignition. They can also enter a structure through unscreened vents, decks and chimneys, unprotected skylights, and overhangs.

Even with non-combustible roofing, firebrands landing on leaves, needles, and other combustibles located on a roof (due to lack of maintenance) or adjacent to a structure can cause structure ignition. Any open windows, doors or other types of unscreened openings are sources for embers to enter a structure during a

wildland fire. If landscape guidelines are followed and the above mentioned maintenance issues are addressed on a regular basis, firebrands should not be a concern for the Sycamore Creek residences, as the buildings will be constructed with ignition resistant building materials.

3.2 Radiant Heat/Direct Flame Impingement

Radiation and convection involve the transfer of heat directly from the flame. Unlike radiation heat transfer, convection requires that the flames or heat column contact the structure. An ignition from radiation (given an exposed flammable surface) heat transfer depends on two aspects of the flame: 1) the radiant heat flux to a combustible surface and, 2) the duration (length of time) of the radiant flux. The radiant heat flux depends on the flame zone size, flame-structure distance, and how much the combustible material of the structure is exposed to the flame. While the flame from a wildfire may approach 1,800 degrees Fahrenheit, it is the duration of heat that is more critical. For an example, a blow torch flame typically approaches 2,100 degrees Fahrenheit yet a person can easily pass their hand through the flame. Heat duration only becomes critical to a home with a wood exterior surface if the heat is allowed to remain for 30-90 seconds.

Research scientist Jack Cohen of the USDA-Forest Service has found that a home's characteristics (its exterior materials and design in relation to the immediate area around a home within 100 feet) principally determine the home's ignition potential. He calls the home and its immediate surroundings the 'home ignition zone'. In a study of ignition of wood wallboard, tests by a USDA-Forest Service research team described in the Proceedings, 1st International Fire and Materials Conference showed that flame impingement for sufficient length of time (approximately 1 min.) ignites a typical hardboard siding material.

Fire agencies consider fuel treatment as a principal approach to wildland fire hazard reduction. Whenever the flame length is equal to or more than the separation of combustible vegetation from a combustible structure for 1-2 minutes in duration or more, there is a high probability of structure ignition. Contact with a fire's convection heat column also may cause ignition but the temperature of the column's gases are generally not hot enough or long enough in duration to sustain the ignition of the structure.

Comparing the expected wildland fire behavior projections in each of the scenarios in Section 2.4 against the required fuel modification zones outlined in Section 5.0, demonstrates substantial reductions in the expected flame length. By requiring the structures exposed to the threat of wildfire to incorporate the following guidelines, those structures will be provided with the most effective treatment for minimizing losses from flame impingement and associated radiant heat intensities.

- Each structure is constructed of ignition resistant building materials.
- The area surrounding each structure contains an Irrigated Zone (defensible space) and a Thinning Zone (low fuel volume buffer strip) between the Irrigated Zone and the untreated fuels.

The eventual homeowners shall be required to maintain their properties to Zone 1 and Zone 2 fuel treatment standards and shall keep the roof and any rain gutters free of leaves, needles and other combustible debris. All firewood and other combustible materials must be properly stored away from the structure so that burning embers falling on or near the structure have no suitable host. The Sycamore Creek lot owners are responsible for maintaining their homes and for keeping all doors and windows tightly closed whenever a wildland fire is reported in the vicinity.

3.3 Fire Resistant Plant Palette

Wildland fire research has shown that some types of plants, including many natives, are more fire resistant than others. These low fuel volume, non-oily, non-resinous plants are commonly refered to as "fire resistant". This term comes with the proviso that each year these plants are pruned, all dead wood is removed and all grasses or other plant material are removed from beneath the circumference of their canopies. Some native species are not considered "undesirable" from a wildfire risk management perspective provided they are properly maintained year round. Refer to APPENDIX 'B' for a list of prohibited plant species.

4.0 FIRE DEPARTMENT RESPONSE TIMES

The Sycamore Creek PA 17 project is within the response area of the Riverside County Fire Department. The closest engine to the proposed development is located at RCFD Fire Station #64 at 25310 Campbell Ranch Road, approximately 1.5 miles from the furthest planned residences. Using NFPA Table C.11 (b), this gives a travel time of approximately 3 minutes to the furthest residence in the development. The second closest engine is located at RCFD Fire Station #15, at 20320 Temescal Canyon Road, approximately 8.5 miles from the furthest planned residences and 21 minutes travel time using NFPA Table C.11 (b). Additional agencies such as the USDA-Forest Service and nearby fire departments would also likely respond equipment under mutual aid agreements but they would likely arrive after RCFD engines were on-scene.

There is no assurance that Engine Company #64 will be in its station when a wildfire threatens the Sycamore Creek development from an ignition in the adjacent wildlands. Engines may respond from other stations located further away or from other incidents. On high/extreme fire danger days there often may be multiple fire starts and engine companies may be already deployed on other incidents. This is why ***FIREWISE 2000, Inc.*** planned projects use *"defensible space"*, Ignition Resistant building features, and key fuel treatment strategies that enable residents to substantially increase their ability to survive a wildfire on their own and without the loss of their structure. The goal of this CFPP, therefore, is to make the Sycamore Creek development and its occupants as safe as possible and able to survive on their own until such time as firefighting equipment arrives and/or residents can be safely evacuated.

5.0 FUEL TREATMENT ZONE DESCRIPTIONS & REQUIRED TREATMENTS

Below are the required treatments for the Fuel Treatment Zones. All distances in this report are measured horizontally. Zones 1A, 1B and 2 together on exterior lots provide 100 feet of treated area which should mitigate the radiant and convective heat effects of a wildland fire. On Lots 107 – 114, 131, 142, and 143, 100 feet of treated area is not achievable on site. Therefore, an off-site agreement must be obtained with the adjacent property owner to treat 85 feet beyond the property line (see APPENDIX 'F' for a copy of this agreement). 100 feet of treated area is not achievable on Lots 158 - 163 due to the inability to obtain an off-site agreement for fuel treatments. Therefore additional measures will be required to mitigate the reduction in fuel treatment for these lots. These measures are outlined in Sections 5.2 and 5.8. Together with the required fuel treatments these measures should mitigate the radiant and convective heat effects of a wildland fire for the projected 23.5 foot flame lengths under a worst case scenario.

The homeowners shall be responsible for maintaining Fuel Treatment Zones within their lots and the HOA is responsible for any maintaining fuel treatments outside the property owners lot boundaries. The Sycamore Creek Community Association through the Architectural Review Committee (ARC) will enforce the requirements in Zone 1A. In the event a lot is repossessed, the unit/agency holding title to the lot will be responsible for the maintenance.

5.1 Fuel Treatment Zone 1A - Lot Owner Maintained *(Shown as No Color on the Conceptual Fuel Treatment Map)*

Defined

Fuel Treatment Zone 1A is an irrigated zone beginning at the edge of each structure and includes the entire lot (front, side and backyard). Commonly called the defensible space zone, it shall be free of all combustible construction and materials. It is measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire. It also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure.

Required Landscaping

- Plants in this zone need to be fire resistant and shall not include any pyrophytes that are high in oils and resins such as pines, eucalyptus, cedar, cypress or juniper species. Thick, succulent or leathery leaf species with high moisture content are the most "fire resistant". For proper plant selection refer to APPENDIX 'A' for a list of acceptable and desirable plants and APPENDIX 'B' for the RCFD Prohibited Plant list.
- Zone 1 will be cleared of all fire prone and undesirable plant species (see APPENDIX 'B').
- Landscape designs using hardscape features such as driveways, swimming pools, concrete, rock, pavers, and similar non-combustible features to break up fuel continuity within Zone 1 are encouraged.
- Landscaping shall be irrigated and primarily consist of fire-resistant, maintained native or ornamental plantings.
- Plants shall be low-growing and selected from the plant list in APPENDIX 'A' or plants approved by the RCFD. Mature height of plants shall not exceed 18 inches.
- Trees shall be single specimens or groupings of not more than three trees selected from the approved plant list. Trees are to be planted such that the mature canopies will be at least 10 feet from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable building.
- Trees must have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.

Required Maintenance

- Lots shall be maintained year round by the individual property owners within their property boundary (lot lines) as required by this CFPP or the RCFD and The Sycamore Creek Community Association through the Architectural Review Committee (ARC) will enforce the requirements in Zone 1A.
- Remove and replace any dead or dying plant material monthly.
- Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to four inches or less in height.

- Trees must be maintained to have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.
- All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)]* (see (www.treecareindustry.org/public/gov_standards_a300.htm).

5.2 Fuel Treatment Zone 1B - HOA Maintained *(Shown as Purple on the Conceptual Fuel Treatment Map)*

Defined

Zone 1B is an irrigated zone that includes manufactured slopes and common areas where the HOA is to maintain the landscaping to Zone 1A criteria.

5.3 No Build Zone - Lot Owner Maintained *(Shown as Green on the Conceptual Fuel Treatment Map)*

Defined

The No Build Zone is part of Zone 1 on Lots 158 - 163, and shall be free of all combustible construction and materials including the house. It is measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire. It also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure.

Required Landscaping and Maintenance

This is the same as Fuel Treatment Zone 1 (see Section 5.1 above for description).

5.4 Fuel Treatment Zone 2 - HOA Maintained *(Shown as Yellow on the Conceptual Fuel Treatment Map)*

Defined

Fuel Treatment Zone 2 is a transition area between the strict requirements of irrigated Zone 1 and the undisturbed native vegetation. Zone 2 is a non-irrigated thinning zone 50 feet in width beginning at the outer edge of Zone 1. Thinning zones are utilized to reduce the fuel load of a wildland area adjacent to urban projects thereby reducing the radiant and convective heat of wildland fires. The intent is to achieve and maintain an overall 50 percent reduction of the canopy cover spacing and a 50 percent reduction of the original fuel loading by reducing the fuel in each remaining shrub or tree without substantially decreasing the canopy cover or the removal of tree holding root systems.

Required Landscaping

- Thinning the native vegetation to a point where 50% open space is created.
- Removal of all dead, woody debris, and exotic or native flammable vegetation (see APPENDIX 'B').
- Allowances for the needs of protected species and habitats will be considered in this zone.
- No combustible construction or materials are allowed in Zone 2.

Required Maintenance

- Annually maintain all tree crowns to keep a separation of six feet between the ground fuels (shrubs and ground covers) and the lower limbs. All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)]* (see (www.treecareindustry.org/public/gov_standards_a300.htm).

- Annually prune vegetation (see APPENDIX 'B') to maintain a 50% thinning from the original vegetation cover.
- Native annual and perennial grasses will be allowed to grow and produce seed during the winter. and spring. As grasses begin to cure (dry out), they will be cut to 4 inches or less in height.
- Annually remove all dead and dying vegetation and highly flammable exotic species (see APPENDIX 'B').

5.5 Off-Site Fuel Treatment Zone 2 - HOA Maintained *(Shown as Orange on the Conceptual Fuel Treatment Map)*

Defined

Off-Site Fuel Treatment Zone 2 is a non-irrigated thinning zone 100 feet in width beginning at the western property line of Lots 107 – 114 and the southern property line of Lots 131, 142, and 143. An off-site agreement or easement must be obtained from the adjacent property owner to treat this area.

Required Landscaping and Maintenance

This is the same as Fuel Treatment Zone 2; see Section 5.3 above for descriptions. (see APPENDIX 'F' for a copy of the maintenance agreement).

5.6 Adjacent Property Fuel Treatments (*Shown as Red on the Conceptual Fuel Treatment Map*) - Fuel treatment around adjacent properties maintained by adjacent property owners; shown to indicate a non-continuous fuel bed adjacent to the project in these areas.

5.7 Fire Access Roads - HOA Maintained (*Shown as Blue on the Conceptual Fuel Treatment Map*)

Combustible vegetation shall be cleared from each side of the Fire Access Roads, or planted and maintained to Zone 1 standards, to a distance of not less than 20 feet from the edge of the Fire Access Roads.

5.8 Zone Markers

All exterior boundaries of Fuel Treatment Zones 1 and 2 shall be permanently marked on the ground for the purpose of guiding annual fuel treatment maintenance and inspection operations. The most reliable markers are steel fence posts with a baked on painted finish. The upper half of the above ground portion of the fence post is then painted a bright "day glow" orange to improve visibility. These Fuel Treatment Zone markers must be spaced so that the markers on each side of an installed marker can be seen from that marker.

5.9 Construction Standards

All structures within the Sycamore Creek project shall meet all wildland/interface standards to the satisfaction of the RCFD and be designed and constructed with ignition resistant construction requirements. All construction and ignition resistant requirements shall meet the 2009 International Wildland-Urban Interface Code (IWUIC), including amendments; related Ordinances; the CA Fire and Building Code, 2009 Edition and Chapter 7A-California Building Code. For a description of the current construction requirements as of the date of this report, see APPENDIX 'E'. The fire protection features described herein shall be maintained to equivilent or greater ignition resistance.

All non-habitable accessory structures such as decks, balconies, patio, covers, gazebos and fences shall be built from non-combustible materials. The owner is not restricted from having concrete/brick patios, walkways or a swimming pool within the Fuel Treatment Zones in compliance with other codes. Refer

to APPENDIX 'D' for photos and descriptions of non-combustible decks, patio covers, and railings for these non-habitable accessory structures.

Construction or building permits shall not be issued until the fire code official inspects and approves required fire apparatus access and water supply for the construction site. Prior to the delivery of combustible building construction materials to the project site the following conditions shall be completed to the satisifaction of the RCFD:

- All utilities shall be installed and approved by the appropriate inspecting department or agency.
- Approved Zone 2 fuel treatments shall be provided prior to combustible material arriving on the site and shall be maintained throughout the duration of construction. Zone 1 shall be cleared of all vegetation prior to construction and subsequently planted to the requirments stated in Section 5.1 after construction is completed.

5.10 Additional Construction Requirements

Additional construction requirements shall be required on Lots 158 - 163 to mitigate the inablity to achieve a total of 100 feet of treated vegetation on these lots as follows:

- The houses on these lots shall have automatic door closers on all exterior doors except the vehicle access garage door.

- The house on Lot 158 shall be restricted to one-story.

- A eight (8) foot non-combustible wall shall be constructed along the western property boundary of Lots 158, 160 - 163. The top half of the wall may be a view wall as long as it remains non-combustible.

- Fire sprinklers shall be installed in all attics and garages.

5.11 Recommendations for Inclusion in the CC & R's:

1) The HOA will be responsible for all required fuel treatment and fire protection measures in the common areas. Homeowners shall be responsible for all required fuel treatment and fire protection measures on their respective lots.

2) The HOA through the Architectural Review Committee (ARC) shall have the authority for enforcing required fuel treatment measures around all structures and restrictions on placing combustible structures within the fuel treatment zones.

3) The HOA must have authority for enforcing the ban on **NO TRASH DUMPING OR DISPOSAL OF GREEN WASTE IN THE OPEN SPACE AREAS OR IN THE FUEL TREATMENT ZONES.**

4) All landscaping plans, including additional structures, must be approved by the HOA and the Riverside County Fire Department.

5) The HOA is responsible to the Riverside County Fire Department for the completion of all required Fuel Modification Treatments in the common areas. Required on-going maintenance

will be accomplished on an as needed basis. Should maintenance not be performed in a manner consistent with this Plan, the Riverside County Fire Department shall have the right to abate any treatment zone they deem a threat to the Sycamore Creek Development or adjoining properties. In doing so, all cost incurred will be billed to the owner(s). At the discretion of the Riverside County Fire Department Fire Marshal, yearly inspection of treatment areas may be required.

6.0 INFRASTRUCTURE

6.1 Water Supply

The Sycamore Creek water supply will be provided by the Lee Lake Water District (LLWD). An approved permanent water supply capable of supplying the required fire flow for fire protection shall be provided by the developer and accepted by LLWD prior to any combustible material placed on the site or the commencement of construction. The water supply system shall be a looped system served from two points.

Water supplies for fire protection and hydrants shall be in accordance with APPENDIX 'B' and APPENDIX 'C' of the California Fire Code, Riverside County Ordinance 787.6 and RCFD Standard #06-06. Based on the total square footage of the largest proposed residence, the minimum fire flow shall be 1500 GPM at 20psi residual pressure for a 2-hour duration, since the buildings will be equipped with an automatic fire sprinkler systems in accordance with NFPA Standard 13D.

Standard Fire Hydrants (6"x4"x2½") shall be required and must be located within 400 or 600 feet of all exterior portions of the structure(s) as measured along vehicular access. Blue markers must be placed on the roadways in accordance with RCFD Standard #06-11. The size of Fire Main pipes shall be a minimum of 6" in diameter. Hydraulic calculations, along with flow test information, shall be provided to determine the actual pipe size required to provide the minimum required fire flow with a maximum velocity not to exceed 20 feet per second.

6.2 Access Roads/Driveways and Gates

Main ingress and egress for the Sycamore Creek will be from Santiago Canyon Road. Driveways and access roads within the development shall be termed "Fire Access Roads" within this document. Fire apparatus access roads shall be identified by curbs painted red on both the top and face along the entire length of the fire apparatus access road. Where no curb exists or a rolled curb is installed, a 6 inch wide red strip or approved posted signs applied the full length of the fire apparatus access road shall be installed. All fire access roads shall meet the requirements of the RCFD, and shall be all weather surface capable of supporting loads of 75,000 lbs gross vehicle weight. Access to all portions of each structure must be within 150 feet of the available fire department access.

Any gates to be installed shall meet RCFD Standards and shall be approved by the RCFD prior to fabrication and installation. A Knox override key switch or similar device must be installed outside the gate in an approved, readily visible, and unobstructed location at or near the gate to provide emergency access. Gates accessing more than four residences or residential lots, or gates accessing hazardous institutional, educational or assembly occupancy group structures, shall also be equipped with approved emergency traffic control-activating strobe light sensor(s), or other devices approved by the Fire Chief, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.

7.0 Homeowner Education

A copy of this report shall be available in the Sycamore Creek Sales Office for review by any potential homebuyer. The HOA or Sales Office shall provide a copy of this Conceptual Fire Protection Plan to each homeowner at the close of escrow. Each homeowner shall be aware of the herein described fire protection measures, the types of non-combustible construction; and the plant materials that are allowed within their lot's boundaries. Of particular importance are APPENDICES 'A', 'B', and 'D' of this plan which provides guidance in the types of plants that are allowed to be established in landscaped areas and appropriate construction within Fuel Treatment Zones. Plant selection is critical as embers often travel over a mile during Santa Ana wind events.

8.0 Conceptual Fuel Treatment Map

Attached is a folder containing the CONCEPTUAL FUEL TREATMENT MAP depicting the location of all proposed Fuel Treatment locations as well as fire access roads, lot lines, and development boundaries.

CONCEPTUAL

FUEL TREATMENT MAP LEGEND
Sycamore Creek PA 17
Riverside County, CA

Symbol	Description
	FUEL TREATMENT ZONE 1A (LOT OWNER MAINTAINED) - Zone 1A is an irrigated zone beginning at the edge of each structure and includes the entire lot (front, side and limited) and is maintained to Zone 1A criteria. Zone 1A will be cleared of all existing native vegetation and restarted with drought tolerant, fire resistant and irrigated fire resistant lawns, ground covers and low growing shrubs. Only plants from the approved Riverside County plant list are to be installed. No combustible structures, which include the house, can be built within the zone. Combustible decks, patio covers and gazeboes will be prohibited in the zone. (see written Fire Protection Plan for further information)
	FUEL TREATMENT ZONE 1B (HOA MAINTAINED) - Zone 1B is an irrigated zone that includes manufactured slopes and common areas where the H.O.A. is to maintain the landscape to Zone 1A criteria (see written Fire Protection Plan for further information).
	NO BUILD ZONE (LOT OWNER MAINTAINED) - The No Build Zone is 30 feet in width and has the same landscaping and maintenance requirements as Zone 1. No combustible structures, which include the house, can be built within the zone. Combustible decks, patio covers and gazeboes will be prohibited in the zone. (see written Fire Protection Plan for further information)
	FUEL TREATMENT ZONE 2 (HOA MAINTAINED) - Zone 2 is a non-irrigated thinning zone beginning at the outer edge of Zone 1B and includes manufactured slopes. The intent is to achieve and maintain an overall 50 percent reduction of the canopy cover spacing, a 50 percent reduction of the original fuel loading and the 100 percent removal of all dead and dying plant material. Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to 4 inches or less in height. Each tree will be limbed to maintain a separation of 8 feet between the ground fuels (shrubs and ground covers) and the lower limbs. (see written Fire Protection Plan for further information)
	OFF-SITE FUEL TREATMENT ZONE 3 (HOA MAINTAINED) - Off-Site Zone 2 is a non-irrigated thinning zone 30 feet in width beginning at the outer edge of Zone 1 and includes all natural and manufactured slopes. It has the same requirements as Zone 2 but an off-site agreement or easement must be obtained from the adjacent property owner to treat this vegetation. (see written Fire Protection Plan for further information)
	FIRE ACCESS ROADS (HOA MAINTAINED) - Combustible vegetation shall be cleared from each side of the Fire Access Roads, or planted and maintained to Zone 1 [illegible] to a distance of not less than 20 feet from the edge of the Fire Access Roads.
	NON-COMBUSTIBLE WALL - 6 feet in height as described in the Fire Protection Plan
	ADJACENT PROPERTY FUEL TREATMENT - Fuel treatment around adjacent properties maintained by adjacent property owners. Shown to indicate a non-continuous fuel bed adjacent to the project in these areas.

Prepared For: Starfield Sycamore Investors, LLC
2151 Michelson Drive, # 200
Irvine, CA 92612

Prepared By: [illegible] 2000, Inc.
26337 Sky Drive
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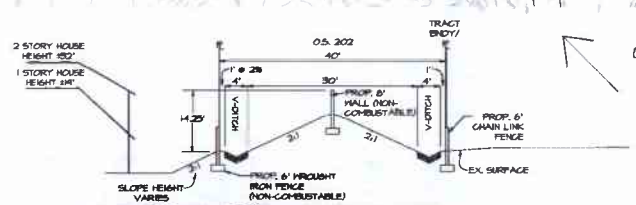


TYP. SECTION FOR LOTS 158, 160-163

NTS

GRAPHIC SCALE 1"=120'
120 60 0 120 240 360

Certified By

David C. Bacon, President — Date

FIREWISE 2000, Inc.
26337 Sky Drive
Escondido, CA 92026
Telephone: 760-745-3947

CONCEPTUAL FUEL TREATMENT MAP

TENTATIVE MAP
TRACT NO. 36317

SCALE 1" = 100'
DATE 08/31/2012
DESIGNED
CHECKED
PLAN CK REF.
F.B.

WEBB
CIVIL ENGINEERS
3788 McCRAY ST
RIVERSIDE CA. 92506
(951) 686-1070

FILE: S:\WEBB\[illegible]\[illegible]\[illegible]\[illegible]
PLOT DATE: 8/7/2012

N.O. 2010-0059
SHEET 1
OF 1 SHEETS
DWG. NO.
10-0059_TTM.PRD

APPENDIX 'A'

Recommended Plant List

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
1	W	Abelia x grandiflora	Glossy Abelia	Shrub
2	N	Acacia redolens desert carpet	Desert Carpet	Shrub
3		Acer macrophyllum	Big Leaf Maple	Tree
4	X	Achillea millefolium	Common Yarrow	Low shrub
5	W	Achillea tomentosa	Wooly Yarrow	Low shrub
6	X	Aeonium decorum	Aeonium	Ground cover
7	X	Aeonium simsii	Ncn	Ground cover
8	W	Agaave attenuata	Centruy Plant	Succulent
9	W	Agave shawii	Shaw's Century Plant	Succulent
10	N	Agave victoriae-reginae	Ncn	Ground cover
11	X	Ajuga reptans	Carpet Bugle	Ground cover
12	W	Alnus cordata	Italian Alder	Tree
13		Alnus rhombifolia	White Alder	Tree
14	N	Aloe aborescens	Tree Aloe	Shrub
15	N	Aloe aristata	Ncn	Ground cover
16	N	Aloe brevifolia	Ncn	Ground cover
17	W	Aloe vera	Medicinal Aloe	Succulent
18	W	Alyogyne huegelii	Blue Hibiscus	Shrub
19		Ambrosia chamissonis	Beach Bur-Sage	Perennial
20		Amorpha fruticosa	Western False Indigobush	Shrub
21	W	Anigozanthus flavidus	Kangaroo Paw	Perennial accent
22		Antirrhinum nuttalianum ssp. Nuttatianum	Ncn	Subshrub
23	X	Aptenia cordifolia x 'Red Apple'	Red Apple Aptenia	Ground cover
24	W	Arbutus unedo	Strawberry Tree	Tree
25	W	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Ground cover
26	W	Arctostaphyics edmundsil	Little Sur Manzanita	Ground cover
27		Arctostaphylos glandulosa ssp.glandulosa	Eastwood Manzanita	Shrub
28	W	Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	Low shrub
29	N	Arctostaphylos pungens	Ncn	Shrub
30	N	Arctostaphylos fefugioensis	Refugio Manzanita	Shrub
31	W	Arctostaphylos uva-ursi	Bearberry	Ground cover
32	W	Arctostaphylos x 'Greensphere'	Greensphere Manzanita	Shrub
33	N	Artemisia caucasica	Caucasian Artemisia	Ground cover
34	X	Artemisia pycnocephaia	Beach Sagewort	Perennial

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
35	X	Atriplex canescens	Four-Wing Saltbush	Shrub
36	X	Atriplex lentiformis ssp. Breweri	Brewer Saltbush	Shrub
37		Baccharis emoryi	Emory Baccharis	Shrub
38	W	Baccharis pilularis ssp. Consanguinea	Chaparral Bloom	Shrub
39	X	Baccharis pilularis var. pilulaaris "Twin Peaks #2'	Twin Peaks	Ground cover
40		Baccharis salicifolia	Mulefat	Shrub
41	N	Baileya multiradiata	Desert Marigold	Ground cover
42	W	Beaucarnea recurvata	Bottle Palm	Shrub/Small tree
43	N	Bougainvillea spectabilis	Bougainvillea	Shrub
44	N	Brahea armata	Mexican Blue Palm, Blue Hesper Palm	Palm
45	N	Brahea brandegeei	San Jose Hesper Palm	Palm
46	N	Brahea edulis	Guadalupe Palm	Palm
47		Brickellia acalifornica		Subshrub
48	W	Bromus carinatus	California Brome	Grass
49		Camissonia cheiranthifolia	Beach Evening Primrose	Perennial subshrub
50	N	Carissa macrocarpa	Green Carpet Natal Plum	Ground cover/Shrub
51	X	Carpobrotus chilensis	Sea Fig Ice Plant	Ground cover
52	W	Ceanothus gloriosus 'Point Reyes'	Point Reyes Ceanothus	Shrub
53	W	Ceanothus griseus 'Louise Edmunds'	Louis Edmunds Ceanothus	Shrub
54	W	Ceanothus griseus horizontalis	Yankee Point	Ground Cover
55	W	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	Shrub
56	W	Ceanothus griseus var. horizontalis 'Yankee Point'	Yankee Point Ceanothus	Shrub
57		Ceanothus megacar;us	Big Pod Ceanothus	Shrub
58	W	Ceanothus prostratus	Squaw carpet ceanothus	Shrub
59		Ceanothus spinosus	Green bark ceanothus	Shrub
60	W	Ceanothus verrucosus	Wart-Stem Ceanothus	Shrub
61	W	Cerastium tomentosum	Snow-in-summer	Ground cover/shrub
62	W	Ceratonia siliqua	Carob	Tree

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
63	W	Cercis occidentalis	Western Redbud	Tree/shrub
64	X	Chrysanthemum leucanthemum	Oxeye Daisy	Groundcover
65	W	Cistus hybridus	White Rockrose	Shrub
66	W	Cistus incanus	Ncn	Shrub
67	W	Cistus incanus	Ncn	Shrub
68	W	Cistus incanus ssp. Corsicus	Ncn	Shrub
69	W	Cistus salviifoliu	Sageleaf Rockrose	Shrub
70	W	Cistus x purpureus	Orchid Rockrose	Shrub
71	W	Citrus species	Citrus	Tree
72		Clarkia bottae	Showy Fairwell to Spring	Annual
73		Cneoridium dumosum	Bushrue	Shrub
74		Collinsia heterophylla	Chinese Houses	Annual
75	W	Comarostaphylis diversifolia	Summer Holly	Shrub
76	N	Convolvulus cneorum	Bush Morning Glory	Shrub
77	W	Coprosma kirkii	Creeping Coprosma	Ground cover/Shrub
78	W	Coprosma pumila	Prostrate Coprosma	Low Shrub
79		Coreopsis californica	California Coreopsis	Annual
80	W	Coreopsis lanceolata	Coreopsis	Ground cover
81	N	Correa pulchella	Australian Fuchsia	Ground cover
82	W	Cotoneaster buxifolius	Ncn	Shrub
83	W	Cotoneaster congestus 'Likiang'	Likiang Cotoneaster	Ground cover/Vine
84	W	Cotoneaster parneyi	Ncn	Shrub
85	X	Crassula lactea	Ncn	Ground cover
86	X	Crassula multicava	Ncn	Ground cover
87	X	Crassula ovata	Jade Tree	Shrub
88	X	Crassula tetragona	Ncn	Ground cover
89	W	Croton californicus	California Croton	Ground cover
90	X	Delosperma 'alba'	White Trailing Ice Plant	Ground cover
91		Dendromecon rigida	Bush Poppy	Shrub
92		Dichelostemma capitatum	Blue Dicks	Herb
93	N	Distictis buccinatoria	Blood-Red Trumpet Vine	Vine/Climing vine
94	N	Dodonaea viscosa	Hopseed Bush	Shrub
95	X	Drosanthemum floribundum	Rosea Ice Plant	Ground cover
96	X	Drosanthemum hispidum	Ncn	Ground cover

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
97	X	Drosanthemum speciosum	Dewflower	Ground cover
98		Dudleya lanceolata	Lance-leaved Dudleya	Succulent
99		Dudleya pulverulenta	Chalk Dudleya	Succulent
100	W	Elaeagnus pungens	Silberberry	Shrub
101		Encelia californica	California Encelia	Small shrub
102	•	Epilobium canum [Zauschneria californica]	Hoary California Fuchsia	Shrub
103		Eriastrum sapphirinum	Mojave Wooly Star	Annual
104	N	Eriobotrya japonica	Loquat	Tree
105		Eriodictycon crassifolium	Thick-Leaf Yerba Santa	Shrub
106		Eriodictycon trichocalyx	Yerba Santa	Shrub
107	W	Eriophyllum confertiflorum	Ncn	Shrub
108	W	Erythrina species	Coral Tree	Tree
109	N	Escallonia species	Several varieties	Shrub
110	W	Eschscholzia californica	California Poppy	Flower
111	X	Eschscholzia mexicana	Mexican Poppy	Herb
112	N	Euonymus fortunei	Winter Creeper Euonymus	Ground cover
113	N	Feijoa sellowiana	Pineapple Guava	Shrub/Tree
114	N	Fragaria chiloensis	Wild Strawberry/ Sand Strawberry	Ground cover
115		Frankenia salina	Alkali Heath	Ground cover
116	W	Fremontodendron californicum	California Flannelbush	Shrub
117	X	Gaillardiaa x grandiflora	Blanketflower	Ground cover
118	W	Galvezia speciosa	Bush Snapdragon	Shrub
119	W	Garrya ellipta	Silktassel	Shrub
120	X	Gazania hybrids	South African Daisy	Ground cover
121	X	Gazania rigens leucolaena	Trailing Gazania	Ground cover
122		Gilia capitata	Globe Gilia	Perennial
123	W	Gilia lepthantha	Showy Gilia	Perennial
124	W	Gilia tricolor	Bird's Eyes	Perennial
125	W	Ginkgo biloba	Maidenhair Tree	Tree
126		Gnaphalium californicum	California Everlasting	Annual
127	W	Grewia occidentalis	Starflower	Shrub
128		Grindelia stricta	Gum Plant	Ground cover
129	N	Hakea suaveolens	Sweet Hakea	Shrub
130	W	Harde bergia comptoniana	Lilac Vine	Shrub

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
131	N	Helianthemum mutabile	Sunrose	Ground cover/Shrub
132		Helianthemum scoparium	Rush Rose	Shrub
133		Heliotropium curassavicum	Salt Heliptrope	Ground cover
134	X	Helix canariensis	English Ivy	Ground cover
135	W	Hesperaloe parviflora	Red Yucca	Perennial
136		Heteromeles arbutifolia	Toyon	Shrub
137	X	Hypericum calycinum	Aaron's-Beard	Shrub
138	N	Iberis sempervirens	Edging Caandytuft	Ground cover
139	N	Iberis umbellatum	Globe Candytuft	Ground cover
140		Isocoma menziesii	Coastal Goldenbush	Small shrub
141		Isomeris arborea	Bladderpod	Shrub
142	W	Iva hayesiana	Poverty Weed	Ground cover
143	N	Jublans californica	California Black Walnut	Tree
144		Juncus acutus	Spiny Rush	Perennial
145		Keckiella antirrhinoides	Yellow Bush Penstemon	Subshrub
146		Keckiella cordifolia	Heart Leaved Penstemon	Subshrub
147		Keckiella ternata	Blue Stemmed Bush Penstemon	Subshrub
148	W	Kniphofia uvaria	Red Hot Poker	Perennial
149	W	Lagerstroemia indica	Crape Myrtel	Tree
150	W	Lagunaria patersonii	Primrose Tree	Tree
151	X	Lampranthus aurantiacus	Bush Ice Plant	Ground cover
152	X	Lampranthus filicaulis	Redondo Creeper	Ground cover
153	X	Lampranthus spectabilis	Trailing Ice Plant	Ground cover
154	W	Lantana camara cultivars	Yellow Sage	Shrub
155	W	Lantana montevidensis	Trailing Lantana	Shrub
156		Lasthenia californica	Dwarf Goldfields	Annual
157	W	Lavandula dentataq	French Lavendar	Shrub
158	W	Leptospermum laevigatum	Australian Tea Tree	Shrub
159	W	Leucophyllum frutescens	Texas Ranger	Shrub
160		Leymus condensatus	Giant Wild Rye	Large grass
161	N	Ligustrum japonicum	Texas Privet	Shrub
162	X	Limonium pectinatum	Ncn	Ground cover
163	X	Limonium perezii	Sea Lavender	Shrub
164	W	Liquidambar styraciflua	American Sweet Gum	Tree
165	W	Liriodendron tulipifera	Tulip Tree	Tree

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
166	X	Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle	Vining shrub
167		Lonicera subspicata	Wild Honeysuckle	Vining shrub
168	X	Lotus corniculatus	Bird's Foot Trefoil	Ground cover
169		Lotus heermannii	Northern Woolly Lotus	Perennial
170		Lotus scoparius	Deerweed	Shrub
171	W	Lupinus arizonicus	Desert Lupine	Annual
172	W	Lupinus benthamil	Spider Lupine	Annual
173		Lupinus bicolor	Sky Lupine	Flowering annual
174		Lupinus sparsiflorus	Loosely Flowered Annual Lupini/Coulter's Lupine	Annual
175	W	Lyonothamnus floribundus ssp. Asplenifolius	Fernleaf Ironwood	Tree
176	W	Macadamia Integrifolia	Macadamia Nut	Tree
177	W	Mahonia aquifolium 'Golden Abundance'	Golden Abundance Oregon Grape	Shrub
178	W	Mahonia nevinii	Nevin Mahonia	Shrub
179		Malacothamnus fasciculatus	Chaparral Mallow	Shrub
180	X	Malephora luteola	Trailing Ice Plant	Ground cover
181	W	Maytenus boaria	Mayten Tree	Tree
182	W	Melaleuca nesophila	Pink Melaleuca	Shrub
183	N	Metrosideros excelsus	New Zealand Christmas	Tree
184	•	Mimulus species	Monkeyflower	Flower
185		Mirabilis californica	Wishbone Bush	Perennial
186	N	Myoporum debile	Ncn	Shrub
187	N	Myoporum insulare	Boobyalla	Shrub
188	W	Myoporum parvifolium	Ncn	Ground cover
189	W	Myoporum 'Pacificum'	Ncn	Shrub
190		Nassella [stipa] lepida	Foothill needlegrass	Ground cover
191		Nassella [stipa] pulchra	Purple needlegrass	Ground cover
192		Nemophila menziesii	Baby Blue Eyes	Annual
193	X	Nerium oleander	Oleander	Shrub
194		Oenothera hookeri	California Evening Primrose	Flower
195	W	Oenothera speciosa	Showy Evening Primrose	Perennial
196	X	Ophiopogon japonicus	Mondo Grass	Ground cover
197	•	Opuntia littoralis	Prickly Pear	Cactus
198	•	Opuntia oricola	Oracle Cactus	Cactus

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
199	•	Opuntia prolifera	Coast Cholla	Cactus
200	W	Osmanthus fragrans	Sweet6 Olive	Shrub
201	X	Osteospermum fruticosum	Trailing African Daisy	Ground cover
202	X	Parkinsonia aculeata	Mexican Palo Verde	Tree
203	W	Pelargonium peltatum	Ivy Geranium	Ground cover
204	X	Penstemon species	Beard Tongue	Shrub
205	W	Photinia fraseri	Ncn	Shrub
206	W	Pistacia chinensis	Chinese Pistache	Tree
207	X	Pittosporum undulatum	Victorian Box	Tree
208		Plantago erecta	California Plantain	Annual
209	••	Plantago insularis	Woolly Plantain	Annual
210	X	Plantago sempervirens	Evaergreen Plaintain	Ground cover
211	W	Platanus racemosa	California Sycamore	Tree
212	W	Plumbago auriculata	Plumbago Cape	Shrub
213		Populus fremontii	Western Cottonwood	Tree
214	X	Portulacaria afra	Elephant's Food	Shrub
215		Potentilla glandulosa	Sticky Cinquefoil	Subshrub
216	X	Potentilla tabernaemontanii	Spring Cinquefoil	Ground cover
217	X	Prunus caroliniana	Carolina Cherry Laurel	Shrub/Tree
218		Prusus ilicifolia ssp. Ilicifolia	Holly Leaved Cherry	Shrub
219	X	Prunus lyonii	Catalina Cherry	Shrub/Tree
220	N	Punica granatum	Pomegranate	Shrub/Tree
221	W	Puya species	Puya	Succulent/shrub
222	W	Pyraacantha species	Firethorn	Shrub
223		Quercus agrifolia	Coast Live Oak	Shrub
224	•	Quercus berberdifolia	California Scrub Oak	Shrub
225	•	Quercus dumosa	Coastal Scrub Oak	Shrub
226	X	Quercus engelmannii	Engelmann Oak	Tree
227	X	Quercus suber	Cork Oak	Tree
228	X	Rhamnus alaternus	Italian Buckthorn	Shrub
229		Rhamnus californica	California Coffee Berry	Shrub
230		Rhamnus crocea	Redberry	Shrub
231		Rhamnus crocea ssp. Ilicifolia	Hollyleaf Redberry	Shrub
232	N	Rhaphiolepis species	Indian Hawthorn	Shrub
233		Rhus integrifolia	Lemonade Berry	Shrub
234	N	Rhus lancea	African Sumac	Tree
235		Rhus ovataa	Sugarbush	Shrub

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
236		Ribes aureum	Golden Currant	Shrub
237		Ribes indecorum	White Flowering Currant	Shrub
238		Ribes speciosum	Fuchsia Flowering Gooseberry	Shrub
239	W	Ribes viburnifolium	Evergreen Currant	Shrub
240	•	Romneya coulteri	Matilija Poppy	Shrub
241	X	Romneya coulteri 'White Cloud'	White Cloud Matilija Poppy	Shrub
242	W	Rosmarinus officinalis	Rosemary	Shrub
243	W	Salvia greggii	Autumn Sage	Shrub
244	W	Salvia sonomensis	Creeping Sage	Ground cover
245		Sambucus mexicana	Mexican Elderberry	Tree
246	W	Santolinaa chamaecyparissus	Lavender Cotton	Ground cover
247	W	Santolina virens	Green Lavender Cotton	Shrub
248		Ssatureja chandleri	San Miguel Savory	Perennial
249		Scirpus acutus	Hard-Stem Bulrush	Perennial
250		Scirpus californicus	California Bulrush	Perennial
251	X	Sedum acre	Goldmoss Sedum	Ground cover
252	X	Sedum album	Green Stonecrop	Ground cover
253	X	Sedum confusum	Ncn	Ground cover
254	X	Sedum llineare	Ncn	Ground cover
255	X	Sedum x rubrotinctum	Pork and Beans	Ground cover
256	X	Senecio serpens	Ncn	Ground cover
257		Sisyrinchium bellum	Blue-Eyed Grass	Ground cover
258		Solanum douglasii	Douglas Nightshade	Shrub
259		Solanum xantii	Purple Nightshade	Perennial
260	W	Stenocarpus sinuatus	Firewheel Tree	Tree
261	W	Strelitzia nicolai	Giant Bird of Paradise	Perennial
262	W	Strelitzia reginae	Bird of Paradise	Perennial
263		Symphoricarpos mollis	Creeping Snowberry	Shrub
264	W	Tecoma stans [Stenolobium sttans]	Yellow Bells	Shrub/Small tree
265	X	Tecomaria capensis	Cape Honeysuckle	Ground cover
266	N	Teucrium chamaedrys	Germander	Ground cover
267	N	Thymus serpyllum	Lemon Thyme	Ground cover
268	N	Trachelospermum jasminoides	Star Jasmine	Shrub
269		Trichostema lanatum	Woolly Blue-Curls	Shrub
270	X	Trifolium hirtum 'Hyron'	Hyron Rose Clover	Ground cover

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
271	X	Trifolium fragiferum 'O'Connor's'	O'Connor's Legume	Ground cover
272		Umbellularia californica	California Laurel	Tree
273		Verbena lasiostachys	Western Vervain	Perennial
274	N	Verbena peruviana	Ncn	Ground cover
275	X	Verbena species	Verbena	Ground cover
276	X	Vinca minor	Dwarf Periwinkle	Ground cover
277		Vitis girdiana	Desert Wild Grape	Vine
278	X	Vulpia myuros 'Zorro'	Zorro Annual Fescue	Grass
279	W	Westringia fruticosa		Shrub
280	W	Xanthorrhoea species	Grass Tree	Perennial accent/ Shrub
281	W	Xylosma congestum	Shiny Xylosma	Shrub
282	X	Yucca species	Yucca	Shrub
283		Yucca whippiei	Yucca	Shrub

CODE

X = Plant species prohibited in wet and dry fuel modification zones adjacent to native open space lands. Acceptable on all other fuel modification locations and zones.

W = Plant species appropriate for use in wet fuel modification zones adjacent to native open space lands. Acceptable in all other wet and irrigated dry (manufactured slopes) fuel modification locations and zones.

= Plant species native to San Diego County. Acceptable in all fuel modification (wet or dry zones) in all locations.

N = Plant species acceptable on a limited basis (maximum 30% of the area at time of planting) in wet fuel modification zones adjacent to native open space reserve lands. Acceptable in all other fuel modification locations and zones. Refer to qualification requirements starting on page 13.

• If seed collected from local seed source.

•• Not native plant species but can be used in all fuel modification zones.

APPENDIX 'B'

Prohibited Plant List

APPENDIX 'B'

Prohibited (& Fire Prone) Plant Species List
For Fuel Modification Zones in High & Very High Hazard Areas

	Botanical Name	Common Name	Plant Form
1.	Acacia species	Acacia	Shrub/Tree
2.	Adenostema fasciculatum	Chamise	Shrub
3.	Adenostema sparsifolium	Red Shank	Shrub/Tree
4.	Artemisia californica	California Sagebrush	Shrub
5.	Anthemis cotula	Mayweed	Weed
6.	Arundo donax	Giant reed	Grass/weed
7.	Brassica nigra	Black Mustard	Weed
8.	Brassica ropa	Yellow Mustard	Weed
9.	Cedrus species	Cedar	Tree
10.	Cirsim vugare	Wild Artichoke	Weed
11.	Conyza canadensis	Horseweed	Weed
12.	Cortaderia species	Pampas Grass	Tall Grass
13.	Cupressus species	Cypress	Tree
14.	Cytisus striatus	Broom	Shrub
15.	Cytisus scoparius	Broom	Shrub
16.	Eriogonum fasciculatum	Common Buckwheat	Shrub
17.	Eucalyptus species	Eucalyptus	Shrub/Tree
18.	Heterotheca grandiflora	Telegraph plant	Weed/shrub
19.	Genista monosperma	Broom	Shrub
20.	Juniperus species	Junipers	Succulent
21.	Lactuca serriola	Prickly lettuce	Weed
22.	Nicotiana bigelevil	Indian tobacco	Shrub
23.	Nicotiana glauca	Tree tobacco	Shrub
24.	Pennisetum species	Fountain Grass	Ground cover
25.	Pinus species	Pines	Tree
26.	Phoenix canariensis	Palm	Tree
27.	Rosmarinus species	Rosemary	Shrub
28.	Salvia species • •	Sage	Shrub
29.	Silybum marianum	Milk thistle	Weed
30.	Spartium junceum	Broom	Shrub
31.	Urtica urens	Burning nettle	Weed
32.	Washingtonia species	Palms	Tree

APPENDIX 'C'

Literature References

Literature References

1. *Standard Fire Behavior Fuel Models: A Comprehensive Set for Use with Rothermel's Surface Fire Spread Model,* General Technical Report RMRS-GTR-153. June 2005. Joe H. Scott, Robert E. Burgan, United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.

2. *BehavePlus: Fire Modeling System, version 5.0: Variables.* General Technical Report RMRS-GTR-213WWW Revised. September 2009. Patricia L. Andrews, United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.

3. *BEHAVEPlus Fire Modeling System, Version 4.0 User's Guide,* General Technical Report RMRS-GRT-106WWW Revised. July, 2009. Patricia L. Andrews, Collin D. Bevins, Robert C. Seli. United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.

4. California Code of Regulations Title 24 and Title 14, section 1280

5. California Public Resources Code Sections 4201 through 4204

6. California Government Code, sections 51175 through 51189; the 2007 Fire Code portion of the CBSC, including appendices to Chapters 1 & 4 and appendices B, F & H

7. 2009 International Fire Code, published by the International Code Council.

8. National Fire Protection Association - NFPA 13 Standard for the Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, 13-R &13-D, 2010 Editions.

9. National Fire Protection Association - NFPA 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting, 2007 Edition.

10. National Fire Protection Association - NFPA 1144 *Standard for Reducing Structure Ignition Hazards from Wildfire* (2008 edition).

11. International Urban-Wildland Interface Code, 2009 edition.

12. *The 2010 California Fire Code and Local Amendments.*

13. California Building Code- Chapter 7A- *Materials and Construction Methods for Exterior Fire Exposure.* January 2010.

14. *The California State and Local Responsibility Area Fire Hazard Severity Zone Map – Fire and Resource Assessment Program of CAL FIRE.*

15. County of Riverside Ordinance No. 787 (as amended through Ordinance 787.6) adopting the 2010 California Fire Code. Adopted February 15, 2011.

16. Riverside County Fire Department Standards #06-06 revised 3-31-08 and #06-11 revised 4/16/08.

17. Western Region Climate Center. *Historic Climate Data from Remote Automated Weather Stations.* RAWS USA Climate Archive. Reno, NV. Data for all Remote Automated Weather Stations is available at: http://www.raws.dri.edu/index.html.

APPENDIX 'D'

Non-combustible & Ignition Resistant Building Materials

APPENDIX 'D'

Non-Combustible & Ignition Resistant Building Materials For Balconies, Carports, Decks, Patio Covers and Floors

Examples of non-combustible & fire resistant building materials for balconies, carports decks, patio covers and floors are as follow:

I. **NON-COMBUSTIBLE HEAVY GAGE ALUMINUM MATERIALS** - *Metals USA Building Products Group - Ultra-Lattice*

Ultra-Lattice Stand Alone Patio Cover

Ultra-Lattice Attached Patio Cover

Ultra-Lattice Solid Patio Cover

Ultra-Lattice Vs. Wood

II. FRX Exterior Fire-Retardant Treated Wood

Exterior Fire Retardant Treated (FRT) Wood

FRX® fire retardant treated wood may be used in exterior applications permitted by the codes where: public safety is critical, other materials would transfer heat or allow fires to spread, sprinkler systems cannot easily be installed, corrosive atmospheres necessitate excessive maintenance of other materials, or fire protection is inadequate or not readily available. The International Building, Residential and Urban-Wildland Interface Codes and regulations permit the use of fire retardant treated wood in specific instances. See below for typical exterior uses and typical residential uses.

Typical Exterior Uses

- Balconies
- Decks

Homeowners and Residential Architects: See this 2-minute video and the diagram below.

For information on fire retardant treated wood for exterior uses, visit www.frxwood.com.

III. **TREX COMPANY, INC** –"Trex Accents ®: Fire Defense ™ " wood and polyethylene composite deck board, nominal 5/4" thick x 5-1/2" width, nominal density of 0.036 lb/in^3.

Trex Accents®: Fire Defense™

The perfect blend of beauty and brawn.

Trex's #1 selling platform, Trex Accents®, exceeds the strict fire regulations set by the State of California and San Diego County.

- Offers superior safety performance:
  - Exceeds ASTM E84 Class B Flame Spread.
  - Exceeds 12-7A-4 Part A (underflame) and Part B (Burning Brand).
- Self-extinguishing even under extreme fire exposure.
- Approved for use by the California State Fire Marshal's Office and San Diego County. Read the California Department of Forestry and Fire Protection, Office of the State Fire Marshal WILDLAND URBAN INTERFACE (WUI)PRODUCTS Report. (PDF).

IV. SOLID "WOOD" DECKING

◊Company Name: Various Manufacturers
Product Description: Solid "Wood" decking: "Redwood", "Western Red Cedar", "Incense Cedar", "Port Orford Cedar", and "Alaska Yellow Cedar".
Sizes: Minimum nominal 2" thickness (American Softwood Lumber Standard PS 20).
Lumber grades: Construction Common and better grades for Redwood, 3 Common and better grades for Cedars, and commercial decking or better grades for both Redwood and Cedars.

Special instructions: Solid wood decking shall be 3x decking and installed over solid wood joists spacing 24" or less on center with 6x6 columns, 4x10 or 6x8 beams and 4x8 joists.

APPENDIX 'E'

Ignition Resistant Construction

APPENDIX 'E'

As of the date of this CFPP, the following are the requirements for ignition resistant construction including requirements under Chapter 7A of the California Building Code (CBC) . In addition, exterior building construction including roofs, eaves, exterior walls, doors, windows, decks, and other attachments must meet the CBC Chapter 7A ignition resistance requirements at the time of building permit application.

1. All structures will be built with a Class A Roof Assembly, including a Class A roof covering, and attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/8-inch mesh corrosion-resistant metal screening or other approved material that offers equivalent protection. Attic ventilation shall also comply with the requirements of the Uniform Building Code (U.B.C.). Ventilation louvers and openings may be incorporated as part of access assemblies.

2. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.

3. When provided, exposed valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.

4. Paper-faced insulation shall be prohibited in attics or ventilated spaces.

5. All chimney, flue or stovepipe openings will have an approved spark arrester. An approved spark arrester is defined as a device constructed of nonflammable materials, 12 gauge minimum thicknesses or other material found satisfactory by the Fire Protection District, having ½-inch perforations for arresting burning carbon or sparks. It shall be installed to be visible for the purposes of inspection and maintenance.

6. All residential structures will have automatic interior fie sprinklers installed according to the National Fire Protection Association (NFPA) 13D 2010 edition - *Standard for the Installation of Sprinkler Systems in One and Two-family Homes and Manufactured Homes* .

7. All glass or other transparent, translucent or opaque glazing materials including skylights shall be constructed multi-layered glazed panels one layer of which must be tempered glass.

8. The exterior walls' surface materials shall be non-combustible or ignition resistant. In all construction, exterior walls are required to be protected with 2-inch nominal solid blocking between rafters at all roof overhangs.

9. All eaves, fascias and soffits will be enclosed (boxed) with non-combustible materials. This shall apply to the entire perimeter of each structure.

10. All rain gutters, down spouts and gutter hardware shall be constructed from metal or other noncombustible material to prevent wildfire ignition along eave assemblies.

11. Gutters shall be provided with the means to prevent the accumulation of leaf litter and debris that contribute to roof edge ignition.

12. All fences and gate assemblies (fences, gate and gate posts) shall be of non-combustable material.

13. No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.

14. All projections (exterior balconies, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections) or structures less than five feet from a building shall be of non-combustible material, one-hour fire resistive construction on the underside, heavy timber construction or pressure-treated exterior fire-retardant wood. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain same fire-resistant standards as the exterior walls of the structure.

15. Exterior doors shall be approved non-combustible construction, solid core wood and shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1⅜ inches thick with interior field panel thickness no less than 1¼ inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E2074.

16. Accessory structures attached to buildings with habitable spaces and projections shall be in accordance with the Building Code. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas and exterior wall construction in accordance with Chapter 7A of the Building Code.

17. Vinyl window assemblies are deemed acceptable if the windows have the following characteristics:
    - Frame and sash are comprised of vinyl material with welded corners
    - Metal reinforcements in the interlock area
    - Glazed with insulating glass, annealed or tempered (one layer of which must be tempered glass)

- Frame and sash profiles are certified in AAMA Lineal Certification Program
- Certified and labeled to ANSI/AAMA/NWWDA 101/LS2-97 for Structural Requirements

18. All windows shall be provided with 1/8 inch mesh metal or similar non-combustible screens to prevent embers from entering the structure during high wind conditions.

19. Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/8-inch, noncombustible, corrosion-resistant metal mesh or other approved material that offers equivalent protection. Turbine attic vents shall be equipped to allow, one-way direction rotation only; they shall not free spin in both directions.

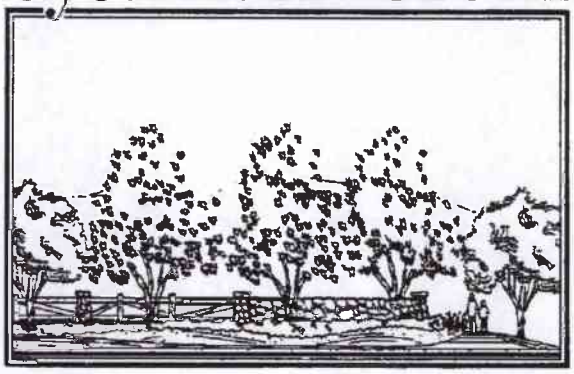
20. Combustible eaves, fascias and soffits shall be enclosed. Eaves of heavy timber construction are not required to be enclosed as long as attic venting is not installed in the eaves. For the purposes of this section, heavy timber construction shall consist of a minimum of 4x6 rafter ties and 2x decking.

21. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/8" inch mesh corrosion-resistant metal screen or other approved material that offers equivalent protection.

22. Detached accessory structures located less than 50 feet from a building containing habitable space shall be constructed in accordance with Chapter 7A of the Building Code.

    Exception: Accessory structures less than 120 square feet in floor area located at least 30 feet from a building containing a habitable space.

Sycamore Creek



ADDENDUM NO. 4 TO ENVIRONMENTAL IMPACT REPORT (EIR) NO. 325

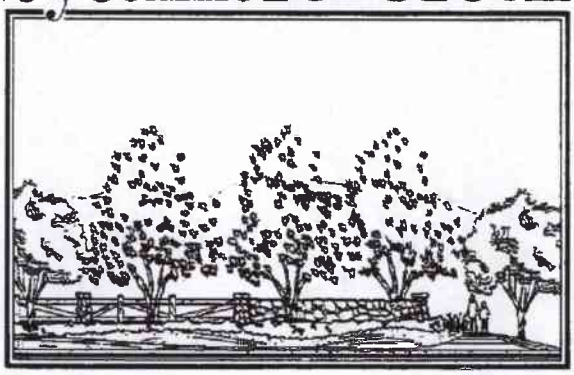
FOR:

TENTATIVE TRACT MAP NO. 36317

PREPARED BY:
County of Riverside, CA

September 20, 2013

Sycamore Creek



ADDENDUM NO. 4 TO ENVIRONMENTAL IMPACT REPORT (EIR) NO. 325 FOR: TENTATIVE TRACT MAP NO. 36317

APPLICANT:
Starfield Sycamore Investors, LLC
2151 Michelson Drive, Suite 250
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September 20, 2013

I. Addendum Introduction

A. Document Purpose

This introduction is included to provide the reader with general information regarding: 1) the history of Specific Plan No. 256; 2) the purpose of an Addendum to an Environmental Impact Report (Addendum); 3) standards for adequacy under the California Environmental Quality Act (CEQA); 4) a description of the format and content of this Addendum; and 5) the processing requirements for the proposed Project.

1. History of Specific Plan No. 256

The SYCAMORE CREEK Specific Plan No. 256 (SP 256) was approved and Final Environmental Impact Report No. 325 (EIR 325) was certified by the Riverside County Board of Supervisors on November 8, 1994. The land use plan originally adopted for SYCAMORE CREEK, which was designed to be consistent with the Temescal/El Cerrito Community Plan, allowed for 1,764 single-family and multi-family residential dwelling units to be developed on the property along with a 10.4-acre elementary school site, 43.9 acres of parks, 29 acres of commercial uses, and 153.6 acres of greenbelts, riparian, and open space uses.

On July 18, 2000 the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SYCAMORE CREEK Specific Plan concurrent with approval of Tentative Tract Map No. 29320 (TTM 29320). The Substantial Conformance was a response to changing economic market conditions as well as updated infrastructure master plans. The resulting modifications to the Specific Plan included the relocation of planned residential uses and the relocation of the planned school and several parks. In addition, planned roadway alignments were adjusted, both in size and location, to respond to the County's updated master circulation plan. Through these refinements, the total number of dwelling units was reduced from the approved 1,764 to 1,733. The area devoted to commercial uses was reduced from 29.0 acres to 27.9 acres. Parkland within the Specific Plan area was increased from 43.9 acres to 47.5 acres, while open space was reduced by 11.0 acres. A fire station also was added to the community park as part of Substantial Conformance No. 1. TTM 29320 was concurrently approved to implement residential, open space, circulation, and recreational land uses consistent with Substantial Conformance No. 1, including 540 residential dwelling units on 116.8 acres, a 3.1-acre park, 48.4 acres of roadway improvements, and 10.9 acres of open space. The County of Riverside determined that the refinements to the land use plan proposed as part of Substantial Conformance No. 1 and TTM 29320 were in substantial conformance with the adopted SP 256 and certified EIR 325 and concluded that no new environmental mitigations beyond those required in EIR 325 were necessary. It should be noted that as part of approved TTM 29320, the Specific Plan's Planning Area 7 was graded and used as a borrow site to facilitate grading and implementation of the development designated as Phase 1 of SP 256. This grading that occurred in Planning Area 7 as part of TTM 29320 also was determined by the County to be consistent with EIR 325 and required no new environmental mitigations beyond those specified in EIR 325.

On June 10, 2003, the Riverside County Board of Supervisors adopted Amendment No. 1 to the SYCAMORE CREEK Specific Plan (SP256A1) and certified an Addendum to EIR 325 (Addendum No. 1). SP256A1 was required due to a proposal to conserve more than 80 acres of natural open space within the Specific Plan area that contained sensitive wetland habitat and endangered plants in a configuration considerably different than that shown in the approved SYCAMORE CREEK Specific Plan or Substantial Conformance No. 1. As part of the SYCAMORE CREEK Specific Plan Amendment No.

1, planning areas south and west of Mayhew Canyon Road were redesigned and the planned Sycamore Creek Road was eliminated as a backbone circulation facility in order to accommodate the newly proposed open space configuration. In addition, the Specific Plan's land use plan was modified in response to additional geologic testing that pinpointed the precise location of an earthquake fault identified on the property by EIR 325. . Detailed geotechnical site evaluations showed the on-site fault was located traversing the site farther to the southwest than originally expected, which allowed more space to provide residential land uses. Approval of Amendment No. 1 increased the total number of residential dwelling units allowed within the SYCAMORE CREEK community from 1,733 homes to 1,765 homes. Amendment No. 1 also reduced the area devoted to commercial land uses from 27.9 acres to 14.6 acres. Park land was reduced from 47.5 acres to 41.7 acres; however, open space areas were increased from 118.5 acres to 154.6 acres. Revisions to the open space configuration, elimination of Sycamore Creek Road, redesign of planning areas, and more precisely identifying the location of the earthquake fault and its buffer zone were the driving forces behind Amendment No. 1 to the SYCAMORE CREEK Specific Plan.

On May 16, 2006, the Riverside County Board of Supervisors approved Tentative Tract Map No. 31908 (TTM 31908) and an Addendum to EIR 325 (Addendum No. 2). TTM. 31908 subdivides 81.0 acres into 298 residential lots, 15 open space lots, and a sewer lift station within Planning Areas 14, 15A, 15B, 20B, and 23E of SP256A1 (referred to as Planning Areas 14, 15A, 15B, 20B, 22, and 28 in SP256A2, discussed below).

Amendment No. 2 to the SYCAMORE CREEK Specific Plan (SP256A2) and Addendum No. 3 to EIR 325 were approved by the Riverside County Board of Supervisors on July 2, 2013. SP256A2 reduced the total number of permitted residential dwelling units and modified land uses in response to changes in economic market conditions and to incorporate changes to reflect previously-approved subdivision map approvals (TTM 29320 and 31908 discussed above). SP256A2 also accommodated required open space dedications pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which was not in effect at the time SP 256 was first approved in 1994. As part of SP256A2, the total acreage designated for residential uses was reduced from 440.2 acres to 426.2 acres and the total number of residential dwelling units allowed within the Specific Plan was reduced from 1,765 to 1,737. In addition, SP256A2 altered open space and recreational area designations to create consistency with the County's General Plan designations, resulting in the re-designation of 41.7 acres of "Park," 14.9-acres of "Greenbelt," and 154.6 acres of "Open Space" to a total of 123.1 acres of "Open Space – Recreation," 90.2 acres of "Open Space – Conservation," 9.6 acres of "Open Space – Conservation Habitat," and 12.7 acres of "Public Facility". The acreage for areas designated for commercial retail, schools, and roadways remained unchanged as part of SP256A2, although the designation for commercial uses was changed to "Commercial Retail" and the designation of the school site in Planning Area 9 was changed to "Public Facility."

Tentative Tract Map No. 36317 (TTM 36317), which is the focus of this Addendum No. 4 to EIR 325, is a proposed Schedule "A" subdivision that proposes to implement the land uses allowed pursuant to SP256A2 within Planning areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29, which includes Medium Density Residential, Open Space – Recreation, and Public Facility land uses. TTM 36317 proposes to subdivide the property into 107 residential lots having a minimum lot size of 5,000 square feet (s.f.) and 86 residential lots having a minimum lot size of 6,000 s.f., for a total of 193 residential lots on 32.44 acres. In addition, TTM 36317 proposes to provide a total of 14 open space lots on 40.9 acres for passive park, open space, and water quality/detention basin land uses, with the remaining acreage devoted to internal circulation. As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-

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Tentative Tract Map No. 36317 (TTM 36317), which is the focus of this Addendum No. 4 to EIR 325, is a proposed Schedule "A" subdivision that proposes to implement the land uses allowed pursuant to SP256A2 within Planning areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29, which includes Medium Density Residential, Open Space – Recreation, and Public Facility land uses. TTM 36317 proposes to subdivide the property into 107 residential lots having a minimum lot size of 5,000 square feet (s.f.) and 86 residential lots having a minimum lot size of 6,000 s.f., for a total of 193 residential lots on 32.44 acres. In addition, TTM 36317 proposes to provide a total of 14 open space lots on 40.9 acres for passive park, open space, and water quality/detention basin land uses, with the remaining acreage devoted to internal circulation. As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-

site drainage improvements would be required to convey an existing ephemeral stream across the southeastern corner of the TTM 36317 site. The improvements would consist of the addition of rip rap and the construction of two 2-foot diameter culverts. A portion of the improvements would occur immediately off-site to the south and to the east of the TTM 36317 site.

2. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be less than what was previously identified. In the latter case, where minor technical project changes occur with no significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

An Addendum to an EIR (Addendum) is an informational document used as part of a comprehensive planning process associated with the proposed TTM 36317. The following describes the requirements of an Addendum, as defined in Section 15164 of the CEQA Guidelines:

a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.

b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.

c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.

d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, Section 15164(a) allows for the preparation of an Addendum if none of the conditions described in Section 15162 have occurred. CEQA Guidelines Section 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;

b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

c. 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 shows that the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; 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 measure or alternatives; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, none of the above circumstances are present.

3. Type of EIR and Level of Analysis

This document is an Addendum to the previously certified EIR 325 for the approved SYCAMORE CREEK Specific Plan 256. As such, this Addendum is intended to provide additional information regarding the environmental effects associated with implementation of the Specific Plan. As discussed above, three (3) prior Addenda have been prepared (associated with SPA256A1, TTM 32908, and SPA256A2). As such, this document is Addendum No. 4 to EIR 325. CEQA Guidelines Section 15156 states that an t EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, an EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make an informed decision on the current requested entitlement of the proposed Project, which consists of a TTM 36317 to implement the land uses within Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29 of SP256A2.

Riverside County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

a. As proposed, the Project would not involve any land uses which were not included in the analysis contained in EIR 325, and none of the actions proposed by the Project would result in new significant impacts (based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M). Therefore, the Project would not result in any new significant effects that were not previously identified in EIR 325 and prior addenda.

b. The proposed Project would not require "major revisions" to the previous EIR because the Project will not involve any substantial changes in the Project resulting in substantial increases in the severity of the previously identified significant impacts. As proposed, TTM 36317 would allow for the construction of 193 medium density residential lots and 14 open space lots on approximately 89.1 acres. Residential lots include 107 5,000 s.f. lots and 86 6,000 s.f. lots on approximately 32.44 acres. Proposed open space lots would range in size from 0.06 acre to 13.25 acres in size and would encompass approximately

40.9 acres, allowing for passive park, open space, and water quality/detention basin land uses. TTM 36317 is fully consistent with SP256A2, which was previously evaluated in conjunction with approved Addendum No. 3 to EIR 325. No changes to SP 256 would occur as a result of the proposed Project. Overall, TTM 36317 would result in impacts that are less than or equal to those addressed in EIR 325 and the addenda thereto. The addendum also addresses construction of an off-site flood control channel; however, this improvement is being construction in satisfaction of a prior condition of approval adopted in connection with previously-approved development. As demonstrated in the accompanying Environmental Assessment No. 42390 (EA42390), the proposed Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of EIR 325 and addenda thereto.

c. Subsequent to the certification of EIR 325 and approval of SP256A2, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, no new information of substantial importance regarding new significant impacts has become available which was not known at the time the previous EIR was prepared.

d. The proposed Project would result in a comparable level of development permitted under the approved SP256A2, and none of the modifications proposed by the Project would result in more severe impacts as compared to what was previously disclosed as part of EIR 325. Therefore, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, the proposed Project would not result in a substantial increase in the severity of previously identified significant effects analyzed in certified EIR 325 and addenda thereto.

e. Technical reports were prepared for the subject areas of traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR 325 and prior addenda. Specifically, these technical reports concluded as follows:

1. The traffic report reaffirmed the findings and mitigation measures established within SP 256 and EIR 325, and found that no new traffic impacts requiring mitigation would occur as a result of TTM 36317;
2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
3. The noise impact analysis and addendum letter thereto fulfills the requirement of EIR 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. As concluded in the addendum letter to the noise impact analysis, noise barriers are not required in association with TTM 36317 and no new impacts to noise would occur as a result of the Project;

4. The updated biology reports were prepared to demonstrate Project consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in EIR 325,;
5. The hydrology/water quality reports fulfill the mitigation requirements of EIR 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was previously identified by EIR 325.

f. The MSHCP Consistency Analysis determined that TTM 36317 would be fully consistent with the conservation criteria for MSHCP Conservation Cell No. 3545, and that the Project also would be fully consistent with Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2 of the MSHCP; accordingly, no new impact due to a conflict with the MSHCP would occur.

g. Mitigation measures identified in EIR 325, other than those that have changed as a result of updated technical studies, new governmental regulations, and/or imposed requirements specified in Project-related permits and authorizations, would still be appropriate and feasible for the proposed Project.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified EIR 325would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and FEIR.

4. Format and Content of this Addendum

The principal objectives of CEQA are to provide information that will: 1) disclose the significant environmental impacts associated with a proposed project; and 2) identify alternatives to minimize those significant impacts.

Appendices A through L contain technical studies requested by the Riverside County Planning Department to reaffirm the findings of the previously certified EIR 325. It should be noted that several of the technical studies were prepared in conjunction with SP256A2 because TTM 36317 originally was being processed concurrent with SP256A2; however, due to issues that were unique to the TTM 36317 project, TTM 36317 was not approved concurrent with SP256A2. Nonetheless, the findings of the reports prepared in conjunction with SP256A2 still are relevant to the proposed Project. Studies prepared in support of the Project include the following:

a. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Traffic Impact Analysis, prepared by Urban Crossroads and dated December 2, 2010;
b. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Air Quality Impact Analysis, prepared by Urban Crossroads and dated December 6, 2010;

c. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Climate Change Analysis, prepared by Urban Crossroads and dated December 6, 2010;

d. Sycamore Creek Specific Plan Amendment No. 2 EIR Noise Analysis, prepared by Urban Crossroads and dated December 2, 2010;

e. Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads and dated February 14, 2011;

f. Sycamore Creek Specific Plan Land Use Modifications (Addendum to Specific Plan Amendment No. 2 EIR Noise Analysis), prepared by Urban Crossroads and dated June 19, 2012;

g. Determination of Biologically Equivalent or Superior Preservation for Tract 36317, prepared by Helix Environmental and dated October 6, 2011;

h. MSHCP Consistency Documentation for Tract 36317, prepared by Helix Environmental and dated October 6, 2011;

i. Hydrology and Hydraulics Report for Tentative Tract Map 36317, prepared by Albert A. Webb and Associates and dated August 2010;

j. Project Specific Preliminary Water Quality Management Plan – Tentative Tract Map 36317, prepared by Albert A. Webb and Associates and dated October 5, 2012;

k. Phase I Cultural Resources Survey of Tentative Tract Map 36317, prepared by Brian F. Smith and Associates and dated June 13, 2011; and

l. Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 and 24B, Sycamore Creek Development, prepared by Advanced Geotechnical Solutions, Inc., and dated November 17, 2012.

These studies, in conjunction with the Environmental Assessment/Initial Study Checklist contained in Appendix M, describe the findings of EIR 325 as they relate to each environmental topic or issue, predict the potential impacts attributable to the proposed Project, reference the mitigation measures identified in EIR 325 that are intended to minimize or avoid significant impacts, and identify the significant impacts which would occur even after mitigation measures are implemented. As concluded in the Environmental Assessment/Initial Study Checklist, implementation of the proposed Project would not result in new or more severe environmental impacts as compared to what was disclosed as part of EIR 325 or the addenda thereto.

5. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum, which reflects the sole independent judgment of Riverside County. It will be forwarded, along with EIR 325, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission. During the public hearing(s), the Riverside County Planning Commission will consider the proposed action and the adequacy of this Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will take action to outright approve, conditionally approval, or deny approval of the proposed Project. If approved, the Planning Commission will also adopt findings relative to the Project's environmental effects following the implementation of mitigation measures.

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42390
Project Case Type (s) and Number(s): Tentative Tract Map No. 36317 (TTM 36317)
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Applicant's Name: Starfield Sycamore Investors, LLC
Applicant's Address: 2151 Michelson Drive, Suite 250, Irvine, CA 92612

I. PROJECT INFORMATION

A. Project Description:

Tentative Tract Map No. 36317 (TTM 36317) proposes to implement the adopted Sycamore Creek Specific Plan No. 256, as approved pursuant to Amendment No. 2 (SP256A2). TTM 36317 proposes to subdivide the Specific Plan's Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29 into 193 development lots for residential use (including 107 lots with a minimum lot size of 5,000 s.f. and 86 lots with a minimum lot size of 6,000 s.f.) and 14 lots for passive park, open space, and water quality/detention basin land uses. Public and private rights-of-way also would be defined as part of TTM 36317. TTM 36317 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. Figure 1, Tentative Tract Map No. 36317, depicts proposed TTM 36317 and the associated drainage improvement.

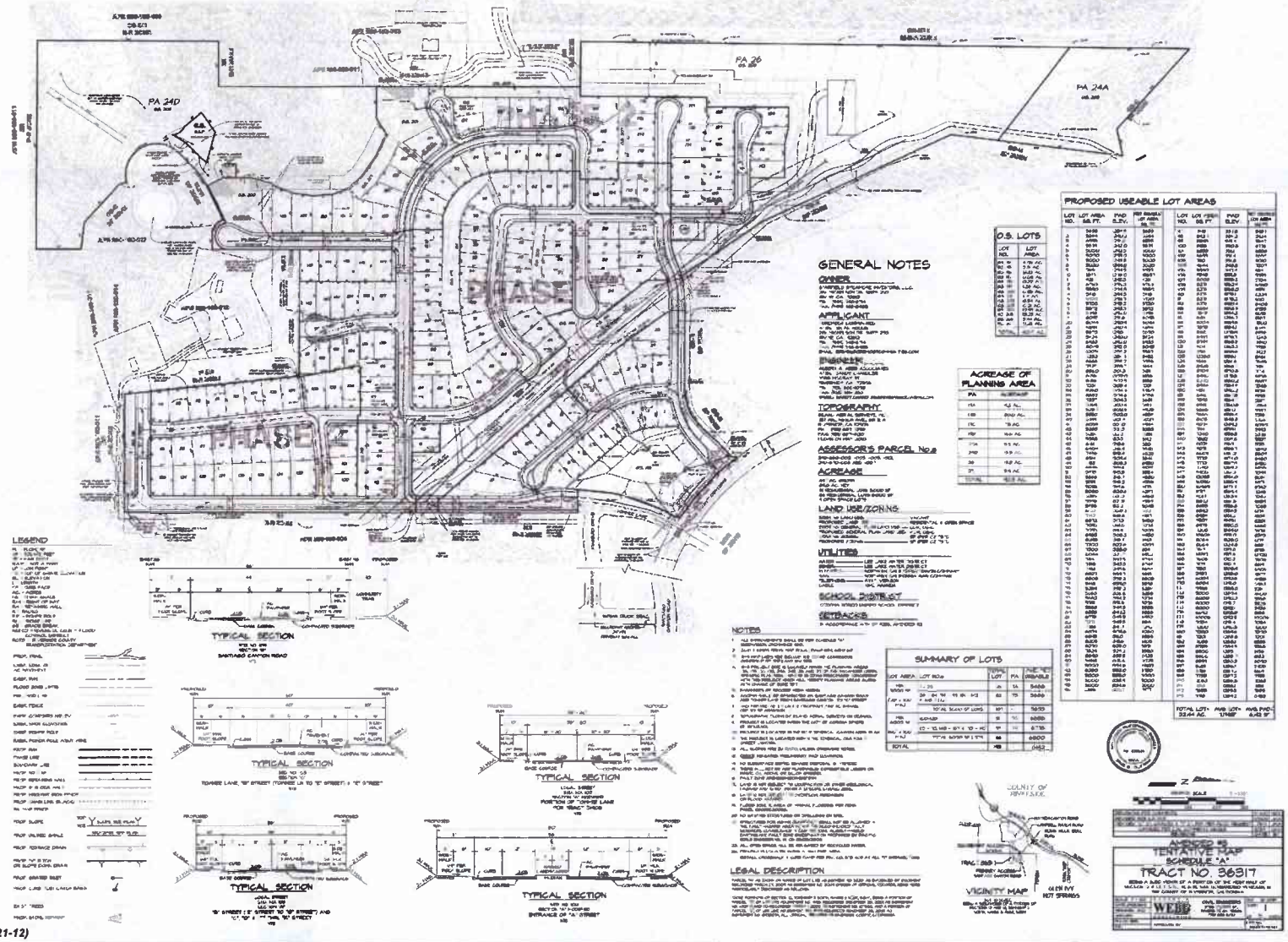
As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-site drainage improvements would be required to convey an existing ephemeral stream across the southeastern corner of the TTM 36317 site. The improvements would consist of the addition of rip rap and the construction of two 2-foot diameter culverts. A portion of the improvements would occur immediately off-site to the south and to the east of the TTM 36317 site. The proposed improvements are depicted on Figure 1 (refer also to Figure 4 under the discussion of biological resources). As required pursuant to Final Environmental Impact Report No. 325 (EIR 325) Wildlife and Vegetation Mitigation Measure No. 3, a Clean Water Act (CWA) Section 401 Water Quality Standards Certification Permit was obtained from the Santa Ana Regional Water Quality Control Board, a CWA Section 404 permit was obtained from the Army Corps of Engineers, and the California Department of Fish and Game was consulted and determined that a Lake or Streambed Alteration Agreement for the planned impacts is not required. Mitigation Measures were incorporated into the Section 401 and 404 permits, requiring compensatory mitigation for impacts to 0.064 acre of alluvial fan sage scrub and 0.015 acre jurisdictional streambed. Accordingly, implementation of the mitigation measures associated with the Section 401 and Section 404 permits are considered part of the Project evaluated herein, and include the acquisition of 0.207 acre of habitat creation credits from the Riverside-Corona Resources Conservation District Riparian Mitigation Program and the employment of water quality-related best management practices (BMPs) during construction activities.

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

C. Total Project Area: Approximately 89.1 gross acres proposed for subdivision by TTM 36317.

Residential Acres: 32.44	**Lots:** 193	**Units:** 193	**Projected No. of Residents:** 581
Commercial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other: 14 Open Space Lots on 40.9 acres.			

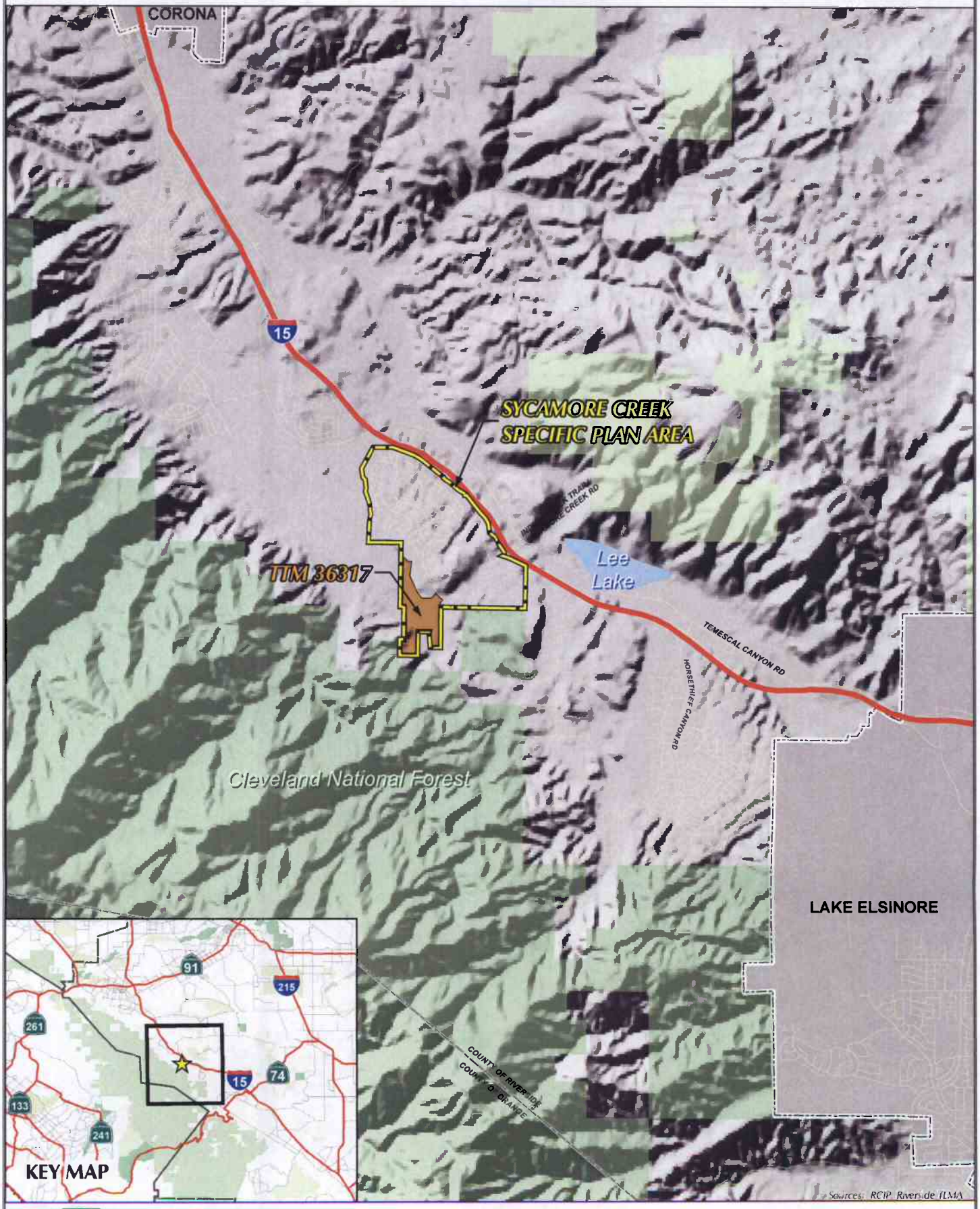
D. Assessor's Parcel No(s): 290-660-(002, 003, 005, 012); 290-670-(006, 007).



Source: Webb & Associates (09-21-12)

Figure 2

Vicinity Map



EA #42390

A. **Street References:** Southwesterly of Santiago Canyon Road. Please refer to Figure 2, *Vicinity Map*.

B. **Section, Township & Range Description or reference/attach a Legal Description:** Sections 12 and 13, Township 5 South, Range 6 West, San Bernardino Baseline and Meridian.

C. **Brief description of the existing environmental setting of the project site and its surroundings:**

The proposed Project site is located within the approved Sycamore Creek Specific Plan (SP No. 256A2). As shown on Figure 3, *Aerial Photograph*, the proposed Project site is currently undeveloped but has been heavily disturbed by past discing operations, disturbance due to nearby construction activities, and prior mass grading activities. In addition, an existing unpaved roadway traverses the site, providing access to a water tank located immediately south of the TTM 36317 site.

To the southwest, south, and southeast of TTM 36317 are large expanses of open space, along with an existing water tank and several rural residential dwelling units. To the west of the TTM 36317 site is an existing aggregate mining operation (Mayhew Canyon Quarry). To the north of the proposed Project site (and within the Sycamore Creek Specific Plan) is an existing sports park complex, beyond which are several existing and under construction medium density residential neighborhoods.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project is consistent with the land use designations and requirements of Specific Plan No. 256, Amendment No. 2. Pursuant to General Plan Land Use Element Policy LU 1.10, the proposed Project also is consistent with the General Plan Land Use Map. The proposal meets all other applicable land use policies.

2. **Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 460 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed Project site is not identified for conservation under the MSHCP, although TTM 36317 accommodates approximately 40.9 acres of open space parcels. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.

4. **Safety:** The proposed Project is within an area that is subject to seismic hazards due to the presence of surface traces of the Glen Ivy North Fault segment of the Elsinore Fault System, which traverses the TTM 36317 site. The proposed Project site is located in a high fire hazard area, but is not located in a flood hazard area or dam inundation area. The proposed Project allows for sufficient provision of emergency response services to the future residents of this Project through the Project design and payment of development impact fees. The proposed Project adheres to all other applicable Safety Element policies.

5. **Noise:** The proposed Project adheres to all applicable Noise Element policies.

Figure 3

Aerial Photograph

6. **Housing:** Implementation of the proposed Project would implement the residential dwelling units as allowed by SP256A2. Accordingly, the proposed Project would be fully consistent with the General Plan Housing Element goals and policies.

7. **Air Quality:** The proposed Project has been conditioned to control fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Temescal Canyon Area Plan

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

D. **Land Use Designation(s):** Specific Plan No. 256 (MDR, PF, & OS-R)

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** Specific Plan No. 256.

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan(s):** All lands surrounding the proposed Project site are located within the Temescal Canyon Area Plan.
2. **Foundation Component(s):** Open Space (OS) and Rural Community (RC) to the west, south and east; Community Development (CD) to the north.
3. **Land Use Designation(s):** Rural Residential and Open Space - Conservation Habitat to the south and east; Open Space – Mineral Resources and Open Space- Conservation Habitat to the west; Open Space – Recreation and Medium Density Residential to the north.
4. **Overlay(s):** None.
5. **Policy Area(s):** None.

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Sycamore Creek Specific Plan No. 256

2. **Specific Plan Planning Area, and Policies, if any:** Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29.

I. **Existing Zoning:** Specific Plan (SP)

J. **Proposed Zoning, if any:** Specific Plan (SP)

K. **Adjacent and Surrounding Zoning:** Specific Plan Zone (SP Zone) to the north; Rural Residential (R-R) and Natural Assets (N-A) to the west, south, and east; Residential Agriculture (R-A-10) to the southeast.

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.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation / Traffic
☐ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems

☐ Biological Resources	☐ Mineral Resources	☐ Other:
☐ Cultural Resources	☐ Noise	☐ Other:
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☒ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those

analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Matt Straite

For Carolyn Syms-Luna, 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.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
AESTHETICS Would the project			
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	No	No	No
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?	No	No	No

Source: General Plan Figure C-7 "Scenic Highways," EIR No. 325

Findings of Fact:

a) According to Figure 9 of the Temescal Canyon Area Plan (TCAP), nearby segments of Interstate I-15 are designated as a State Eligible Scenic Highway. Impacts to this State Eligible facility were evaluated and disclosed in EIR No. 325, which concluded that impacts associated with implementation of the Sycamore Creek Specific Plan would not occur. The proposed Project would not result in any new impacts to this scenic highway facility. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The proposed Project site is located on the lower slopes of the Santa Ana Mountains. No impacts to scenic resources associated with buildout of the Specific Plan area were previously identified as part of EIR No. 325. Areas proposed for development by TTM 36317 are planned for development by the Sycamore Creek Specific Plan and located adjacent to areas that have either already been subject to residential development, or are not open to public views from scenic vistas due to intervening topography and development. In addition, there are no scenic resources present on the proposed Project site, as the majority of the proposed Project site has been subject to past disturbance, including agricultural activities, disturbances associated with construction of adjacent portions of the Specific Plan area, and prior mass grading. The Project would be developed pursuant to the Sycamore Creek Specific Plan Standards and Guidelines and would not create an aesthetically offensive site open public view. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	No	No	No

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: The proposed Project is located within the outer edge of Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on TCAP Figure 6. No impacts to the Mt. Palomar Observatory were previously identified as part of EIR No. 325. Additionally, development on-site would be regulated by County Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on observations at the Mt. Palomar observatory. With mandatory compliance with Ordinance No. 655, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No	No	No
b) Expose residential property to unacceptable light levels?	No	No	No

Source: On-site Inspection, Project Application Description, EIR No. 325

Findings of Fact:

a & b) EIR No. 325 did not previously identify any significant impacts associated with other lighting issues. The Sycamore Creek Specific Plan includes standards for outdoor lighting within Section IV.A.3.e, *Outdoor Lighting*. TTM 36317 would be required to comply with these standards, which would ensure that lighting levels are within the parameters evaluated by EIR No. 325 and do not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project			
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	No	No	No
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	No	No	No
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?	No	No	No

Source: General Plan Figure OS-2 "Agricultural Resources," GIS database, EIR No. 325, Ord. No. 625, General Plan EIR, and Project Application Materials.

Findings of Fact:

a) Impacts to agricultural resources on-site were fully evaluated and disclosed in EIR No. 325 and the addenda thereto, which concluded that such impacts would be less than significant. TTM 36317 merely implements the approved land uses pursuant to SP 256A2; accordingly, impacts to Important Farmland would not be substantially different from what was evaluated in EIR No. 325, and no new impact would occur, nor would the Project increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) EIR No. 325 did not identify any significant impacts associated with a conflict with agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The proposed Project site is not zoned for agricultural use and is not under active agricultural production. The Project site also is not subject to a Williamson Act contract nor is it located within a Riverside County Agricultural Preserve. An existing agricultural preserve (Glen Ivy 1) occurs off-site, adjacent to the southern boundary of TTM 36317. Based on a review of aerial photography, this agricultural preserve is not under active agricultural production. In addition, the entire area of Glen Ivy 1 Agricultural Preserve is designated by the General Plan for "Very Low Density Residential (VLDR)" and is zoned for "Rural Residential (R-R)" land uses; therefore, this off-site agricultural preserve is planned for long-term conversion to non-agricultural land uses, and such conversion was previously addressed as part of the 2003 General Plan EIR. Impacts to agricultural resources that would result from implementation of the General Plan (including, but not limited to, the conversion of the Glen Ivy 1 Agricultural Preserve to a non-agricultural use) were found to be significant and unavoidable impacts of the 2003 General Plan, for which the County adopted a Statement of Overriding Considerations. Moreover, the proposed Project would be required to comply with Riverside County Ordinance No. 625 ("Right-to-Farm Ordinance"), which requires notification to future on-site homeowners that existing agricultural operations may be occurring in the area, and that such existing operations shall not be deemed a nuisance as a result of residential land uses being located in the area. Mandatory compliance with Ordinance No. 625 would ensure that future development of medium density residential land uses on-site within the planning areas that abut the off-site Glen Ivy 1 Agricultural Preserve (i.e., Planning Areas 17B-D) does not conflict with the existing off-site agricultural preserve. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) EIR No. 325 did not identify any impacts that could result from development of non-agricultural uses within 300 feet of agriculturally zoned property. There are no properties located within 300 feet of the proposed Project site that are zoned for agricultural use. The nearest property zoned for agricultural use (Residential Agriculture, 10 acre minimum) is located approximately 1,300 feet to the southeast of the southeastern corner of the proposed Project site. As such, and consistent with the findings of EIR No. 325, the proposed Project would not cause development of non-agricultural uses within 300 feet of agriculturally

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

zoned property, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) There are no active agricultural uses within close proximity of the Project site; as such, the proposed Project would not result in indirect changes that could result in the conversion of additional off-site lands to non-agricultural use. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	No	No	No
b) Result in the loss of forest land or conversion of forest land to non-forest use?	No	No	No
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	No	No	No

Source: General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) through c): The proposed Project site has been subject to disturbance associated with past agricultural uses on the site and mass grading. The Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the General Plan. Although the specific topic of Forest was not evaluated in EIR 433, the EIR disclosed extensive information about the property's existing conditions and surrounding environment, including vegetation types, to reasonably conclude that the property and immediately surrounding area do not contain forest lands and that development of the Specific Plan would have no adverse effects on forests. There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project			
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	No	No	No
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)?	No	No	No
d) Expose sensitive receptors which are located within 1 mile of the project site to substantial point source emissions?	No	No	No
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	No	No	No
f) Create objectionable odors affecting a substantial number of people?	No	No	No

Source: Addendum No. 3, EIR No. 325, SP 256A2 Air Quality Impact Analysis, SCAQMD AQMP, SCAQMD CEQA Air Quality Handbook, General Plan EIR (Section 4.5, *Air Quality*)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. When EIR 325 was certified in 1994, the SCAQMD had not yet adopted any AQMPs for the Project area. Most recently, the SCAQMD Governing Board adopted the Draft Final 2007 AQMP for the SCAB, on June 1, 2007. The SCAQMD is currently working on a 2012 AQMP but it is not yet adopted so the SCAQMD 2007 AQMP remains the applicable air quality for consistency analysis. For purposes of evaluation and to determine whether the proposed Project would result in any new or more severe air quality impacts than disclosed in EIR 325, consistency with the currently applicable 2007 AQMP is discussed below.

The 2007 SCAQMD AQMP was based on the assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the new EMFAC 2007 model for the most recent motor vehicle and demographics information, respectively.

The Project's consistency with the 2007 AQMP is discussed below. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's *CEQA Air Quality Handbook* (1993).

- ❒ ***Consistency Criterion No. 1****: The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

  The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). Impacts to air quality were previously evaluated and disclosed as part of Addendum No. 3 to EIR 325, which found that implementation of SP256A2 would not exceed the short-term construction or long-term operational standards for localized emissions (both CAAQS standards and SCAQMD's regional thresholds). In addition, the analysis of long-term local air quality impacts provided in Addendum No. 3 indicate that future carbon monoxide (CO) concentration levels along roadways and intersections in the Project area would not exceed 1-hour and 8-hour State CO pollutant concentration thresholds.

The proposed TTM 36317 Project merely implements the approved land uses pursuant to SP 256A2, and would not result in any increases in air quality emissions beyond what was previously evaluated and disclosed as part of Addendum No. 3. On the basis of the preceding discussion, the Project would be consistent with Consistency Criterion No. 1.

❒ ***Consistency Criterion No. 2****: The proposed project will not exceed the assumptions in the AQMP in 2011 or increments based on the years of project build-out phase.*

Assumptions used in the AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. As concluded in Addendum No. 3, SP 256A2 resulted in an overall reduction in dwelling units allowed on-site, indicating that buildout of the Specific Plan would not exceed the assumptions in the AQMP. The Project does not propose any amendments to the site's General Plan or zoning designations, and no changes to the approved Specific Plan would occur as a result of the Project. As such, the Project would not substantially exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

Based on the foregoing analysis, the proposed Project would not conflict with or obstruct implementation of the AQMP. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) & c) Impacts resulting from buildout of the Specific Plan were previously evaluated and disclosed as part of Addendum No. 3, as summarized below.

Construction Emissions

EIR No. 325 identified less than significant impacts due to near-term construction emissions. Construction emissions associated with the proposed Project would be slightly reduced as compared to the emissions disclosed as part of EIR No. 325 since the total number of units allowed within the Specific Plan area was previously reduced from 1,764 dwelling units in the original Specific Plan to 1,737 dwelling units. Additionally, the proposed Project seeks to implement the land use designations of the approved Sycamore Creek Specific Plan Amendment No. 2, which was evaluated as part of Addendum No. 3 to EIR No. 325. Addendum No. 3 found that near-term construction emissions would not exceed the SCAQMD regional thresholds during buildout of the TTM 36317 site (as summarized below in Table 1, *Construction Activities Emissions Summary (Pounds Per Day)*). The data in Table 1 assumes mandatory compliance to applicable standard regulatory requirements, including but not limited to SCAQMD Rule 1113 (Architectural Coatings); SCAQMD Rule 431.2 (Low Sulfur Fuel), SCAQMD Rule 403 (Fugitive Dust), and SCAQMD Rule 1186/1186.1 (Street Sweepers). Therefore, implementation of the proposed Project would not result in any new construction-related air quality impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Table 1 Construction Activities Emissions Summary (Pounds Per Day)

Activity	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	**30.11**	**32.73**	**72.80**	**0.09**	**8.83**	**3.27**
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Operational Emissions

Long-term emissions associated with buildout of the Sycamore Creek Specific Plan were previously evaluated and disclosed as significant and unavoidable as part of EIR No. 325, although mitigation measures were identified to reduce long-term emissions to the greatest feasible extent (refer to EIR 325 Climate and Air Quality Mitigation Measures 3 and 4). Operational emissions resulting from buildout of the TTM 36317 site also were previously evaluated and disclosed as part of Addendum No. 3, which addressed SP 256A2. The proposed Project would be fully consistent with SP 256A2, and would therefore be consistent with the findings of Addendum No. 3, which found that all operational air quality impacts would be less than significant.

Specifically, long-term operation of the Project is expected to result in the emissions of Reactive Organic Gasses (ROG), NO_x, SO_x, PM_{10}, and $PM_{2.5}$. Operational emissions are expected from the following primary sources: vehicles; combustion emissions associated with natural gas and electricity use; fugitive dust related to vehicle travel; operation of maintenance equipment; emissions from consumer products; and architectural coatings. The Project-related emissions burdens, along with a comparison of SCAQMD significance thresholds, are shown in Table 2, *TTM 36317 (2013) Operational Emissions Summary*. As demonstrated in Table 2, the Project's long-term operational emissions would not exceed the criteria pollutant thresholds established by the SCAQMD, and would not substantially contribute to an existing air quality violation. Moreover, emissions would be slightly reduced as compared to the level of emissions assumed under EIR No. 325 since the Project implements a portion of SP256A2, which includes fewer dwelling units than the original Specific Plan. Therefore, implementation of the proposed Project would not result in any new operational-related air quality impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) EIR No. 325 did not identify any impacts associated with the exposure of sensitive receptors which are located within 1 mile of the project site to substantial point source emissions

Emissions generated during construction and/or long-term operation of the Project have the potential to contribute or cause localized exceedances of federal and/or state ambient air quality standards, which could adversely affect sensitive receptors in the immediate vicinity of the Project site. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Potential sensitive receptors in the Project vicinity include existing residences located in close proximity to the project site. It is anticipated that construction activities would take place no closer than approximately 80 feet (~25 meters) from any existing sensitive receptor.

Potential impacts to nearby sensitive receptors could occur due to a violation of SCAQMD's Localized Significance Thresholds (LSTs) during construction or long-term operation, through the creation of a CO "Hotspot" due to the addition of Project traffic to surrounding roadways, or due to the exposure of nearby sensitive receptors to diesel particulate matter. However, such impacts were previously evaluated and disclosed as part of Addendum No. 3 to EIR No. 325, which found that such impacts would be less than significant. The proposed Project is fully consistent with SP 256A2, which was evaluated as part of Addendum No. 3. The findings from Addendum No. 3 are summarized below.

Table 3, *Localized Significance Summary - Construction*, presents the findings from Addendum No. 3 for localized emissions during construction of TTM 36317. As shown in Table 3, emissions of NO_x, CO, PM_{10}, and $PM_{2.5}$ would not exceed the SCAQMD localized significance thresholds during construction. Table 4, *Localized Significance Summary – TTM 36317 Operations*, presents the findings from Addendum No. 3 for localized emissions during long-term operation of the Project. As shown in Table 4, emissions of NO_x, CO, PM_{10}, and $PM_{2.5}$ would not exceed the SCAQMD localized significance thresholds.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Table 2 TTM 36317 (2013) Operational Emissions Summary

Summer Months:

Operational Activities	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source Emissions [a]	18.18	4.74	16.04	0	0.05	0.05
Operational Emissions [b]	20.36	30.07	243.76	0.30	47.74	9.52
Maximum Daily Emissions	**38.54**	**34.81**	**259.80**	**0.30**	**47.79**	**9.57**
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Winter Months:

Operational Activities	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source Emissions [a]	15.93	6.91	2.94	0.01	0.20	0.20
Operational Emissions [b]	21.92	35.73	235.05	0.25	47.74	9.52
Maximum Daily Emissions	**37.85**	**42.64**	**237.99**	**0.26**	**47.94**	**9.72**
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Note: Please refer to Air Quality Impact Analysis Appendix B for the URBEMIS 2007 output files and additional supporting information for the estimated emissions. All values shown are in pounds per day.

a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 3 Localized Significance Summary – Construction (Pounds Per Day)

Activity	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	**32.73**	**72.80**	**8.83**	**3.27**
SCAQMD Localized Threshold	270	1,700	12	8
Significant?	**NO**	**NO**	**NO**	**NO**

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 4 Localized Significance Summary – TTM 36317 Operations

Summer Months:

Operational Activities	NO_x	CO	PM_{10}	$PM_{2.5}$
Area Source Emissions[A]	4.74	16.04	0.05	0.05
Vehicle Emissions[B]	3.13	38.57	0.61	0.22
Operational Emissions	**7.87**	**54.61**	**0.66**	**0.27**
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	**NO**	**NO**	**NO**	**NO**

Winter Months:

Operational Activities	NO_x	CO	PM_{10}	$PM_{2.5}$
Area Source Emissions[A]	2.14	0.91	0.06	0.06
Vehicle Emissions[B]	1.21	15.09	0.19	0.07
Operational Emissions	**3.35**	**16.00**	**0.25**	**0.13**
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	**NO**	**NO**	**NO**	**NO**

Note: Please refer to Air Quality Impact Analysis Appendix A for the URBEMIS 2007 output files and additional supporting information for the estimated emissions. All values shown are in pounds per day.
a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions
b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel
Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 5, *TTM 36317 Carbon Monoxide "Hot Spot" Levels*, summarize the "worst-case" 1-hour and 8-hour CO concentrations for Project conditions in Year 2013. Based on the impact analysis, none of the locations in the vicinity of the Project are expected to exceed the maximum allowable 1-hour CO concentration of 20.0 parts per million (ppm) or the maximum allowable 8-hour CO concentration of 9.0 ppm. As presented in Table 5, the highest projected 1-hour CO concentration is 7.1 and the highest projected 8-hour CO concentration is 6.3 ppm. Accordingly, the proposed Project would not generate substantial CO emissions, and impacts to sensitive receptors, including sensitive receptors within one mile of the Project site, would be less than significant.

Table 5 TTM 36317 Carbon Monoxide "Hot Spot" Levels (2013)

	CO Concentration in Parts Per Million											
	At Edge			25 Feet			50 Feet			100 Feet		
Intersection	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour
Campbell Ranch Road and Indian Truck Trail	5.7	6.3	5.7	5.4	5.7	5.3	5.4	5.6	5.2	5.3	5.4	5.1
De Palma Road and Santiago Canyon Road	6.5	6.8	6.1	5.9	6.0	5.5	5.7	5.8	5.4	5.5	5.6	5.2
I-15 Southbound Ramps and Indian Truck Trail	6.4	6.5	5.9	5.8	5.9	5.4	5.6	5.7	5.3	5.5	5.5	5.2
I-15 Northbound Ramps and Indian Truck Trail	6.5	7.1	6.3	5.9	6.2	5.7	5.7	6.0	5.5	5.5	5.7	5.3

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

The proposed Project would implement the land uses that were approved pursuant to SP 256A2, and would not increase near- or long-term emissions as compared to what was evaluated as part of Addendum No. 3. Accordingly, and consistent with the findings of Addendum No. 3, the proposed Project would not expose sensitive receptors which are located within 1 mile of the Project site to substantial point source emissions. Therefore, implementation of the proposed Project would not result in any new air quality

impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) The proposed Project would involve the construction of residential land uses within one (1) mile of active sand and gravel mining operations. The mining operations have been in place for over 35 years and was fully considered as an existing and ongoing condition as part of EIR No. 325. Mining operations, which are considered a point source emitter, generate fugitive dust during soil and rock uptake activities as well from wind erosion of aggregate storage piles. Therefore, development in the Sycamore Creek Specific Plan, including the portion of the Specific Plan that would be implemented by the proposed Project, would have the potential to expose sensitive receptors to substantial point source emissions.

Point source fugitive dust emissions generated by the adjacent mining operations were previously evaluated in EIR No. 325. As described in EIR No. 325, mining operations would generate substantial fugitive dust emissions and would expose residential land uses in the Sycamore Creek Specific Plan to significant adverse air quality impacts. To mitigate the potential adverse effect, the Sycamore Creek Specific Plan (SP 256) requires that specialized landscape buffers be installed and maintained along the property boundary with adjacent mining operations, which are planned to be accommodated along the western boundary of TTM 36317. The landscape buffers would be comprised of closely planted conifer trees to capture windblown particulate matter. EIR No. 325 concluded that installation of the landscape buffers would reduce fugitive dust emissions from the adjacent mining operations to less than significant levels. Therefore, because the proposed Project is implementing a portion of the previously evaluated Specific Plan and would not locate residential homes any closer to the mining operation than assumed by EIR No. 325, the proposed Project would not result in any new air quality impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) The Project proposes to develop the TTM 36317 site with residential, recreation, and open space land uses, as well as associated infrastructure (roadways, water mains, wastewater mains). These land uses are not typically associated with the generation of objectionable odors. Accordingly, and consistent with the findings of EIR No. 325, long-term operation of the Project would not generate objectionable odors that affect a substantial number of people. Long-term odor impacts would be less than significant and mitigation would not be required.

Construction activities on the Project site may result in objectionable odors from construction equipment exhaust, application of asphalt, and the application of architectural coatings However, mandatory compliance with applicable regulatory standards, including SCAQMD Rule 1113 (Architectural Coatings), would minimize odor impacts associated with Project construction activities. Furthermore, odors generated during construction would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Although near-term odor impacts were not evaluated or disclosed as part of EIR No. 325, impacts due to short-term odors associated with Project construction would be less than significant. Therefore, implementation of the proposed Project would not result in any new odor impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Climate and Air Quality Mitigation Measure No. 3:

- *The mining operations existing to the west of the site should be monitored by the Riverside County Building and Safety Department to insure compliance with Ordinance 457, AQMD standards, and the conditions of Surface Mining Permits (SMP) 143 and 150.*

EIR 325 Climate and Air Quality Mitigation Measure No. 4:

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

- *Pursuant to the May, 1990 Air Quality report prepared by Michael Brandman Associates, a minimum of two staggered rows of closely planted conifers and/ or pines will be planted near the top of the northwest edge of the landscaped berm along the mining operation edge (see Figures 15 and 23 within the Specific Plan). In addition, a third row of closely spaced conifers and/or pines will be planted directly adjacent to the mining operation boundary. This third row of trees will act as a first line of defense against wind blown matter and will further minimize adverse impacts. The County may require the issuance of performance bonds by the developer and future maintenance entity, for a period of time to be determined by the County, for the planting, maintenance and replacement of the conifers and/or pines along this edge.*

Monitoring: Monitoring shall be conducted by the Riverside County Building and Safety Department as part of their review of future implementing projects.

BIOLOGICAL RESOURCES Would the project			
7. Wildlife & Vegetation a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	No	No	No
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)?	No	No	No
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?	No	No	No
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	No	No	No
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?	No	No	No
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?	No	No	No
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No	No	No

Source: GIS database, WRC-MSHCP, On-site Inspection, MSHCP Consistency Analysis; DBESP

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a regional habitat conservation plan (HCP), applies to all properties in Western Riverside County, including the proposed Project site. The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. When EIR No. 325 was certified in 1994 and when EIR Addendum No. 1 was approved in June 2003, the MSHCP was not yet approved; however, impacts due to a conflict with the MSHCP were evaluated as part of Addendum Nos. 2 and 3, which found that no such impacts would occur.

Proposed TTM 36317 is located within the southwestern corner of MSCHP Cell Number 3545 within the Temescal Canyon Area Plan (TCAP). Conservation criteria for Cell 3545 require the conservation of approximately 5-15% of property within the Cell, focusing on the east-central portion of the Cell. This conservation requirement already has been fulfilled with the conservation of open space in Planning Area 21 of SP 256, and the Conservation Criteria does not affect lands proposed for development as part of TTM 36317.

Although habitat conservation is not required on the Project site by the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." Applicable to TTM 36317 is MSHCP Section 6.1.2, because the Project would result in off-site impacts to approximately 0.079-acre of streambed habitat (a 2-foot wide drainage vegetated with chaparral species) and associated alluvial fan sage scrub habitat, both of which are considered Riparian/Riverine under the MSHCP (refer to Figure 4, *Corps/CDFG Jurisdictional Map*). Impacts to these areas are necessary to construct a proposed drainage outfall associated with adjacent and previously-approved TTM 31908. Although this drainage lacks wetland or riparian habitat and does not support species addressed in Section 6.1.2 of the MSHCP, the County considers unvegetated drainages to be Riverine Resources under Section 6.1.2 of the MSHCP. Mitigation for impacts to 0.079-acre of Riparian/Riverine and alluvial fan sage scrub habitat would occur through mandatory compliance with the MSHCP, which requires mitigation at a 1:1 ratio for streambed (0.015 acre) and 3:1 for alluvial fan scrub impacts (0.064 acre x3 = 0.192 acre) through acquisition of 0.207 acre of creation credits from the Riverside-Corona Resource Conservation District Riparian Mitigation Program. The required mitigation credits would provide preservation within areas already identified for long-term conservation and would benefit species targeted for MSHCP conservation. The required mitigation credits would meet the definition of a Biologically Equivalent Preservation Alternative consistent with MSHCP Section 6.1.2. As such, the proposed Project would be fully consistent with Section 6.1.2 of the MSHCP. In addition, TTM 36317 is required to adhere to other policies of the MSHCP, including requirements for the Wildland/Urban Interface where residential uses would abut open space areas on- and off-site (i.e., within and adjacent to the southwestern portions of TTM 36317).

In conclusion, because the MSHCP does not identify any portion of TTM 36317 for conservation, and because the Project is required by Riverside County to adhere to all applicable MSHCP policies, the proposed Project would not conflict with the MSHCP. No new or more severe biological impacts would occur beyond those disclosed in EIR No. 325, which concluded that impacts would be less than significant with mitigation. Adoption of the MSHCP since certification of EIR No. 325 does not constitute either a substantial change in the circumstances under which the Project is undertaken or new information of substantial importance regarding a new significant impact because the proposed Project is consistent with all applicable MSHCP policies and is required to comply with all applicable MSHCP requirements and by doing so, potential impacts to biological resources covered by the MSHCP are fully addressed. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Figure 4

Corps/CDFG Jurisdictional Map

Source: Helix (02-20-2012)

b & c) EIR No. 325 concluded that buildout of the Specific Plan would result in significant but mitigable impacts to the Stephens' Kangaroo Rat. Since certification of EIR No. 325, the County has adopted a comprehensive mitigation fee program to address impacts to this species (Ordinance No. 663). Mandatory payment of fees pursuant to Ordinance No. 663 would fully mitigate potential impacts to the Stephens' Kangaroo Rat; accordingly Wildlife and Vegetation Mitigation Nos. 4 and 6 from EIR No. 325, which address impacts to the Stephens' Kangaroo Rat, are no longer applicable to the proposed Project.

Based on an assessment of habitat within TTM 36317 conducted by Helix Environmental Planning in August 2010, no sensitive plant or wildlife species would be impacted by the proposed Project. Helix Environmental Planning conducted surveys to locate sensitive plant species identified as having the potential to occur within TTM 36317. As a result of this survey, Helix determined that 24 plant species with the potential to occur within Riparian/Riverine habitat were not identified on-site; nine (9) species associated with alkali soils, grassland, and/or vernal pools with clay soils do not occur on-site; and suitable habitat for other sensitive plant species does not occur, indicating that these species have little or no potential to occur within the Project area. In addition, the survey results indicate that sensitive invertebrates, fish, amphibians, birds, and mammals do not occur on-site.

Based on these findings, and assuming mandatory compliance with Ordinance No. 663, implementation of TTM 36317 would not result in any new significant impacts to sensitive plant or wildlife species. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

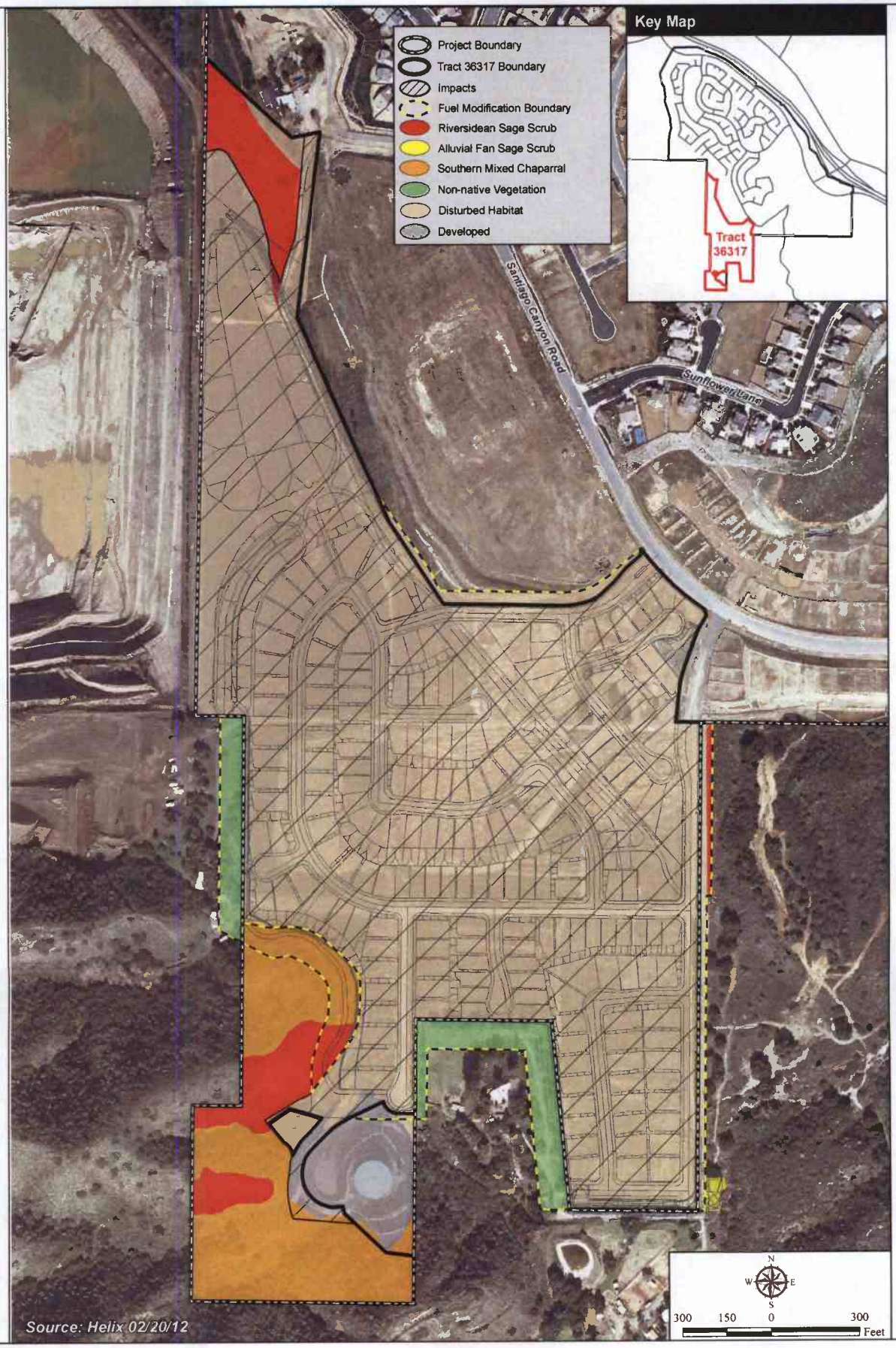
d) The adopted Sycamore Creek Specific Plan is designed to incorporate large areas of open space at the perimeter of the Specific Plan and in the south-central portion within Planning Area 21. SP256A2 also accommodates the conservation of approximately 9.6 acres of habitat near the southeastern boundary of the Specific Plan (Planning Area 22). Conservation of these areas already has occurred or will occur as a condition of approval of previously-approved tract maps, and will ensure that wildlife movement is accommodated through the Specific Plan area. In addition, the proposed Project is fully consistent with the MSHCP, which provides for the conservation of regional and local wildlife corridors, and also is fully consistent with SP 256A2. Accordingly, no impact to wildlife movement corridors would occur with implementation of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) As depicted on Figure 5, *Vegetation Impacts – TTM 36317*, a large majority of the Project site is covered by disturbed habitat. Sensitive habitat, including Riversidean sage scrub and southern mixed chaparral, occurs only within the northern and southern portions of the Project site, and off-site along its eastern boundary. Implementation of TTM 36317 would result in some impacts to Riversidean sage scrub and southern mixed chaparral, the majority of which would result from fuel modification activities in the southwestern portion of the development. Those impacts are the same as disclosed previously by EIR No. 325. Although the implementation of TTM 36317 would impact Riversidean sage scrub and southern mixed chaparral habitats, impacts to these vegetation communities are not significant because they do not contain or serve as habitat for any sensitive plant or animal species on the property (see Issue 7.b) & c)). Additionally, permanent conservation of these vegetation communities is occurring throughout the Western Riverside County MSHCP Criteria Area on a regional basis and the Project site is not targeted for conservation by the MSHCP. As noted above under the discussion of Issue 7.a), the proposed Project is fully consistent with applicable MSHCP requirements.

Just beyond the southeastern corner of the Project site and the Sycamore Creek Specific Plan boundary is an existing drainage course that contains approximately 0.079-acre of streambed habitat (a two-foot wide

Figure 5

Vegetation Impacts - TTM No. 36317



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drainage vegetated with chaparral species) and associated alluvial fan sage scrub habitat, both of which are considered Riparian/Riverine under the MSHCP (refer to Figure 4). This off-site drainage would be impacted by the construction of a drainage outfall needed in support of adjacent and previously-approved TTM 31908 (also located within the boundaries of the Sycamore Creek Specific Plan). Construction of the outfall is a required condition of approval previously imposed by the Riverside County Flood Control and Water Conservation Department on adjacent, approved TTM 31908. Because a portion of the outfall structure is designed to occur within the boundaries of TTM 36317 (the Project site under evaluation in this CEQA document), it is considered to be an improvement associated with the implementation of TTM 36317.

Impacts to drainage areas were previously evaluated and determined to be a significant impact as part of EIR 325, which imposed mitigation (Wildlife and Vegetation Mitigation Measure 3) requiring notification of and consultation with the California Department of Fish and Game (CDFG) and the U.S. Army Corps of Engineers (ACOE) and the acquisition of appropriate permits from these agencies. These permits have been issued. On June 15, 2012, the CDFG issued Notification of Lake or Streambed Alteration No. 1600-2011-0275-R6, which authorizes the planned impacts to the ephemeral drainage and associated riparian habitat necessary for construction of the drainage outfall. On October 5, 2012, the Santa Ana Regional Water Quality Control Board (RWQCB) issued a Section 401 Water Quality Standards Certification and on October 24, 2012, the ACOE issued a Nationwide Permit Verification. As part of the permit issuances by the RWQCB and the ACOE, the Project Applicant was required to implement the following mitigation measures:

- Implementation of standard water quality related best management practices (BMP's) during construction activities; and
- Compensatory mitigation for impacts to 0.064-acre of alluvial fan sage scrub at a 3:1 ratio, and compensatory mitigation for impacts to 0.15-acre of jurisdictional streambed at a 1:1 ratio. Mitigation will occur through acquisition of 0.207-acre of creation credits from the Riverside-Corona Resources Conservation District Riparian Mitigation Program.

With these approvals and permits from the CDFG, ACOE, and the RWQCB in place, the proposed Project has fulfilled the mitigation requirements specified by EIR No. 325 for impacts to Riparian/Riverine habitat associated with construction of the drainage outfall. Accordingly, Project impacts to the 0.079-acre of off-site streambed and alluvial fan sage scrub habitat do not represent a new significant impact as compared to what was previously evaluated and disclosed by EIR No. 325; and, the mitigation measures required in association with the CDFG, ACOE, and RWQCB approvals and permits would be enforced by Riverside County as part of the conditions of approval for proposed TTM 36317 and reduce any potential impacts to less than significant.

The functions of the impacted drainage course are primarily water conveyance, sediment transport, and energy dissipation (hydrologic regime and flood attenuation). In addition, the alluvial fan sage scrub in the drainage course can provide habitat for various wildlife species. Water conveyed within the drainage is planned to be collected and detained in detention basins on the TTM 36317 property before being released back into the natural drainage course. Flows leaving the detention basins would consist of cleaned water with flow rates no greater than occurs under the pre-Project condition. As a result, water flows occurring in the drainage further downstream within targeted MSHCP conservation areas would not be adversely impacted by the proposed Project.

The mitigation measures imposed on the Project as part of the RWCQB and ACOE permits are consistent with MSHCP requirements for impacts to Riparian/Riverine habitat. The acquisition of 0.207-acre of creation credits from the Riverside-Corona Resources Conservation District Riparian Mitigation Program would preserve areas targeted for long-term conservation and would benefit plant and wildlife species targeted for conservation by the MSHCP. With implementation of the MSHCP requirements and

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

compliance with the RWQCB and ACOE permits, the Project would have no significant impacts to riparian habitat or other sensitive natural communities, consistent with the conclusion reached in EIR No. 325. As such, Project's off-site impacts to 0.079-acre of Riparian/Riverine habitat do not comprise a new impact that was not previously evaluated as part of EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) Based on the site specific analyses conducted by Helix Environmental Planning, areas proposed for development by TTM 36317 do not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). Accordingly, a no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

g) The proposed Project site does not contain any oak trees or any other tree species regulated by County ordinance or addressed by County policy. There is one large oak tree that occurs in an off-site impact area originally proposed for the Project; however, the Project was subsequently redesigned to fully avoid impacts to this existing oak tree. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Wildlife and Vegetation Mitigation Measure No. 7:

- *A plant palette which uses predominantly native and drought tolerant vegetation shall be used for the open space areas in Planning Areas 24A, 24B, 24C and 24D. This plant palette can be found in Section IV A2, Plant Material Guidelines of the Specific Plan.*

Monitoring: Mitigation Measure 7 from EIR No. 325 shall be enforced by the Building and Safety Department during future review of landscaping plans.

CULTURAL RESOURCES Would the project			
8. Historic Resources a. Alter or destroy an historic site?	No	No	No
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	No	No	No

Source: On-site Inspection, Project Application Materials, EIR No. 325, Phase I Cultural Resources Survey

Findings of Fact:

a) & b): Impacts to historic resources was evaluated as part of EIR No. 325, which determined that the Project site does not contain any historical resources as defined in California Code of Regulations, Section 15064.5. A subsequent site-specific investigation conducted by Brian F. Smith and Associates in September 2010 for a portion of TTM 36317 also determined that no historic resources occur on-site. EIR No. 325 identified the potential for uncovering previously undiscovered historic resources as a potential impact, and imposed mitigation requiring consultation with a qualified archaeologist in the event of discovery of any new resources (refer to EIR No. 325 Cultural and Scientific Resources Mitigation Measure No. 1). This requirement would be incorporated as part of the County's standard conditions of approval for

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

the Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Cultural and Scientific Resources Mitigation Measure No. 1:

- *If any further cultural resources are encountered as a result of grading, a qualified archaeologist shall be consulted.*

Monitoring: Monitoring shall occur as specified in EIR No. 325.

9. Archaeological Resources a. Alter or destroy an archaeological site.	No	No	No
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	No	No	No
c. Disturb any human remains, including those interred outside of formal cemeteries?	No	No	No
d. Restrict existing religious or sacred uses within the potential impact area?	No	No	No

Source: Project Application Materials, EIR No. 325, Phase I Cultural Resources Survey

Findings of Fact:

a & b) Impacts to historic resources was evaluated as part of EIR No. 325, which determined that the Project site contained only one single, isolated artifactual find, which was previously recorded and fully mitigated to a level below significance. A subsequent site-specific investigation conducted by Brian F. Smith and Associates in September 2010 and April 2011 for the area encompassed by TTM 36317 also determined that no archaeological resources occur on-site. EIR No. 325 identified the potential for uncovering previously undiscovered archaeological resources as a potential impact, and imposed mitigation requiring consultation with a qualified archaeologist in the event of discovery of any new resources (refer to EIR No. 325 Cultural and Scientific Resources Mitigation Measure No. 1). This requirement would be incorporated as part of the County's standard conditions of approval for the Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) No human remains have been identified on-site during past archaeological investigations or during the 2010/2011 site-specific investigation. In addition, disturbance of the Project site associated with past agricultural operations and mass grading already has occurred, indicating that the potential for uncovering human remains is negligible. Nonetheless, in the event that human remains are uncovered, the Project developer would be required to comply with California Public Resources Code Section 5097.98, which requires notification of the County coroner and Native American Heritage Commission and specifies the procedures for disposition of the remains. With mandatory compliance with state law, potential impacts to human remains would be precluded. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

d) The proposed Project site does not contain any existing religious or sacred uses, and already has been disturbed by past grading and agricultural activities. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Cultural and Scientific Resources Mitigation Measure No. 1:

- *If any further cultural resources are encountered as a result of grading, a qualified archaeologist shall be consulted.*

Monitoring: Monitoring shall occur as specified in EIR No. 325.

10. Paleontological Resources a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	No	No	No

Source: General Plan Figure OS-8 "Paleontological Sensitivity", EIR No. 325

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR No. 325, which identified significant, but mitigable impacts to paleontological resources due to the presence of geologic soil types identified as having a "high" potential for containing fossils. Mitigation was imposed requiring the monitoring by a qualified paleontological monitor of site grading activities when they occur in certain geologic formations; however, no such geologic formations occur within the TTM 36317 boundaries. Accordingly, TTM 36317 would not result in significant impacts to paleontological resources. Furthermore, since the entire area of SP 256 has been subject to mass grading, there is little to no potential for impacting such resources with implementation of TTM 36317. Accordingly, no new impacts would occur, and additional monitoring by a paleontologist is not required to preclude significant impacts. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project			
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	No	No	No
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	No	No	No

Source: General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Report, EIR No. 325.

Findings of Fact:

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

a) & b) All potential impacts associated with Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones were addressed as part of EIR No. 325, which determined that such impacts would be significant but mitigable to a level below significant (refer to EIR No. 325 Slopes and Erosion Mitigation Measure 1). A site-specific geotechnical report also has been prepared for TTM 36317, which concludes that the proposed Project site is suitable for development as proposed, assuming adherence to the recommendations contained in the site-specific geotechnical reports. As disclosed in EIR No. 325 and the site-specific geotechnical report, the northeaster portion of the TTM 36317 site contains surface traces of the active Glen Ivy North Fault segment of the Elsinore Fault System, which is included in a State of California Alquist-Priolo Special Studies Zone. However, the Project has been designed to accommodate this active fault zone and appropriate fault setbacks by designating the affected portions of the site as part of the Passive Park within Planning Area 27 of SP 256. As concluded in the site-specific geotechnical evaluation, and based on the Project's design, the active faults on-site would not result in substantial safety hazards to proposed residential units on-site. In addition, additional geotechnical reports would be required in conjunction with future grading permits. Therefore, with compliance with the mitigation measures contained in EIR No. 325 and the recommendations of the site-specific geotechnical evaluation, impacts from Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones would be less than significant and would be no greater than was previously identified in EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Slopes and Erosion Mitigation Measure No. 1:

- *An additional detailed preliminary geotechnical investigation and fault study shall be performed to further evaluate faults, slope stability, settlement, foundations and soil engineering design considerations. This study shall be prepared and submitted prior to initial grading activities.*

Monitoring: The County Building and Safety Department shall ensure that Slopes and Erosion Mitigation Measure No. 1 is fulfilled prior to issuing any grading permits for TTM 36317.

12. Liquefaction Potential Zone a. Be subject to seismic-related ground failure, including liquefaction?	No	No	No

Source: General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Report, EIR No. 325.

Findings of Fact:

a) Liquefaction hazards were evaluated in EIR No. 325, which found that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures requiring site-specific geotechnical reports to be prepared in conjunction with future development (refer to EIR No. 325 Slopes and Erosion Mitigation Measure 1, provided above under the discussion of Issue 11).

A site-specific geotechnical evaluation has been prepared in conjunction with Tentative Tract Map No. 36317. This site-specific geotechnical report indicates that the majority of the site has a moderate risk of liquefaction potential, with portions of the site having a low or very low potential for liquefaction. However, a continuous groundwater surface was not identified during exploratory borings conducted by the Project geologist, and a rise in the groundwater table is not anticipated. Due to the lack of shallow groundwater, the Project geologist concludes that the potential for liquefaction on-site is low. Accordingly, the Project

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

would not be subject to seismic-related ground failure, including liquefaction, and impacts would be less than significant. Potential impacts associated with liquefaction hazards would be further reduced through mandatory compliance with the recommendations contained in the site-specific geotechnical evaluation, which would be assured by Riverside County through the Project's conditions of approval.

Potential effects due to liquefaction hazards were previously evaluated as part of EIR No. 325, and the proposed Project is within the scope of analysis contained within EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: Slopes and Erosion Mitigation Measure No. 1 shall apply (see Issues 11.a) and 11.b), above).

Monitoring: Monitoring shall occur as noted above under Issues 11.a) and 11.b).

13. Ground-shaking Zone a. Be subject to strong seismic ground shaking?	No	No	No

Source: General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Report, EIR No. 325.

Findings of Fact: All potential impacts were addressed in EIR No. 325 for Specific Plan No. 256. A geological investigation was prepared in conjunction with EIR No. 325, and a site-specific geotechnical evaluation has been prepared for TTM 36317. As concluded in EIR No. 325 and the site-specific geotechnical evaluation, with avoidance of the fault zone that is accommodated by TTM 36317 within the passive park in Planning Area 27 of SP 256, seismic-related hazards would not be greater than that which occurs in southern California as a whole. Mandatory compliance with the County's building code would ensure that future structures on-site are not at risk of damage or collapse. As such, impacts due to strong seismic ground shaking are evaluated as a less than significant impact of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

14. Landslide Risk a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	No	No	No

Source: On-site Inspection, General Plan Figure S-5 "Regions Underlain by Steep Slope," Geotechnical Report, EIR No. 325

Findings of Fact:

a) As concluded in the site-specific geotechnical investigation for Tract Maps 36317 and in EIR No. 325, due to the lack of significant slopes on the Project site, the potential for landslides on-site are considered remote. All slopes on-site would be constructed at a maximum 2:1 gradient, and would not exceed a height of 10 feet, with exception of a berm proposed along a portion of the western limit of the tract that would exceed 10 feet in height. However, the berm was reviewed as part of the site-specific geotechnical evaluation and was determined not to pose any landslide risk. As such, there would be no

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

impacts associated landslide risks within TTM 36317. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	No	No	No

Source: Geotechnical Report, EIR No. 325.

Findings of Fact:

a) As concluded in the site-specific geotechnical evaluation for Tract 36317, due to the presence of relatively dense fan deposits below the planned removal depths, the potential for subsidence and ground fissuring due to settlement of the underlying earth materials is unlikely. Unstable soils resulting from Project development also would not occur since the proposed Project would be required to adhere to the site-specific recommendations of the geotechnical report. The recommendations in the site-specific geotechnical evaluation would be incorporated into the Project's conditions of approval and/or future site-specific geotechnical evaluations required in support of future grading permits for the site. As such, the proposed Project site is not 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	No	No	No

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed Project site is not located in close proximity to any known active volcanoes. Additionally, there are no conditions in the Project vicinity that could subject the site to hazards associated with seiches or mudflows. Accordingly, and consistent with the findings in EIR No. 325, significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
17. Slopes a. Change topography or ground surface relief features?	No	No	No
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	No	No	No
c. Result in grading that affects or negates subsurface sewage disposal systems?	No	No	No

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) through c): EIR No. 325 identified significant but mitigable impacts associated with slopes (refer to EIR No. 325 Slopes and Erosion Mitigation Measure 1), but did not identify any impacts associated with subsurface sewage disposal systems. Implementation of EIR No. 325 Slopes and Erosion Mitigation Measure 1 would ensure that slopes proposed as part of TTM 36317 do not result in safety hazards. The proposed Project site has been subject to mass grading activities and was used for agricultural production in the past. As such, the proposed Project would not substantially alter the site's existing topography or ground surface features. All slopes proposed as part of TTM 36317 would be constructed with a maximum slope gradient of 2:1 and at a maximum height of ten feet, with exception of a proposed berm along the western boundary of TTM 36317 that would be greater than ten feet in height. Although this berm would be constructed at a height in excess of 10 feet in height, the berm would be constructed with side slopes at a maximum gradient of 2:1, and would not result in any new impacts to the environment nor would it subject any persons or structures to impacts associated with slope failure. Within the areas proposed for development by TTM 36317, there are no existing subsurface disposal systems. As such, new impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Slopes and Erosion Mitigation Measure No. 1:

- *An additional detailed preliminary geotechnical investigation and fault study shall be performed to further evaluate faults, slope stability, settlement, foundations and soil engineering design considerations. This study shall be prepared and submitted prior to initial grading activities.*

Monitoring: The County Building and Safety Department shall ensure that Slopes and Erosion Mitigation Measure No. 1 is fulfilled prior to issuing any grading permits for TTM 36317.

18. Soils a. Result in substantial soil erosion or the loss of topsoil?	No	No	No
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	No	No	No
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Report, EIR No. 325.

Findings of Fact:

a) Impacts associated with soil erosion were previously evaluated as part of EIR No. 325. In addition, a site-specific geotechnical evaluation was prepared for Tract Map 36317, as required by EIR No. 325. Furthermore, development of the site would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would further reduce the potential for soil erosion on site. As such, impacts associated with soil erosion and the loss of topsoil are evaluated as less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) Based on a site-specific geotechnical evaluation prepared for TTM 36317, the expansive potential of on-site soils are considered "very low" to "low." As such, development of the site as proposed by TTM 36317 would not result in any substantial risks to life or property associated with expansive soils. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed Project would not involve the construction of septic systems on-site, as the Project would connect to a sanitary sewer system for treatment of Project wastewater. As such, significant impacts associated with septic systems would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

19. Erosion a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	No	No	No
b. Result in any increase in water erosion either on or off site?	No	No	No

Source: U.S.D.A. Soil Conservation Service Soil Surveys, EIR No. 325, Hydrology Study for TR 36317, Off-Site Drainage Study

Findings of Fact:

a) & b): All potential impacts were addressed in EIR No. 325, which concluded that erosion-related impacts would be reduced to a level below significance through mandatory adherence to the Grading Plan Development Standards contained in Specific Plan No. 256. Additionally, a hydrology study was prepared in conjunction with TTM 36317 and for the off-site drainage feature required pursuant to Tentative Tract Map 31908. These reports demonstrate that proposed drainage features planned on-site would not result in a substantial increase in the rate or volume of runoff from the site as compared to existing conditions. In addition, a NPDES permit would be required for Project construction activities, which would require that measures be incorporated to reduce the potential for substantial soil erosion from the site. Therefore, with mandatory compliance with the Grading Plan Development Standards contained in Specific Plan No. 256 and mandatory compliance with the NPDES permit, impacts would be reduced to less than significant

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

levels. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

20. Wind Erosion and Blowsand from project either on or off site. a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	No	No	No

Source: General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484, EIR No. 325.

Findings of Fact:

a) Wind erosion and blowsand impacts were evaluated in EIR No. 325, which concluded that such impacts would not occur because the Project site is not located in a portion of the County subject to strong winds or blowsand-related hazards. The proposed Project is within the scope of analysis provided in EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project			
21. Greenhouse Gas Emissions a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	No	No	No
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No	No	No

Source: Project Application Materials, Climate Change Analysis, CARB Scoping Plan, Addendum No. 3

Findings of Fact:

a) & b) Greenhouse gas emissions associated with the development and operation of the proposed Project were previously evaluated as part of Addendum No. 3 to EIR No. 325 (prepared in association with SP 256A2). Since the proposed Project would implement a portion of the land uses allowed by SP 256A2; the analysis contained in Addendum No. 3 is directly relevant to the proposed Project. Addendum No. 3 concluded that mandatory compliance with existing and proposed State measures to reduce GHG emissions would reduce emissions by 24.9 percent, or 1,702.3 metric tons per year of CO_2e, in the Year 2013 and would decrease emissions by 42.2 percent, or 2,885.86 metric tons per year of CO_2e, in the Year 2020. The proposed Project seeks to implement the land uses allowed pursuant to SP 256A2, and the construction and operational characteristics of the proposed Project are within the scope of analysis provided in Addendum No. 3. Accordingly, and consistent with the findings of Addendum No. 3, the

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

proposed Project would not generate GHG emissions that would have a significant impact on the environment, and the proposed Project would be consistent with, or otherwise would not conflict with, applicable plans, policies or regulations adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

HAZARDS AND HAZARDOUS MATERIALS Would the project			
22. Hazards and Hazardous Materials a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No	No	No
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No	No	No
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	No	No	No
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No	No	No
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?	No	No	No

Source: Project Application Materials, EIR No. 325, Addendum No. 3.

Findings of Fact:

a & b) As concluded in EIR No. 325 and Addendum No. 3, the proposed Project does not propose any future land uses that will permit hazardous materials, and impacts would not occur. The proposed Project is consistent with the land use designations of SP256A2 and would not introduce uses to the site with a potential for transporting, using, or disposing hazardous materials, nor would the proposed Project increase the potential for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as compared to what was evaluated and disclosed as part of EIR No. 325 and Addendum No. 2. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed Project site is not identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. EIR No. 325 and addenda thereto evaluated the potential for conflict with evacuation routes, and found that no such conflict would occur. The proposed Project would result in improved circulation in the area, which would improve the ability of emergency responders to access the site and adjacent properties during emergencies. Impacts would not increase relative to what was identified and disclosed as part of EIR No. 325 or addenda thereto. Therefore, implementation of

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) EIR No. 325 and addenda thereto did not identify any potential impacts associated with hazardous materials affecting school sites. The Todd Elementary School is located approximately 0.35-mile north of the TTM 36317 site. As noted under issues 22 a) and b), the proposed Project would not involve the potential for handling, storing, or transporting hazardous materials or substances. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) The proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports a. Result in an inconsistency with an Airport Master Plan?	No	No	No
b. Require review by the Airport Land Use Commission?	No	No	No
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	No	No	No
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?	No	No	No

Source: General Plan Figure S-19 "Airport Locations," GIS database, EIR No. 325

Findings of Fact:

a) through d): Potential impacts to airports were addressed in EIR No. 325, which concludes that such impacts would not occur since the project site is not located within close proximity to any public or private airports. As such, no impacts to airports would occur with implementation of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			

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

Findings of Fact:

a) According to Temescal Canyon Area Plan (TCAP) Figure 11, the majority of the proposed Project site is identified as having a "Low" susceptibility to wildland fire hazards, although the southernmost portions of the site are identified as having a "High" or "Very High" susceptibility. SP 256 includes Design Guidelines requiring incorporation of fuel modification zones at the interface between urban development and natural open space areas. The proposed Project would be required to incorporate fuel modification zones consistent with the requirements of SP 256. Additionally, EIR No. 325 evaluated the adequacy of fire protection services in the area, and concluded that, with mitigation, potential impacts due to fire safety would be reduced to less than significant levels (refer to EIR No. 325 Fire Services Mitigation Measures 3 through 5). As part of the required mitigation, EIR No. 325 required the construction of a new fire station within the Specific Plan, which has since been constructed and is now fully operational. Accordingly, with mandatory compliance with the Specific Plan Design Guidelines for fuel modification zones and the mitigation measures from EIR No. 325 for Fire Protection Services, impacts associated with hazardous fire conditions would be reduced to less than significant levels. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Fire Services Mitigation Measure No. 3:

- *Additionally, as previously mentioned the project is located within the "Hazardous Fire Area." All buildings shall comply with provisions contained within Riverside County Ordinance No. 546 as well as the following specific plan requirements:*
    a. *Roof Covering - Roof covering shall be fire retardant roofing as specified in section 3202(e) of the Uniform Building Code, or other fire retardant roofing that has been tested by the Underwriters Laboratory or other recognized testing agency and accepted by the International Conference of Building Officials. Any wood shingles shall be a Class B rating and shall be approved by the Fire Department prior to installation.*
    b. *Protection of Openings - Opening into attics, floors or other enclosed areas shall be covered with corrosion-resistant wire mesh not greater than 1/4 inch in any dimension unless such openings are equipped with sash or doors.*

EIR 325 Fire Services Mitigation Measure No. 4:

- *All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance. No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department.*

EIR 325 Fire Services Mitigation Measure No. 5:

- *The Homeowner's Association or appropriate community service district shall be responsible for the maintenance of the open space areas. Prior to approval of any development plan for lands adjacent to open space areas, a fire protection/vegetation management plan shall be submitted to the Fire Department for approval.*

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Monitoring: The Riverside County Fire Department shall review improvement plans and building permits for compliance with the mitigation measures from EIR No. 325.

HYDROLOGY AND WATER QUALITY Would the project			
25. Water Quality Impacts a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	No	No	No
b. Violate any water quality standards or waste discharge requirements?	No	No	No
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)?	No	No	No
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	No	No	No
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?	No	No	No
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No	No	No
g. Otherwise substantially degrade water quality?	No	No	No
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	No	No	No

Source: Riverside County Flood Control District Flood Hazard Report/Condition, EIR No. 325, WQMP, Hydrology Study for TR 36317, Off-Site Drainage Study, TCAP Figure 10.

Findings of Fact:

a) The proposed Project consists of a Tentative Tract Map affecting the southwestern portion of SP 256, which is an area that largely has been subject to mass grading activities as part of a prior grading permit. Impacts due to altered drainage patterns on-site were evaluated as part of EIR No. 325, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB).

Site-specific hydrology and water quality studies have been prepared in association with TTM 36317, which incorporate measures that ensure consistency with the RCFCWCD and RWQCB requirements. Since the proposed Project site largely has been subject to mass grading activities, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not result in substantial erosion or siltation on- or off-site.

In addition, under existing conditions an existing channel traverses the southeastern corner of the TTM 36317 site. The off-site drainage area comprises 183 acres in size. Improvements proposed as part of TTM 36317 (and as necessary to fulfill conditions of approval for nearby Tract 31908) include the construction of two 2-foot diameter culverts and grouted rip rap areas, which would convey the historic flows across the southeastern corner of the TTM 36317 site and discharge the flows into its historical destination in an existing natural watercourse off-site to the east. A hydraulic analysis conducted by Albert A. Webb Associates (June 2010) determined that discharge rates and velocities associated with this drainage would match existing conditions with construction of the drainage improvements.

Additionally, grading proposed as part of TTM 36317 would involve upstream modifications to the natural drainage patterns, which would add divert runoff from approximately 28.2 acres from heading northerly, and would instead direct these flows to the northeast. The diversion of these flows would increase the size of the existing drainage basin to the northeast by approximately 5.1%. However, with improvements planned as part of TTM 36317, including the construction of detention basins, the flow rates would be reduced by 27.4%, from 789 cubic feet per second (cfs) to 573 cfs under peak (100-year) storm events. Although the diversion of these flows would result in an increase in the maximum volume of flows (by approximately 7.5%), such an increase would not result in an increased potential for erosion or flooding since the peak runoff rate would be reduced as compared to historic conditions.

Accordingly, with compliance with site-specific WQMP and hydrology studies, significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) Pursuant to requirements of the RCFCWCD and RWQCB, and consistent with the requirements of EIR No. 325, a site-specific water quality management plan (WQMP) has been prepared for TTM 36317. The site-specific WQMP identifies measures that will be undertaken to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. Measures required in association with TTM 36317 would minimize urban runoff, minimize impervious footprints, conserve natural areas, minimize directly connected impervious areas, require education for future property owners, restrict activities that would interfere with proper drainage and water quality functions, reduce runoff from irrigation, require weekly street sweeping, provide for routine inspection and maintenance of drainage facilities, include stencils at drain inlets and catch basins to discourage refuse, and incorporate landscaping to minimize the potential for erosion, incorporate sand filter basins and/or detention basins to encourage infiltration. The WQMP has been reviewed and approved by the RCFCWCD. Compliance with the requirements of the site-specific WQMPs would be assured through standard County conditions of approval. Accordingly, a significant impact to water quality standards or waste discharge requirements would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed Project does not include the use of wells on-site, and therefore would have no impact on groundwater levels due to groundwater extraction. Implementation of the proposed drainage system would allow for areas of infiltration of Project runoff. As such, and consistent with the findings of EIR No. 325, a significant impact to groundwater supplies would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) Pursuant to requirements of the RCFCWCD and RWQCB, and consistent with the requirements of EIR No. 325, a site-specific hydrology study and WQMP have been prepared for TTM 36317 to identify measures to reduce Project runoff, to ensure that the volume of runoff does not significantly increase with

development of the site, and to identify measures are incorporated to reduce the potential for polluted runoff that could affect water quality. Compliance with the site-specific hydrology study and WQMP would be assured through standard County conditions of approval.

In addition, and as discussed under the analysis of Issue 25.a), above, drainage improvements planned in the southeastern corner of TTM 36317 (and in areas immediately adjacent to the southern and eastern tract boundary) would not result in an increase in the flow rates or velocities of the existing off-site drainage. As such, proposed improvements to convey the off-site drainage across the southeastern corner of TTM 36317 would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. In addition, the off-site drainage flows originate from undeveloped areas upstream, and would merely be conveyed through the site; as such, this drainage would not contribute any new sources of polluted runoff.

Furthermore, and as also discussed under the analysis of Issue 25.a), above, although the Project would divert flows from approximately 28.2 acres of an existing watershed, improvements planned as part of TTM 36317, including the construction of detention basins, would reduce the flow rates by 27.4%, from 789 cubic feet per second (cfs) to 573 cfs, under peak (100-year) storm events. As such, the diversion of runoff would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

Therefore, with mandatory compliance with the site-specific hydrology studies and WQMP, the proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. No impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e & f) According to Figure 10 of the TCAP, *Flood Hazards*, the proposed Project site is not located within or adjacent to any areas prone to flood hazards. Accordingly, and consistent with the findings of EIR No. 325, the proposed Project would not place housing or structures within any identified floodplains or flood hazard areas, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

g) Consistent with the findings of EIR No. 325, there are no other conditions associated with the proposed Project that have the potential to adversely impact water quality. Refer also to the response to Issue 25.b). No impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

h) The Project does not propose any new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). All detention and water quality basins proposed as part of the Project have been designed to meet the requirements of the RCFCWCD. As such, and consistent with the findings of EIR No. 325m, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
26. Floodplains			
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.			
NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐			
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	No	No	No
b. Changes in absorption rates or the rate and amount of surface runoff?	No	No	No
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)?	No	No	No
d. Changes in the amount of surface water in any water body?	No	No	No

Source: General Plan Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, EIR No. 325, WQMP, Hydrology Study for TR 36317, Off-Site Drainage Study,, TCAP Figure 10.

Findings of Fact:

a) The proposed Project consists of a Tentative Tract Map that seeks to implement land uses within the southwestern portions of SP 256. This portion of the Specific Plan area largely has been subject to mass grading activities as part of a prior grading permit. Impacts due to altered drainage patterns on-site were evaluated as part of EIR No. 325, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). A site-specific hydrology and water quality study has been prepared for TTM 36317, which incorporates measures that ensure consistency with the RCFCWCD and RWQCB requirements Since the area has largely been subject to mass grading activities, the proposed Project would not result in a substantial change to the existing drainage pattern of the site.

In addition, under existing conditions an existing drainage channel traverses the southeastern corner of the TTM 36317 site. The off-site drainage area comprises 183 acres in size. Improvements proposed as part of TTM 36317 (and as necessary to fulfill conditions of approval for nearby Tract 31908) include the construction of two 2-foot diameter culverts and grouted rip rap areas, which would convey the historic flows across the southeastern corner of the TTM 36317 site and discharge the flows into its historical destination in an existing natural watercourse off-site to the east. A hydraulic analysis conducted by Albert A. Webb Associates (June 2010) determined that discharge rates and velocities associated with this drainage would match existing conditions with construction of the drainage improvements.

Accordingly, development of the site would not increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) According to a site-specific hydrology study prepared for TTM 36317, there would be no substantial increase in the rate or amount of runoff from the site with implementation of the proposed Project. Implementation of the proposed drainage system would provide for areas of infiltration of Project runoff.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Accordingly, and consistent with the findings of EIR No. 325, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) According to Figure 10 of the TCAP, *Flood Hazards*, the proposed Project site is not located within or adjacent to any areas prone to flood hazards. According to General Plan Figure S-10, the proposed Project site is not subject to dam inundation hazards. Accordingly, and consistent with the findings of EIR No. 325, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) According to a site-specific hydrology study prepared for TTM 36317, there would be no substantial change in the rate or amount of runoff from the site with implementation of the proposed Project. Accordingly, and consistent with the findings of EIR No. 325, the proposed Project would not result in any changes in the amount of surface water in any water body, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project			
27. Land Use a. Result in a substantial alteration of the present or planned land use of an area?	No	No	No
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	No	No	No

Source: General Plan, GIS database, Project Application Materials, EIR No. 325

Findings of Fact:

a) The proposed Project seeks to implement the allowed land uses pursuant to the approved SP 256A2. Consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would not result in a substantial alteration of the present or planned land use of the area, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The proposed Project site is located within the sphere of influence for the City of Corona. Impacts due to a conflict with the land use designations applied to the site by the City of Corona General Plan were previously evaluated as part of EIR No. 325 and addenda thereto, which did not identify any significant impacts. The proposed Project seeks merely to implement the land use designations assigned to the site by the approved SP 256A2. As such, implementation of the proposed Project would have no adverse effects on the City of Corona's sphere of influence. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Monitoring: No monitoring is required.

28. Planning a. Be consistent with the site's existing or proposed zoning?	No	No	No
b. Be compatible with existing surrounding zoning?	No	No	No
c. Be compatible with existing and planned surrounding land uses?	No	No	No
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	No	No	No
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	No	No	No

Source: General Plan Land Use Element, Staff review, GIS database, EIR No. 325, Addendum No. 3.

Findings of Fact:

a, b, and c) The issue of land use compatibility was evaluated as part of EIR No. 325. With exception of potential impacts associated with the site's location adjacent to an existing mining operation, SP 256 was found to be compatible with existing and planned surrounding land uses and zoning. Mitigation measures were incorporated into EIR No. 325 to address impacts associated with the site's proximity to existing mining operations, and these mitigation measures would continue to apply to the proposed Project and have been accommodated within TTM 36317 (refer specifically to EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4, which are provided above under the discussion and analysis of Issue 6). There are no components of the proposed Project that would affect the conclusions of EIR No. 325 with respect to land use compatibility. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) The proposed Project would be fully consistent with SP 256A2, which was previously determined to be consistent with the General Plan as part of Addendum No. 3. TTM 36317 is fully consistent with the land use designations and policies contained within SP 256 and the General Plan; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) Consistent with the finding of EIR No. 325 and addenda thereto, the proposed Project would not result in the physical disruption or division of any established communities. The proposed Project would represent the continuation of an existing development pattern (i.e., residential and recreational land uses) that would contribute to the establishment of a community in the area. No impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4 shall apply (Refer to Issue 6, above).

Monitoring: Refer to the Monitoring section for Issue 6, above.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
MINERAL RESOURCES Would the project			
29. Mineral Resources a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	No	No	No
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?	No	No	No
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	No	No	No
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	No	No	No

Source: General Plan Figure OS-5 "Mineral Resources Area", EIR No 325, Addendum No. 3

Findings of Fact:

a & b) According to General Plan Figure OS-5, the proposed Project site is not known to contain any known mineral resources, and the Project site is not designated as a locally-important mineral resource recovery site. Project impacts to mineral resources also were evaluated in EIR No. 325, which concluded that such impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b & c) The proposed Project site is located adjacent to an existing mineral resources operation (Mayhew Canyon Quarry). Impacts associated with the Project site's close proximity to this facility were evaluated and disclosed in EIR No. 325 and Addendum No. 3, which found that such impacts could be reduced to less than significant levels with the incorporation of mitigation measures (refer specifically to EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4, which are provided above under the discussion and analysis of Issue 6). Mitigation measures from EIR No. 325 would continue to apply to the proposed Project. There are no components of the proposed Project that would increase any of the impacts previously evaluated, disclosed, and mitigated to a level below significance by EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4 shall apply (Refer to Issue 6, above).

Monitoring: Refer to the Monitoring section for Issue 6, above.

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 Acceptab C - Generally Unacceptable D - Land Use Discouraged			
30. Airport Noise a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
NA ☒ A ☐ B ☐ C ☐ D ☐			
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	No	No	No

Source: General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Google Earth

Findings of Fact:

a) & b) The Project site is not located within an airport influence area or within two miles of a public or private airport or airstrip. As such, and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would not expose people residing in the Project area to excessive noise levels associated with airports or airstrips. No impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	No	No	No

Source: General Plan Figure C-1 "Circulation Plan", GIS database, Google Earth

Findings of Fact: EIR No. 325 and addenda thereto did not identify any impacts due to railroad noise. The Project site is located within one mile of an abandoned railroad right-of-way. Because rail activity does not occur along this former rail line, there is no potential for the Project to expose people residing in the Project area to excessive railroad noise. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise NA ☐ A ☐ B ☒ C ☐ D ☐	No	No	No

Source: Noise Analysis; Noise Analysis Addendum Letter.

Findings of Fact: As previously discussed in EIR No. 325, residential land uses in the eastern portion of the Sycamore Creek Specific Plan area would be exposed to significant, unmitigated traffic noise levels. To mitigate these significant noise impacts, EIR No. 325 required that future residential development projects perform updated noise impact analyses and implement design considerations to reduce exterior and interior noise levels to acceptable levels (see Noise Mitigation Measure Nos. 2 through 6 from EIR No. 325). Mitigation Measure 2 from EIR 325 required site-specific noise studies associated with implementing tentative tract maps. The Project has prepared a site-specific noise study to evaluate the tentative map in light of exterior noise sources. Noise Mitigation Measure 3 applied only to development along I-15/Campbell Ranch Road, and is not applicable to the proposed Project. Noise Mitigation Measure No 4

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

addressed development along Mayhew Canyon Road, and is therefore not applicable to the proposed Project. Noise Mitigation Measure 5 addressed commercial uses, and is not applicable to the proposed Project. Noise Mitigation Measure 6 addressed noise along Campbell Ranch Road, and is therefore not applicable to the proposed Project. Accordingly, the mitigation measures from EIR 325 addressing highway noise are not applicable to the proposed Project.

Exterior Noise Levels

As required by EIR No. 325 Noise Mitigation Measure 2, a noise impact analysis has been prepared for the Project to determine if proposed residential land uses would be exposed to excessive noise levels from the I-15 Freeway, other nearby roadways, or other exterior noise sources. The analysis initially determined that residential lots abutting Santiago Canyon Road would be exposed to unmitigated noise levels exceeding 65 dBA CNEL. However, since the preparation of the noise analysis, TTM 36317 has been redesigned to provide for a 2.3-acre water quality basin adjacent to Santiago Canyon Road. Residential units are no longer proposed along Santiago Canyon Road. Based on a noise analysis addendum letter prepared by the Project's noise consultant, it was determined that the remaining residential lots within TTM 36317 would not be exposed to exterior noise levels in excess of 65 dBA CNEL. Accordingly, no exterior noise impact would occur.

Interior Noise Levels

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction provided by the structure. Interior noise levels greater than 45 dBA CNEL would be classified as "excessive."

As concluded by the noise analysis addendum letter, new construction will generally produce a "windows closed" noise reduction ranging from 20 dBA to 30 dBA. Based on these levels of noise reductions, and based on the conclusion above that exterior noise levels would not exceed 65 dBA CNEL, future homes within TTM 36317 would not be exposed to interior noise levels in excess of 45 dBA CNEL. Accordingly, a less than significant impact would occur.

Conclusion

The Project-specific noise impact analysis determined that noise generated from traffic on surrounding roadways would not expose future on-site residences to exterior or interior noise levels in excess of the County's standard. Accordingly, a less than significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	No	No	No

Source: EIR No. 325, Google Earth, Supplemental Operational Noise Impact Analysis

Findings of Fact: The Project site is adjacent to active sand and gravel mining operations. As previously discussed in EIR No. 325, nearby mining operations would not expose on-site residents to substantial noise levels and impacts were determined to be less than significant. However, in order to ensure that

future on-site residents would not be exposed to excessive noise associated with off-site mining operations, a Project-specific analysis was conducted for TTM 36317.

To evaluate the existing noise level environment, four (4) long-term 24-hour measurements were taken at the location of the proposed noise-sensitive single-family homes in located in Tentative Tract Map 36317. The long-term 24-hour noise level measurements were positioned along the western property line of the proposed Tentative Tract Map 36317, as shown in Exhibit 3 of the Supplemental Operational Noise Impact Analysis, to assess the existing ambient hourly noise levels that include the stationary source noise level impacts from the Mayhew Canyon Quarry operations. The noise level measurements were recorded by Urban Crossroads, Inc. on February 1st and 2nd, 2011 and are shown in Table 6, *Long-Term Noise Level Measurements*. The noise level measurements include typical weekday operations associated with the adjacent Mayhew Canyon Quarry.

Table 6 Long-Term Noise Level Measurements

Observer Location[2]	Description	Primary Noise Source	Daytime Hourly Noise Levels (Leq dBA)[3]	Nighttime Hourly Noise Levels (Leq dBA)[3]
L1	Located at the property line of Lot 180, southeast of the mining facility.	Mining Operations and Ambient Noise	43.8 - 51.4	42.0 - 48.4
L2	Located at the property line of Lot 183, east of the mining facility.	Mining Operations and Ambient Noise	45.8 - 51.0	43.4 - 50.0
L3	Located west of the proposed berm-barrier combination at the property line due west of Lot 183.	Mining Operations and Ambient Noise	48.6 - 52.2	43.1 - 50.3
L4	Located west of the proposed berm-barrier combination at the property line due west of Lot 188.	Mining Operations and Ambient Noise	45.4 - 50.5	44.3 - 49.7

1. Noise measurements taken by Urban Crossroads, Inc. on February 1-2, 2011.
2. See Exhibit 3 of the Supplemental Operational Noise Impact Analysis for location of monitoring sites.

According to Urban Crossroads, the existing noise environment is dominated by traffic-related noise from the I-215 freeway. In addition to highway-related noise, periodic stationary source noise from the adjacent mining operations is audible along the western portion of TTM No. 36317. The Mayhew Canyon Quarry relies on a haul trucks to move material from the pit to the jaw crusher located near the central plant. Due to the jaw crusher being located beneath one of the truck ramps, it is shielded from being a major noise source. Relative to the proposed single-family homes within Tentative Tract Map 36317, all sources such as a redi-mix operation are located northwest of the mining pit and are therefore overshadowed by noise impacts associated with the haul truck activities. Due to the nature of the operations at the mining facility, a worse-case scenario putting all sources and receptors at the same elevation may not take into account the current noise attenuation created by operations occurring at below grade elevations in the mine. For the purpose of analysis, a cluster of four (4) heavy trucks operating simultaneously were placed at the center of the C.L. Pharris Mine.

In order to evaluate the noise impacts associated with the C.L. Pharris mining operations, short-term reference noise level measurement was taken by Urban Crossroads Inc. on November 17, 2010 as shown in Table 7, *Short-Term Reference Noise Level Measurement*. The measurements were taken at the Pacific

Aggregates Mining Operation in the City of Lake Elsinore. The reference exterior noise level measurement represents the impacts associated with aggregate mining that includes heavy truck hauling activity. The reference noise level measurements indicate a noise level of 78.3 dBA Leq at a distance of 10 feet.

Table 7 Short-Term Reference Noise Level Measurement

Noise Source	Duration (Minutes)	Reference Distance (In Feet)	Reference Noise Level (Leq dBA)
Batch Plant Heavy Truck	5'00"	10	78.3

Based upon the reference noise levels, it is possible to estimate the noise level impacts associated with the existing mining facility at the proposed noise-sensitive single-family homes located in Tentative Tract Map 36317. Using the reference noise level measurements, the calculated mining equipment hourly noise impacts are presented in Table 8, *Mayhew Canyon Quarry Operational Noise Level Impacts*. The analysis shown on Table 8 indicates that the single-source, hourly unmitigated noise level impacts at receptors 1 through 4 will range from 34.8 to 37.5 dBA Leq. The location of the receptors are shown in Figure 6, *Operational Noise Level Impacts*. With the addition of a minimum 8.0-foot high noise barrier, the single-source, mitigated hourly noise level at the receptors range from approximately 30.3 to 35.7 dBA Leq. It should be noted that, as shown on Figure 1, TTM 36317 incorporates a landscaped berm measuring at least ten feet in height along the western edge of TTM 36317, which would be consistent with the barrier required by the Supplemental Operational Noise Impact Analysis. Taking into account the addition of the a minimum ten-foot noise barrier, the attenuated, overall stationary noise level impacts assuming a cluster of four (4) heavy trucks operating simultaneously are expected to range from 36.3 to 41.7 dBA Leq.

To assess the existing noise level contributions, the mine operation noise level impacts were subtracted from the measured overall existing ambient hourly noise levels to determine both the ambient hourly noise level impacts without mining activities as well as the contribution created to the ambient level created by the Mayhew Canyon Quarry. Table 9 through Table 12 show the calculations at all four receptors. These calculations show that existing traffic noise level impacts from the I-215 Freeway dominates the existing ambient noise environment. The noise level impacts associated with the mining facility do not exceed either the daytime or nighttime noise level standards at any receptor. The operational noise contribution column in each table shows that the Mayhew Canyon Quarry provides an ambient noise level increase at all receptors ranging from 0.1 to 6.2 dBA Leq. During the hours of 11 p.m. to 2 a.m. the operational noise impacts at R1 and R2 range from 3.2 to 6.2 dBA Leq; however, the overall noise levels are not expected to exceed the County of Riverside nighttime exterior stationary noise standard of 45 dBA Leq. During all other times at R1 through R4, and assuming a minimum 8.0-foot high noise barrier, operational related noise level impacts will contribute less than 3.0 dBA to existing ambient noise levels at receptors along the western portion of Tentative Tract Map 36317, and therefore do not create a potential significant noise level impact.

There are no other sources of noise in the vicinity of the Project site that could expose proposed on-site residential uses to excessive noise levels. Accordingly, a significant impact to future residential uses on-site would not occur as a result of the existing mining operations or any other existing noise source in the area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Monitoring: No monitoring is required.

Table 8 Mayhew Canyon Quarry Operational Noise Level Impacts

Receptor Location[2]	Distance to Receptor (In Feet)	Unmittigated Single-Source Noise Level at Receptor (Leq dBA)[3]	Mittigated Single-Source Noise Level at Receptor (Leq dBA)[4]	Overall Noise Level at Receptor (Leq dBA)[5]
R1	1,500	34.8	-	40.8
R2	1,350	35.7	-	41.7
R3	1,225	36.5	30.3	36.3
R4	1,100	37.5	31.3	37.3

1. Data based on short-term noise measurements provided in Table 7.
2. Receptor and source locations shown on Figure 6.
3. Single-source noise level at receptor based on data presented in Table 7.
4. Mitigated noise level printouts provided in Appendix 4 to the Supplemental Operational Noise Impact Analysis.
5. Overall noise level calculated assuming typical mining activities with a cluster of 4 trucks in operation.

Figure 6

Operational Noise Level Impacts

LEGEND:

(R1) = RECEPTOR LOCATION

✳ = APPROXIMATE CENTER OF MINING OPERATION ACTIVITIES

Source: Urban Crossroads (02-15-2011)

Table 9 Receptor 1 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq)[1]	Operational Noise Level (dBA Leq)[2]	Ambient Only Noise Level (dBA Leq)[3]	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N)[4]
10:00 PM	45.0	44.1	40.8	41.4	2.7	N
11:00 PM		43.0	40.8	39.0	4.0	N
12:00 AM		42.9	40.8	38.7	4.2	N
1:00 AM		42.0	40.8	35.8	6.2	N
2:00 AM		44.5	40.8	42.1	2.4	N
3:00 AM		44.0	40.8	41.2	2.8	N
4:00 AM		44.6	40.8	42.3	2.3	N
5:00 AM		46.0	40.8	44.4	1.6	N
6:00 AM		48.4	40.8	47.6	0.8	N
7:00 AM	65.0	48.8	40.8	48.1	0.7	N
8:00 AM		51.4	40.8	51.0	0.4	N
9:00 AM		49.4	40.8	48.8	0.6	N
10:00 AM		47.5	40.8	46.5	1.0	N
11:00 AM		47.1	40.8	45.9	1.2	N
12:00 PM		43.8	40.8	40.8	3.0	N
1:00 PM		46.8	40.8	45.5	1.3	N
2:00 PM		46.6	40.8	45.3	1.3	N
3:00 PM		45.7	40.8	44.0	1.7	N
4:00 PM		47.6	40.8	46.6	1.0	N
5:00 PM		49.0	40.8	48.3	0.7	N
6:00 PM		49.0	40.8	48.3	0.7	N
7:00 PM		47.1	40.8	45.9	1.2	N
8:00 PM		45.8	40.8	44.1	1.7	N
9:00 PM		44.7	40.8	42.4	2.3	N

1 Data taken from long-term hourly noise measurement location L1 (Location R1 on Figure 6).
2 Data taken from reference noise level results in Table 8.
3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

Table 10 Receptor 2 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq)[1]	Operational Noise Level (dBA Leq)[2]	Ambient Only Noise Level (dBA Leq)[3]	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N)[4]
10:00 PM	45.0	45.5	41.7	43.2	2.3	N
11:00 PM		44.5	41.7	41.3	3.2	N
12:00 AM		43.9	41.7	39.9	4.0	N
1:00 AM		43.7	41.7	39.4	4.3	N
2:00 AM		43.4	41.7	38.5	4.9	N
3:00 AM		44.8	41.7	41.9	2.9	N
4:00 AM		45.9	41.7	43.8	2.1	N
5:00 AM		47.6	41.7	46.3	1.3	N
6:00 AM		50.0	41.7	49.3	0.7	N
7:00 AM	65.0	50.8	41.7	50.2	0.6	N
8:00 AM		50.6	41.7	50.0	0.6	N
9:00 AM		48.7	41.7	47.7	1.0	N
10:00 AM		47.7	41.7	46.4	1.3	N
11:00 AM		48.1	41.7	47.0	1.1	N
12:00 PM		47.2	41.7	45.8	1.4	N
1:00 PM		49.8	41.7	49.1	0.7	N
2:00 PM		49.8	41.7	49.1	0.7	N
3:00 PM		49.3	41.7	48.5	0.8	N
4:00 PM		50.3	41.7	49.7	0.6	N
5:00 PM		50.9	41.7	50.3	0.6	N
6:00 PM		51.0	41.7	50.5	0.5	N
7:00 PM		49.2	41.7	48.3	0.9	N
8:00 PM		46.5	41.7	44.8	1.7	N
9:00 PM		45.8	41.7	43.7	2.1	N

1 Data taken from long-term hourly noise measurement location L2 (Location R2 on Figure 6).
2 Data taken from reference noise level results in Table 8.
3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

Table 11 Receptor 3 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq)[1]	Operational Noise Level (dBA Leq)[2]	Ambient Only Noise Level (dBA Leq)[3]	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N)
10:00 PM	45.0	49.8	36.3	49.6	0.2	N
11:00 PM		47.6	36.3	47.3	0.3	N
12:00 AM		43.1	36.3	42.1	1.0	N
1:00 AM		43.2	36.3	42.2	1.0	N
2:00 AM		43.1	36.3	42.1	1.0	N
3:00 AM		45.5	36.3	44.9	0.6	N
4:00 AM		46.0	36.3	45.5	0.5	N
5:00 AM		48.7	36.3	48.4	0.3	N
6:00 AM		50.3	36.3	50.1	0.2	N
7:00 AM	65.0	51.6	36.3	51.5	0.1	N
8:00 AM		52.2	36.3	52.1	0.1	N
9:00 AM		50.2	36.3	50.0	0.2	N
10:00 AM		49.7	36.3	49.5	0.2	N
11:00 AM		49.8	36.3	49.6	0.2	N
12:00 PM		48.6	36.3	48.3	0.3	N
1:00 PM		51.4	36.3	51.3	0.1	N
2:00 PM		51.4	36.3	51.3	0.1	N
3:00 PM		50.9	36.3	50.7	0.2	N
4:00 PM		50.9	36.3	50.7	0.2	N
5:00 PM		51.4	36.3	51.3	0.1	N
6:00 PM		51.7	36.3	51.6	0.1	N
7:00 PM		50.7	36.3	50.5	0.2	N
8:00 PM		49.9	36.3	49.7	0.2	N
9:00 PM		49.7	36.3	49.5	0.2	N

1 Data taken from long-term hourly noise measurement location L3 (Location R3 on Figure 6).
2 Data taken from reference noise level results in Table 8.
3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

Table 12 Receptor 4 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq)[1]	Operational Noise Level (dBA Leq)[2]	Ambient Only Noise Level (dBA Leq)[3]	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N)
10:00 PM	45.0	46.2	37.3	45.6	0.6	N
11:00 PM		45.5	37.3	44.8	0.7	N
12:00 AM		44.7	37.3	43.8	0.9	N
1:00 AM		44.5	37.3	43.6	0.9	N
2:00 AM		44.4	37.3	43.5	0.9	N
3:00 AM		44.3	37.3	43.3	1.0	N
4:00 AM		45.4	37.3	44.7	0.7	N
5:00 AM		47.4	37.3	47.0	0.4	N
6:00 AM		49.7	37.3	49.4	0.3	N
7:00 AM	65.0	51.4	37.3	51.2	0.2	N
8:00 AM		50.5	37.3	50.3	0.2	N
9:00 AM		48.9	37.3	48.6	0.3	N
10:00 AM		48.9	37.3	48.6	0.3	N
11:00 AM		48.5	37.3	48.2	0.3	N
12:00 PM		45.4	37.3	44.7	0.7	N
1:00 PM		49.6	37.3	49.3	0.3	N
2:00 PM		49.4	37.3	49.1	0.3	N
3:00 PM		49.4	37.3	49.1	0.3	N
4:00 PM		48.2	37.3	47.8	0.4	N
5:00 PM		49.0	37.3	48.7	0.3	N
6:00 PM		49.1	37.3	48.8	0.3	N
7:00 PM		48.6	37.3	48.3	0.3	N
8:00 PM		47.5	37.3	47.1	0.4	N
9:00 PM		46.5	37.3	45.9	0.6	N

1 Data taken from long-term hourly noise measurement location L4 (Location R4 on Figure 6).
2 Data taken from reference noise level results in Table 8.
3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
34. Noise Effects on or by the Project a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	No	No	No
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	No	No	No
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?	No	No	No
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	No	No	No

Source: General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Noise Analysis; Noise Analysis Addendum Letter

Findings of Fact:

a), b) & c) EIR No. 325 evaluated the potential for residential land uses within the Project area to result in, or be affected by, substantial adverse noise effects. As previously discussed in EIR No. 325, residential uses within the Project area have the potential to be exposed to significant, unmitigated noise levels. To ensure that future residential land uses were not exposed to substantial noise levels, EIR No. 325 incorporated Noise Mitigation Measure No. 2 requiring that future implementing tract maps within the Project area prepare a site-specific noise impact analysis to evaluate current site noise conditions and to identify additional, site-specific mitigation measures (*e.g.*, construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels.

In adherence to the mitigation requirements specified in EIR No. 325 (see Noise Mitigation Measure No. 2 from EIR No. 325), a Project-specific noise impact analysis has been prepared to evaluate the Project's potential to generate substantial noise levels or be affected by excessive noise in both near- and long-term conditions. Near- and long-term noise impacts associated with the Project are discussed in further detail on the following pages. Refer also to the discussion of mining-related noise impacts provided above under Issue 33, *Other Noise*.

Near-Term Construction Noise Impacts

Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers and portable generators can reach high levels. Grading activities typically represent one of the highest potential sources for noise impacts. The most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

The U.S. Environmental Protection Agency (U.S. EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to noise levels in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 68 dBA measured at 50 feet from the noise source to the receptor would be reduced to 62 dBA at 100 feet from the source to the receptor, and would be further reduced by another 6 dBA to 56 dBA at 200 feet from the source to the receptor.

For the purposes of analysis, an overall grading noise level of 89 dBA at 50 feet was used as the worst-case maximum exterior noise level. Using a drop of rate of 6 dBA per doubling distance, construction noise levels at 100 feet are estimated to be 83 dBA, and at 200 feet noise levels are estimated to be 77 dBA. Noise levels generated during construction activities have the potential to affect existing residents in the vicinity of TTM 36317. Although construction noise would result in a temporary increase over ambient noise levels, construction noise would not present any long-term impacts on the Project site or the surrounding area. Furthermore, construction noise within the County is regulated by Ordinance No. 847, which exempts "private construction projects," provided that:

1) Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
2) Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Compliance with Ordinance No. 847 would be enforced as part of the conditions of approval imposed on future grading and building permits. Accordingly, EIR No. 325 concluded no impacts due to construction noise would occur.

Long-Term Off-Site Noise Impacts

Long-term off-site noise impacts were previously evaluated as part of Addendum No. 3 in association with SP 256A2. As concluded in that analysis, the overall contribution of noise from SP 256-related traffic to roadways that already exceed 65 dBA CNEL would range between 0.0 and 0.4 dBA CNEL. These level of noise contributions were previously disclosed as less than significant. Since the proposed Project would not increase the amount of traffic produced by the site as compared to what was evaluated and disclosed in Addendum No. 3, the proposed Project would result in less than significant long-term off-site noise impacts.

Long-Term On-Site Noise Impacts

❒ *On-Site Exterior Noise Impacts*

The primary source of noise impacts on the Project site would be from traffic along adjacent to major roadways, including Campbell Ranch Road, Santiago Canyon Road, and I-15. The Project would also experience some background noise from on-site, internal roads, but due to the low traffic volume and speed along these roadways, traffic noise from on-site, internal roads is not anticipated to make a significant contribution to the local noise environment. Accordingly, residential units in planning areas immediately adjacent to major roadways are the only locations within the Project site that would have the potential to be exposed to substantial noise level of exterior vehicular-related noise. However, and as concluded under the discussion of Item 32, *Highway Noise* (above), residential uses within TTM 36317 would not abut Santiago Canyon Road and would be buffered by the water quality management basin within and its associated community theme wall the northeastern portion of the tract. As a result, and as concluded in the Noise Analysis Addendum Letter, future residential uses within TTM 36317 would not be exposed to exterior noise levels that exceed 65 dBA CNEL, and impacts would be less than significant.

❒ *On-Site Interior Noise Impacts*

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction provided by the structure. Interior noise levels greater than 45 dBA CNEL would exceed the County's standard for residential land uses. As previously discussed under Item 32, *Highway Noise* (above), residential units within TTM 36317 would not be exposed to interior noise levels in excess of 45 dBA CNEL. Accordingly, a less than significant impact would occur.

Conclusion

The Project-specific noise impact analysis required by Noise Mitigation Measure 2 from EIR 325 determined that the proposed Project would have the potential to expose sensitive receptors to construction-related noise levels that exceed adopted local standards. Construction-related noise was identified in EIR No. 325 as a short-term impact; however, this short-term impact would be addressed through compliance with County Ordinance No. 847, which established limits on the hours during which construction activity could take place. As noted in the Project-specific noise analysis prepared as required by Noise Mitigation Measure 2 (Urban Crossroads, Sycamore Creek Specific Plan Amendment #2 Noise Analysis, December 2, 2010), the most effective method of controlling construction is limiting the hours of construction to normal weekday working hours – a measure which is already required by compliance with County Ordinance No. 847. Although construction noise impact is neither a new impact, nor has the impact substantially increased in severity as a result of the proposed Project, the Project-specific noise analysis identified additional measures that could be employed to further reduce construction noise in addition to limiting the hours of construction. These measures will be adopted as conditions of approval to the Project as recommended by the Project-specific noise study, and are as follows:

- During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by County staff. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the hours described in Section 4 of this report.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

Although the Project-specific noise impact analysis identified significant near-term noise impacts, these are not determined to be a "new" significant impact of the Project, as EIR No. 325 previously identified that construction and occupation of residential land uses within the Project area had the potential to result in, or be affected by, substantial adverse noise effects. Furthermore, the mitigation proposed by the Project is in adherence with the mitigation requirements previously established in EIR No. 325, which required future implementing projects to evaluate current site noise conditions and identify additional, site-specific mitigation measures (*e.g.*, construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels. As such, the proposed Project would not result in new impacts that were not previously identified in EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) There are no conditions associated with the proposed Project that would result in the exposure of on- or off-site residents or workers to excessive ground-borne vibration or ground-borne noise levels. During construction of the proposed Project, blasting would not be necessary and the construction equipment likely to be used on-site would not produce significant amounts of ground-borne vibration of ground-borne noise levels. Additionally, with long-term operation of the proposed Project, there are no uses proposed on-site that would result in the generation of excessive ground-borne vibration of ground-borne noise levels. Accordingly, impacts associated with ground-borne vibration or ground-borne noise

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

levels would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project			
35. Housing a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No	No	No
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	No	No	No
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No	No	No
d. Affect a County Redevelopment Project Area?	No	No	No
e. Cumulatively exceed official regional or local population projections?	No	No	No
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)?	No	No	No

Source: Project Application Materials, GIS database, General Plan Housing Element, EIR No. 325

Findings of Fact:

a & c) The proposed Project seeks to implement the land uses from an existing approved specific plan. Within the areas proposed for subdivision by TTM 36317, there are no existing homes that would be displaced by the proposed development, and the Project would result in the development of 193 residential units on-site. Accordingly, and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would not displace any existing housing, would not result in the need to construct replacement housing elsewhere, and would not displace any people, necessitating the construction of replacement housing elsewhere. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The proposed Project seeks to implement land uses within an existing approved specific plan, and would result in the development of 193 residential units. As such, and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would accommodate a need for additional housing, and would not result in an increase in demand for affordable housing. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) EIR No. 325 and addenda thereto did not identify any impacts to redevelopment areas. According to the Riverside County GIS database, the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would have no effect on such areas. Therefore,

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) Impacts due to the introduction of residential uses to the site were previously evaluated as part of EIR No. 325 and addenda thereto, which concluded that such impacts would be less than significant. The proposed Project is fully consistent with the land use designations of the approved SP 256; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) Impacts due to growth inducement were previously evaluated as part of EIR No. 325 and addenda thereto, which concluded that such impacts would be less than significant. The proposed Project is fully consistent with the land use designations of the approved SP 256; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
36. Fire Services	No	No	No

Source: General Plan Safety Element, EIR No. 325

Findings of Fact: Impacts associated with fire protection services were evaluated and disclosed in EIR No. 325, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation measures (refer to EIR 325 Fire Services Mitigation Measures 3 through 5). Fire Services Mitigation Measures 1 and 2 from EIR 325 addressed the need for a new fire station in the Project area; however, since certification of EIR No. 325, a new fire station (Sycamore Creek Fire Station #64) has been developed at 25310 Campbell Ranch Road (i.e., within the boundaries of SP 256). With the development of this facility, all areas of the Specific Plan (including areas proposed for subdivision as part of TTM 36317) are located within the County's required response time, and EIR 325 Fire Services Mitigation Measures 1 and 2 are no longer applicable to the proposed Project. The remaining mitigation measures identified in EIR No. 325 to reduce the potential for fire hazards on-site would continue to apply to the proposed Project. Accordingly, significant impacts associated with fire protection services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: Fire Services Mitigation Measures 3 through 5 from EIR No. 325 shall apply (refer to Issue 24, above).

Monitoring: The Riverside County Fire Department shall review improvement plans and building permits for compliance with the mitigation measures from EIR No. 325.

37. Sheriff Services	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Source: General Plan, EIR No. 325

Findings of Fact: Impacts to sheriff protection services were previously evaluated and disclosed as part of EIR No. 325, which found that such impacts would be less than significant. There are no components of the proposed Project that would have the potential to increase impacts to sheriff protection services. Accordingly, there would be no new impacts to sheriff protection services associated with the proposed Project, and such impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools	No	No	No

Source: GIS database, EIR No. 325.

Findings of Fact: Impacts to school services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (EIR 325 Schools Mitigation Measures 1 and 2). The Corona-Norco Unified School District plans for long-term facilities based on the land uses specified by the General Plan Land Use Plan. The proposed Project is fully consistent with the land uses identified in the approved General Plan and SP 256. As such, impacts to school services would not increase compared to the impacts evaluated and disclosed in EIR No. 325 and addenda thereto, and would not exceed the population projections of the Corona-Norco Unified School District. Payment of state-mandated school impact fees still would be required of the proposed Project; accordingly, a significant impact to school services would not occur with implementation of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Schools Mitigation Measure No. 1:

- *The project applicant shall be required to work with the affected School District in order to satisfy their concerns and insure that adequate school facilities are available for future project residents.*

EIR 325 Schools Mitigation Measure No. 2:

- *The applicant shall be required to pay school impact mitigation fees. These fees may not exceed the current State-mandated maximum amounts of $1.58 per square foot of residential space and $.26 per square foot of commercial space, per State Law AB 2926. The County of Riverside is currently developing a School Mitigation Program. Upon adoption by the Board of Supervisors, the applicant shall be required to adhere to the requirements of this Program.*

Monitoring: As specified in EIR No. 325, the County shall ensure that school fees are paid prior to the issuance of building permits.

39. Libraries	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Source: General Plan, EIR No. 325

Findings of Fact: Impacts to library services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (refer to EIR 325 Libraries Mitigation Measure No. 1). The proposed Project also would be required to contribute development impact fees (DIF) pursuant to County ordinance No. 659. Fees paid pursuant to Ordinance No. 659 would be used by the County, in part, to acquire necessary library facilities to accommodate growth within the County. In addition, implementation of the proposed Project would not increase the number of units previously approved for the site as part of SP 256A2. Impacts to library services resulting from new residential construction within the specific plan area were previously evaluated in Addendum No. 3, which found such impacts would be less than significant with the payment of DIF fees. Accordingly, with compliance with the mitigation measure from EIR No. 325 and payment of DIF fees, impacts to library services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Libraries Mitigation Measure No. 1:

- *The project applicant will cooperate with the County/City Public Library system and participate in the mitigation fee program to ensure adequate library facilities for future onsite residents.*

Monitoring: The County shall collect fees pursuant to County Ordinance No. 659 prior to the issuance of building permits.

40. Health Services	No	No	No

Source: General Plan, EIR No. 325

Findings of Fact: Impacts to health services were evaluated and disclosed in EIR No. 325, which concluded that implementation of the proposed Project would result in no adverse effect on health services within the County. The proposed Project would not result in an increase in the number of dwelling units on-site, and thus would not increase the local area's demand for health care services beyond what was previously evaluated and disclosed as part of EIR No. 325. Accordingly, a significant impact to health services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION			
41. Parks and Recreation a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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?	No	No	No
c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	No	No	No

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, CSA No. 134, EIR No. 325, Addendum No. 3

Findings of Fact:

a) Impacts associated with recreational facilities were evaluated and disclosed in EIR No. 325 and Addendum No. 3, which was prepared in association with SP 256A2. As concluded in Addendum No. 3, and consistent with the findings of EIR No. 325, the 37.6 acres of active parkland proposed within SP 256A2 would fully meet the demand for recreation facilities generated by new residential development within the specific plan boundaries. Addendum No. 3 also found that environmental impacts associated with the development of parkland within the specific plan was previously evaluated and disclosed as part of EIR No. 325 and/or Addendum No. 3, and mitigation measures were required where necessary to reduce environmental effects. Applicable mitigation measures are referenced throughout this Initial Study. The proposed Project implements and is fully consistent with the land use designations applied to the site by SP 256A2, and is therefore consistent with the analysis contained within Addendum No. 3. Accordingly, no impact due to the construction of recreational resources would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) As demonstrated above in response to Issue 41.a), and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would be adequately served by recreational facilities planned within SP 256. As such, substantial impacts to existing recreational resources within the County would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed project site is located within the boundaries of County Service Area No. 134 (CSA 134), which was established for the maintenance of street lighting. CSA 134 has not established park fees. Moreover, as discussed under Issue 41.a), the proposed Project would be served by an adequate amount of parkland within the specific plan area. Accordingly, and consistent with the findings of EIR No. 325, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond the EIR 325 mitigation measures identified throughout this Initial Study/Environmental Assessment are required.

Monitoring: Monitoring shall occur as specified throughout Initial Study/Environmental Assessment.

42. Recreational Trails	No	No	No

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, TCAP Figure 8, EIR No. 325, Addendum No. 3

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Findings of Fact: Impacts due to the construction of recreational trails, and impacts due to potential inconsistency between trails planned within SP 256 and the General Plan were previously evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which found that such impacts would be less than significant or would be mitigated to a level below significant through implementation of the mitigation measures specified throughout EIR No. 325 (and referenced under the appropriate subheadings in this Initial Study). The proposed Project is fully consistent with the land use designations applied to the site by SP 256A2, and is therefore consistent with the analysis and conclusions contained within Addendum No. 3. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond the EIR 325 mitigation measures identified throughout this Initial Study/Environmental Assessment are required.

Monitoring: Monitoring shall occur as specified throughout Initial Study/Environmental Assessment.

TRANSPORTATION/TRAFFIC Would the project			
43. Circulation a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	No	No	No
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	No	No	No
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	No	No	No
d) Alter waterborne, rail or air traffic?	No	No	No
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	No	No	No
f) Cause an effect upon, or a need for new or altered maintenance of roads?	No	No	No
g) Cause an effect upon circulation during the project's construction?	No	No	No
h) Result in inadequate emergency access or access to nearby uses?	No	No	No
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	No	No	No

Source: Traffic Impact Analysis, CMP, RCALUCP, Google Earth

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Findings of Fact:

a) EIR No. 325 identified significant but mitigable impacts to traffic plans, policies, and ordinances. The mitigation specified by EIR No. 325 (i.e., Circulation Mitigation Measures 1 through 4) require the preparation of traffic impact studies with future tentative tract maps, and participation in the County's Development Monitoring Program (which occurs through the County Transportation Department's review of traffic studies for implementing developments). In accordance with the mitigation measures specified in EIR No. 325, a traffic impact analysis was prepared to evaluate impacts associated with implementation of TTM 36317, the results of which were summarized in Addendum No. 3 (which was prepared in association with SP 256A2). The analysis concluded that implementation of the uses proposed by TTM 36317 would not result in any direct or cumulatively significant impacts to traffic due to a conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The proposed Project would be fully consistent with SP 256A2 and within the scope of analysis provided in Addendum No. 3. The traffic study was reviewed and approved by the County Transportation Department as part of the on-going Development Monitoring Program within the Specific Plan. Accordingly, and consistent with the findings of Addendum No. 3, Project-related impacts would be less than significant and would not result in new impacts that were not previously identified in EIR No. 325, and mitigation measures specified in EIR No. 325 have been fulfilled and are no longer applicable to the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The only CMP-designated roadway in the Project vicinity is I-15. The CMP roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses identified by the County's General Plan land use map. The existing Sycamore Creek Specific Plan is consistent with the County General Plan land use map, and provides for the ultimate build-out of residential, commercial retail, recreational, open space and public facility land uses. The proposed Project seeks to implement land uses pursuant to the approved Specific Plan, and would not increase the maximum development intensity allowed on the site. As such, the proposed Project would be consistent with the County General Plan, and, therefore, would be consistent with the long-term growth projections included in the CMP. As concluded in Addendum No. 3, buildout of SP 256A2 also would contribute relatively few daily and peak hour trips to I-15 and is unlikely to contribute to a direct or cumulative level of service deficiency in the near-term. Accordingly, and consistent with the findings of EIR No. 325 and Addendum No. 3, the Project's near- and long-term impacts related to established levels of service for CMP designated roads or highways would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) & d) The proposed Project site is not located within an airport influence area and is not located adjacent to a rail corridor or waterway. Accordingly, the Project would neither increase air, rail or waterborne traffic levels, nor result in substantial safety risks associated with these modes of travel, and no impact would occur. would contribute relatively few daily and peak hour trips to I-15 and is unlikely to contribute to a direct or cumulative level of service deficiency in the near-term

e) EIR No. 325 did not identify any impacts associated with hazards due to design features or incompatible uses. The proposed Project would introduce residential and recreational land uses within a master-planned community that includes residential, commercial retail, recreational, and open space land uses. Therefore, the proposed Project would be compatible with surrounding land uses, and would not result in increased hazards associated with incompatible uses; no impact would occur.

Proposed circulation improvements are identified on Tentative Tract Map 36317. All circulation improvements have been designed to conform to the provisions of Riverside County Ordinance No. 461, *Road Improvement Standards and Specifications.* The provisions of Ordinance No. 461 identify required improvements as well as design parameters that each circulation improvement must adhere to in order to maximize public safety and minimize congestion that may result from substandard road construction. As a component of applications for the proposed Project, the County Transportation Department has reviewed the proposed circulation improvements identified in Tract Map 36317 in relationship to the approved circulation plan for the Sycamore Creek Specific Plan, and has concluded that all proposed roadway improvements are consistent with the requirements of Ordinance No. 461. Accordingly, because all roadway improvements have been designed to County standards and because no conflict is anticipated between Project-related motor vehicle use and adjacent land uses, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) Implementation of the proposed Project would result in the establishment of several new on-site (internal) public roads, which would require maintenance. However, the maintenance of on-site roadways is not anticipated to cause a financial burden for the County that would interfere with the County's ability to maintain other County facilities such that an environmental impact would result. Maintenance of on-site roads would largely be funded through property taxes associated with the development. There is no component of the proposed Project that would require altered maintenance of roadways by the County. Accordingly, and consistent with the findings of EIR No. 325, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. As such, and consistent with the findings of EIR No. 325, it is concluded that implementation of the proposed Project would not cause a substantial adverse effect upon circulation during Project construction, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

h) Project implementation would result in new residential structures and recreational facilities on-site, thereby increasing the need for emergency access to the site. The provision of adequate paved access to the Project area would be required as á condition of Project approval. The Project would be required to comply with Riverside County Ordinance No. 460, which regulates access road provisions. Consistent with the findings of EIR No. 325, with required adherence to County requirements for emergency access, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

i) The proposed Project would accommodate a regional trail (which traverses the site and connects to existing, off-site trails within the Cleveland National Forest), sidewalks, and on-site community trails. The Project site is not currently served by the Regional Transportation Agency (RTA); therefore, the Project is not required to provide transit support facilities. Accordingly, and consistent with the findings of EIR No. 325, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation; as such, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Mitigation: The following mitigation measures from EIR No. 325 have been fulfilled as part of the proposed Project:

EIR 325 Circulation Mitigation Measure No. 1:

- *Pursuant to Riverside County Transportation Department guidelines, traffic impact study reports will be required in conjunction with plot plan and tentative tract map submittals. See Section ill.2.b, Circulation Plan Development Standards for additional mitigations.*

EIR 325 Circulation Mitigation Measure No. 2:

- *The proposed project shall conform to the requirements of and shall participate in the Development Monitoring Program.*

EIR 325 Circulation Mitigation Measure No. 3:

- *Development Monitoring Program will be an on-going informational process. Its purpose is to establish a formal process whereby the Riverside County Transportation Department can collect and assimilate data regarding proposed development within the area covered by Specific Plan No. 256, which was approved by the Board of Supervisors.*

EIR 325 Circulation Mitigation Measure No. 4:

- *The Development Monitoring Program will accomplish its intended purpose with regard to traffic impacts by requiring that each development proposal within the Specific Plan boundary be accompanied by a traffic impact study. The traffic impact study will provide information regarding the type of development as well as specific data sufficient for the Transportation Department to readily evaluate the cumulative impact of the proposal.*

Monitoring: As the required mitigation measures from EIR No. 325 have been fulfilled with the completion of traffic impact analysis for TTM 36317, no further monitoring is required.

44. Bike Trails	No	No	No

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, TCAP Figure 8, Project application materials.

Findings of Fact: Impacts due to the construction of recreational trails, and impacts due to potential inconsistency between trails planned within SP 256 and the General Plan were previously evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which found that such impacts would be less than significant or would be mitigated to a level below significant through implementation of the mitigation measures specified throughout EIR No. 325 (and cited throughout this Initial Study under the appropriate issue area, where appropriate). SP 256A2 requires the provision of a "Secondary Trail" within Planning Area 27 between adjacent Planning Area 25 and areas off-site to the east, which is accommodated within Open Space Lot 194 of TTM 36317. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond the EIR 325 mitigation measures identified throughout this Initial Study/Environmental Assessment are required.

Monitoring: Monitoring shall occur as specified throughout Initial Study/Environmental Assessment.

UTILITY AND SERVICE SYSTEMS Would the project			
45. Water	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?			
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	No	No	No

Source: Department of Environmental Health Review, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts associated with the Project's demand for water treatment facilities and water supply were evaluated as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (refer to EIR 325 Water and Sewer Mitigation Measure No. 2). It also should be noted that the backbone water lines needed to serve the Project already have been constructed. In addition, a development standard is included in Specific Plan Section III.A.1.b (refer to Standard No. 26), which requires that future development within the Specific Plan "...shall comply with the applicable requirements of the 2010 California Green Building Standards Code (CalGreen, California Code of Regulations, Title 24, Part 11)." Compliance with this development standard would reduce the Project's demand for water. Furthermore, TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Accordingly, with compliance with any applicable mitigation measures specified in EIR No. 325 for water service, significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Water and Sewer Mitigation Measure No. 2:

- *Project impacts associated with water demand for landscaping shall be mitigated by the use of properly designed, installed, operated and maintained irrigation systems. Vegetation which uses less water will be encouraged for landscaping purposes. All irrigation systems shall be designed for future use of reclaimed water if and when such water becomes available. Irrigation systems shall be designed for use of both domestic and reclaimed water.*

Monitoring: The Riverside County Building and Safety Department shall ensure compliance with Water and Sewer Mitigation Measure No. 2 during future review of irrigation plans.

46. Sewer a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	No	No	No
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No	No	No

Source: Department of Environmental Health Review, EIR No. 325, Project application materials.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Findings of Fact:

a) & b) Impacts associated with the Project's demand for sewer treatment facilities and wastewater treatment capacity were evaluated as part of EIR No. 325 and Addendum No. 3, which concluded that no impacts would occur. In addition, major sewer facilities needed to serve the Specific Plan area already have been constructed. Furthermore, TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Accordingly, no impacts to sewer services would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

47. Solid Waste a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	No	No	No
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	No	No	No

Source: General Plan, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts to solid waste services were evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels through incorporation of mitigation measures (refer to EIR 325 Mitigation Measures 1 and 3). TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Mitigation Measures 1 and 3 from EIR No. 325 would continue to apply to the proposed Project (Mitigation Measure No. 2 for Solid Waste applies only to commercial land uses, and is therefore not applicable to the proposed Project). Accordingly, implementation of the proposed Project would not result in any new impacts to solid waste services. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Solid Waste Mitigation Measure No. 1:

- *The proposed refuse hauler to the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.).*

EIR 325 Solid Waste Mitigation Measure No. 3:

- *The developer shall participate in any established County-wide program to reduce solid waste generation and waste associated with the construction phase of development. The elements of this program may include:*

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

a. *Developing and distributing brochures on residential and commercial recycling, residential and commercial source reduction, waste management issues, the importance of using recycled goods, composting, and litter control.*
b. *Development of curriculum guides and kits in cooperation with the County and the Corona-Norco School District.*
c. *Production of video programs which can be shown on local cable television stations the project area.*
d. *Pursue an environmental labeling program at local grocery stores, liquor stores, etc. which would educate consumers in recycling of packaging and other consumer goods.*
e. *Pursue a recycled products awareness campaign which would commend businesses which use recycled products. This program could issue stickers to businesses that use recycled products to display in their windows.*
f. *Develop a library of media production on recycling and source reduction which can be borrowed by various citizen groups, agencies, and schools within the County.*

Monitoring: The County Building and Safety Department and the Riverside County Waste Management Department shall ensure compliance with EIR No. 325 Solid Waste Mitigation Measures 1 and 2 as part of their review of future implementing projects (i.e., building permits, etc.).

48. Utilities Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?			
a) Electricity?	No	No	No
b) Natural gas?	No	No	No
c) Communications systems?	No	No	No
d) Storm water drainage?	No	No	No
e) Street lighting?	No	No	No
f) Maintenance of public facilities, including roads?	No	No	No
g) Other governmental services?	No	No	No

Source: General Plan, EIR No. 325, Project application materials.

Findings of Fact:

a) through g) Impacts to utilities were evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation. Additionally, major utilities needed to serve the Specific Plan area already have been constructed. Since major utilities needed to serve the Specific Plan area alrady have been constructed, the mitigation measures specified by EIR No. 325 (Utilities Mitigation Measures 1 through 3) are not applicable to the proposed Project, if applicable. TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Moreover, the proposed Project would be required to comply with the development standards included in SP 256A2, which requires measures to reduce the Project's demand for energy resources (refer to Development Standard No. 26 in Section III.A.1.b of SP256A2), thereby resulting in a further reduction in the demand for utilities as compared to what was studied in EIR No. 325. Accordingly, with implantation of the proposed Project, significant impacts to utilities would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?	No	No	No

Source: EIR No. 325, Project application materials.

Findings of Fact:

a) Impacts to energy resources were evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation (refer to EIR 325 Energy Resources Mitigation Measures 1 and 2). TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Moreover, SP 256A2 incorporates development standards requiring the implementation of measures to reduce the Project's demand for energy resources (refer to Development Standard No. 26 in Section III.A.1.b of SP 256A2). Accordingly, with incorporation of the mitigation measures specified in EIR No. 325 and mandatory compliance with the Specific Plan's development standards, impacts to energy resources would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Energy Resources Mitigation Measure No. 1:

- *Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.*

EIR 325 Energy Resources Mitigation Measure No. 2:

- *Building energy conservation will largely be achieved for both residential and commercial units by compliance with Title 20 and 24 of the California Administrative Code. Title 24, California Administrative Code Section 2-5307 (b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. 24, California Administrative Code Sections 2-5452 (i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment of fixtures. Title 20, California Administrative Code Sections 1604 (f) and 1601 (b) are Appliance Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.*

Monitoring: The Riverside County Building and Safety Department shall review implementing plans for compliance with these measures prior to the issuance of building permits.

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	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			

Source: Staff review, Project Application Materials, EIR No. 325, Addendum No. 3.

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

51.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	No	No	No

Source: Staff review, Project Application Materials, EIR No. 325, Addendum No. 3

Findings of Fact: Cumulative impacts were evaluated as part of EIR No. 325, which concluded that such impacts would not occur with implementation of the mitigation measures specified in EIR No. 325. The Project proposes to implement the land uses previously identified for the site as part of SP 256A2, and would not result in any new cumulative impacts beyond what was evaluated and disclosed as part of EIR No. 325 and Addendum No. 3. Accordingly, the proposed Project would not result in new impacts to the environment that are individually limited, but cumulatively considerable. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325

52.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	No	No	No

Source: Staff review, project application, EIR No. 325, Addendum No. 3.

Findings of Fact: The proposed project would not result in any new environmental effects beyond what was evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

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

Earlier Analyses Used, if any: Sycamore Creek Specific Plan EIR (EIR No. 325), November 8, 1994
Addendum No. 1 to EIR No. 325, June 10, 2003
Addendum No. 2 to EIR No. 325, May 16, 2006
Addendum No. 3 to EIR No. 325, February 21, 2013

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka (2007)* 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As:

Addendum No. 3 — *Addendum No. 3 to Environmental Impact Report (EIR) No. 325 for Specific Plan 256, Amendment No. 2, Tentative Tract Map No. 36316,and Change of Zone No. 07317*. Riverside County Planning Department, February 21, 2013.

CARB Scoping Plan — *Climate Change Scoping Plan*. California Air Resources Board, December 2008.

Climate Change Analysis — *Sycamore Creek Specific Plan Amendment No,. 2 (Tentative Tract Map No. 36316 & 36317) Climate Change Analysis*. Urban Crossroads, Inc., December 6, 2010.

CMP — *2010 Riverside County Congestion Management Program*. Riverside County Transportation Commission. Adopted: March 10, 2010.

CSA No. 134 — County Service Area No. 134. http://www.rivcoeda.org/CountyServiceAreasNavOnly/CountyServiceAreas/CSAHome/tabid/1065/Default.aspx

DBESP — *Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317*. Helix Environmental Planning, February 27, 2012.

		New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
EIR No. 325	*Sycamore Creek Specific Plan EIR* (EIR No. 325). Certified November 8, 1994.			
General Plan	*County of Riverside General Plan*. Riverside County Transportation and Land Management Agency, October 2003.			
General Plan EIR	*County of Riverside General Plan Final Program Environmental Impact Report*, Riverside County Transportation and Land Management Agency, October 2003.			
Geotechnical Report	*Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California*. Advanced Geotechnical Solutions, Inc., November 17, 2010.			
GIS Database	Riverside County Land Information System (accessed December 6, 2010). http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html			
Google Earth	Google Earth (ver. 6.1.0.5001)			
Hydrology Study for TR 36317	Hydrology and Hydraulics Report for Foremost Communities, Tentative Tract Map 36317. Albert A. Webb Associates, August, 2010.			
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.			
MSHCP Consistency Analysis	*Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317*. Helix Environmental Planning, November 2, 2010.			
Noise Analysis	*Sycamore Creek Specific Plan Amendment #2 EIR Noise Analysis*. Urban Crossroads, Inc., December 2, 2012.			
Noise Analysis Addendum Letter	Sycamore Creek Specific Plan Land Use Modifications (Addendum to Sycamore Creek SPA No. 2 Noise Analysis). Urban Crossroads, June 19, 2012.			
Off-Site Drainage Study	Hydrology and Hydraulics Report for Sycamore Creek Off-Site Drainage, Tracts 31908 and 31908-1. Albert A. Webb Associates, June 2010.			
Ord. No. 460	Riverside County Ordinance No. 460, Subdivision Regulations. June 3, 2010.			
Ord. No. 484	Riverside County Ordinance No. 484, An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand. March 14, 2000.			
Ord. No. 625	Riverside County Ordinance No. 625, Right-to-Farm Ordinance. March 18, 1986 (Amended November 8, 1994).			
Ord. No. 655	Riverside County Ordinance No. 655, Regulating Light Pollution.			
Ord. No. 659	Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program. July 21, 2009.			
Phase I Cultural Resources Survey	Phase I Cultural Resources Survey of PA 26 and PA 17D (Portion), Sycamore Creek Specific Plan. Brian F. Smith and Associates, October 21, 2010.			

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?

RCALUCP	Riverside County Airport Land Use Compatibility Plan Policy Document, Riverside County Airport Land Use Commission, October 14, 2004. http://www.rcaluc.org/plan_new.asp
SCAQMD AQMP	*Final 2007 Air Quality Management Plan.* South Coast Air Quality Management District, June 2007.
SCAQMD CEQA Air Quality Handbook	*CEQA Air Quality Handbook.* South Coast Air Quality Management District. April 1993, with November 1993 Update.
Supplemental Operational Noise Impact Analysis	Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads (dated February 14, 2011).
SP 256A2 Air Quality Impact Analysis	Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Air Quality Impact Analysis, prepared by Urban Crossroads (dated December 6, 2010).
TCAP	Temescal Canyon Area Plan. Riverside County Transportation and Land Management Agency, General Plan Volume II, October 2003.
Traffic Impact Analysis	*Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Traffic Impact Analysis.* Urban Crossroads, December 2, 2010.
U.S.D.A. Soil Conservation Service Soil Surveys	Soil Survey, Western Riverside Area California. United States Department of Agriculture, 1971.
WQMP	*Water Quality Management Plan (WQMP) for Tentative Tract 36317.* Albert A. Webb Associates, June 2011.
WRC-MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.

TRACT MAP Tract #: TR36317

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

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

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Replace all previous INEFFECT

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

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36317 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36317, Amended No. 4, dated 6/25/13.

EXHBIT L = Tentative Tract Map No. 36317 Conceptual Landscape Plans dated 6/25/13.

EXHIBIT W = Tentative Track Map No. 36317 Conceptual Wall and Fence Plan dated 6/25/13.

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

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 256A2 shall include the following:

a. Specific Plan Document, which shall include:

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

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT

b. Final Environmental Impact Report No. 325 Document, and all addeda which must include, but not be limited to, the following items:

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

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

10. EVERY. 4 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 256A2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 256, Amendment No. 2. Screencheck No. 5.

CHANGE OF ZONE = Change of Zone No. 7786 dated 2/14/13

EIR = Environmental Impact Report No. 325 and Addendum's 1, 2, & 3.

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County

10. GENERAL CONDITIONS

10. EVERY. 5 SP - Ordinance Requirements (cont.) INEFFECT

ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT INEFFECT

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

10. EVERY. 7 SP - HOLD HARMLESS INEFFECT

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in

10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) INEFFECT

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

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

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

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

10. GENERAL CONDITIONS

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 LLWD WATER AND SEWER SERVICE RECOMMND

Tract Map#36317 is proposing Lee Lake Water District (LLWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LLWD as well as all other applicable agencies.

10.E HEALTH. 2 RETENTION BASIN - NO VECTORS RECOMMND

Tract Map#36317 is proposing to construct a retention basin onsite. This retention basin must be maintained to ensure that no vector breeding and no vector nuisances occur.

FIRE DEPARTMENT

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

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

10.FIRE. 7 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

10. GENERAL CONDITIONS

10.FIRE. 7 SP-#71-ADVERSE IMPACTS (cont.) INEFFECT

number of emergency and public service calls due to the increased presence of structures and population. The project proponents/develpers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 8 SP-#86-WATER MAINS INEFFECT

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

10.FIRE. 9 SP*-#100-FIRE STATION INEFFECT

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

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

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

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

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

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

10. GENERAL CONDITIONS

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Tract Map No. 36317, amendment number 4, proposes to construct a 193 lot subdivision of 54.4 acres for single family residential development within Planning Areas 17a - d, 24f, 24g, 26 and 27 of Specific Plan (SP) 256A2 (97.3 ac). The site is located in the Temescal Canyon area, south of Campbell Ranch Road and west of Interstate Highway 15. An existing mining pit and tract development are located along the northwest and north boundary, respectively.

The site has a tributary drainage area of approximately 300 acres from the hills to the south and west which traverses the project at various locations. In this area, high debris production can be expected causing the buildup of deposits. All off-site drainage areas have debris potential. The natural topography of this area includes offsite flows and 26.5 acres of onsite flows that drain toward the northeast to an existing regional detention basin, Basin 1300, built as a part of Tract 29320, Sycamore Creek. Basin 1300 outlets into a Caltrans culvert which then discharges into a low on a property at the southeast corner of Indian Truck Trail and Route 15, north bound off-ramp. Thereafter, the flows enter a box culvert underneath Temescal Road that outlets into property owned by the Elsinore Valley Municipal Water District and ultimately into Temescal Wash. The remaining 27.9 onsite acres and offsite areas drain northerly toward the mining pit and into Meyhew Canyon Wash, a tributary of Temescal

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

10. GENERAL CONDITIONS

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

Wash. It should be noted that the Sycamore Creek hydrology used for the design of Basin 1300 was based upon an undeveloped condition.

A Preliminary Basin Analysis, dated October 5, 2012, analyzed the diversion of 27.9 onsite acres to the northeast, so that the entire 54.4 onsite acres would drain to Basin 1300. Currently, these 27.9 acres flow toward the mining pit. This diversion is proposed to minimize impacts to the mining pit and would only allow the tributary offsite flows to continue to flow to the mine. It should be noted that all of the onsite and offsite runoff would ultimately flow into Temescal Wash. Thus, runoff from the diverted 27.9 acres would enter into Temescal Wash further upstream of its current confluence point. In an attempt to mitigate the impacts of this proposed diversion, the study evaluates two mitigation basins - an onsite basin and Basin 1300.

Onsite Basin:
The onsite hydrology for the existing condition is broken up into Area B that drains to Basin 1300 and Areas A and C that drain toward the mining pit. As stated above, Basin 1300 was based upon an undeveloped condition. The study, shows Areas A, B, and C being calculated for the developed condition. These developed condition flows are routed through the onsite basin to show that the routed flows are less than the undeveloped condition flows from Area B alone.

Basin 1300:
The Sycamore Creek Hydrology Report, Tract 29320, designed Basin 1300 to mitigate flows to be less than the pre-development condition for the 553 acre watershed. The current study included the developed condition diverted flows from Tract 36317 routed through the onsite basin and combined with the flows from the undeveloped 553 acre watershed. The combined flows are then routed through Basin 1300 and are shown to be less than the current condition basin outlet flows.

The District finds the diversion of the 27.9 acres to be acceptable with the appropriate onsite mitigation, as defined below:

1.The flow from the project site (54.4 acres) shall not

10. GENERAL CONDITIONS

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

exceed the flow leaving the site from the undeveloped 27.6 acres, for the 2, 5, 10 and 100 year frequencies and 1, 3, 6 and 24 hour durations.

2.The District has reviewed "Engineer's Report for County Service Areas (CSA) 134, 152 and 152B, Subzone Tract 31908-1" which appears to provide drainage type maintenance for Basin 1300. Tract 36317 shall enter into this CSA and specify that debris removal type maintenance for Basin 1300 will be required. A letter of intent from Economic Development Agency (EDA), CSA Administration, dated August 16, 2012, states that debris removal will be provided for.

3.A drainage acceptance letter, dated April 4, 2013, from Sycamore Creek Marketplace LLC, has been provided which states that the owner accepts additional volume of flows due to this development.

4.Offsite increased runoff mitigation will not be acceptable

From Open Space Lot 200, offsite flows are collected and flow within a 54 inch RCP (Line 2), northerly along "E" Street and westerly along "B" Street. From Open Space Lot 201, offsite flows are collected within a 48 inch RCP and combined with Line 2 flows within a 66 inch RCP in "B" Street. Line 2 continues to flow easterly along "H" Street and northerly along "G" Street. Line 2 terminates just north of "K" Street within Open Space Lot 205.

Tributary flows from the western hillsides are debris laden and inlets collecting offsite flows shall be sized to accommodate 50% blockage, due to debris. Additionally, Line 2, shall be designed for an appropriate bulking factor. Inlets, located within Open Space Lots 200 and 201, shall be armored to protect from erosion and head-cutting to ensure no impacts to the upstream property owners. Berming along the low side of the inlets shall be required in an effort to protect neighboring lots located at lower elevations. The inlets appear to be designed with gentle slopes to accommodate maintenance access. Equipment parking and turnaround areas are proposed within the street cul de sacs. These inlets are proposed to be maintained by the Flood Control District.

The downstream terminus of Line 2 shall have a stilling

10. GENERAL CONDITIONS

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

basin, adequate to collect and remove accumulated debris. There appears to be adequate access and turnaround area at the parking area of Open Space Lot 205 for operation and maintenance purposes. Line 2 and the stilling basin are proposed to be maintained by the Flood Control District.

The majority of the western hillside offsite flow will be collected by a concrete lined channel located along the southern tract boundary built as a part of Tract 31908. In the event that this facility is not built, Tract 36317 must build this facility to provide flood protection to its site. This will be a District maintained facility.

Onsite storm drains are proposed to collect and divert all onsite flows to two basins, Basin B Open Spac Lot 194 and Basin C Open Space Lot 195. There appears to be a sump condition at the intersection of "G" Street and "K" Street. The catch basins at this location shall be designed for a redundant inlet system to ensure that flows from "G" Street continue southerly to Basin C. Otherwise, emergency escape flows would travel westerly and possibly overtax the area near the downstream mining pit.

Onsite detention Basin B is proposed for water quality purposes only, while detention basin C is proposed for both increased runoff and water quality mitigation. High flows are designed to pass through Basin B to Basin C. The outlet of Basin C is proposed at an elevation above the Vbmp. Both basins are proposed to be maintained by the Homeowners Association. (HOA).

Many lots are being proposed with cross lot drainage ditches along the back yards. A maximum of 10 cfs will be allowed within these ditches prior to collecting the flow and draining to the street. This will require storm drain easements to be located within the side yard of selected lots. The ditches and storm drains are proposed to be maintained by the HOA. As an alternative, ditches carrying greater than 10 cfs shall be publicly maintained and constructed with a 12 foot access road.

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

Specific Plan 00256 (Sycamore Creek Specific Plan), Amendment No. 2, is a proposal to re-designate and reconfigure several Planning Areas. This will result in a

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10. GENERAL CONDITIONS

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

change in the density of these Planning Areas. This project is located in the Glen Ivy area of Temescal Canyon west of Interstate 15 at Indian Truck Trail.

The Master Drainage Plan for Specific Plan 256 A2 now includes the drainage system associated with Tract 36317. The District has reviewed this drainage system associated with Tract 36317 and found the concept acceptable. The existing facilities will be able to function properly. All future developments within the specific plan shall still follow the drainage plan. The resulting increase or decrease in the amount of storm runoff caused by the change in the number of residential units within the proposed planning areas is minor in relation to the specific plan's overall drainage plan. As each individual planning area develops, precise hydrological studies will be required. All new developments will be required to comply with the water quality permits and regulations in effect at the time of the discretionary permit.

The District does not object to the proposed amendment.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

submitted to the District for review.

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

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

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:
1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 -(.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed

10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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

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

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

10. GENERAL CONDITIONS

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

operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.RCFlood.org under Programs and Services, Stormwater

10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

Quality.

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

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 SP - FAULT REPORT GEO01084 INEFFECT

County Geologic Report (GEO) No. 1084 has been prepared for this project by Pacific Soils Engineering, Inc. and is entitled "Planning Area 17 and Environs, Southwest Part of Sycamore Creek Specific Plan, West of Indian Truck Trail Road, Glen Ivy Area, Riverside County, CA", dated June 28, 2002. This report was prepared to provide additional site-specific investigation to verify whether an active fault crosses the project site.

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10.PLANNING. 1 SP - FAULT REPORT GEO01084 (cont.) INEFFECT

GEO No. 1084 concluded:

1)PA-17 is underlain mainly by Holocene and upper Pliestocene alluvial fan deposits.
2)The Glen Ivy North fault crosses the site and is active.
3)The fault has a discrete width of about 37-ft in uppermost Pleistocene and Holocene sediments.
4)A fifty-feet wide habitable structures setback is imposed on either side of the fault. The location or width of the zone could vary if significant grade changes are undertaken.
5)All plans should be reviewed by the Geotechnical consultant so that the proper zone width is incorporated into the project design.
6)The fault and setback zones are plotted on a 200-scale map, and thus contain some inherent inaccuracy. When more specific small scale maps/plans are available, the faults and zones should be "CAD" (or equivalent) plotted based on survey data (Table C, herein).
7)Utility lines that cross the fault should be either provided with automatic shut off valves or designed to accommodate fault displacements.
8)The project geologist should observe and map the Glen Ivy North fault during grading in order to verify the character and location of the fault, and to make additional recommendations as necessary.

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 SP - LC LANDSCAPING PLANS INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 5 SP - MAINTAIN AREAS & PHASES INEFFECT

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

10.PLANNING. 6 MAP - TRAIL MAINTENANCE RECOMMND

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

10.PLANNING. 6 SP - NO P.A. DENSITY TRANSPER INEFFECT

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

10.PLANNING. 7 SP - EXISITING PARKS AT AMD#2 INEFFECT

As of early 2013 when the second amendment to the SPECIFIC PLAN was processed, many of the Planning Areas of the SPECIFIC PLAN were already constructed. Conditions of Approval that required the construction of parks were satisfied, and many of the SPECIFIC PLAN parks exist today. Normally, satisfied Conditions of Approval would be carried over to the amended version of the SPECIFIC PLAN; however, the second amendment changed many of the Planning Area numbers. Thus, carrying over satisfied conditions for completed parks/open space areas would be confusing. This Condition of Approval is intended to help track parks that were once required, but have been constructed. The following is a list of completed parks and or open space areas, listed by the Planning Area numbers found on the Land Use Plan for the second amendment to the SPECIFIC

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10. GENERAL CONDITIONS

10.PLANNING. 7 SP - EXISITING PARKS AT AMD#2 (cont.) INEFFECT

PLAN:

-Planning Area 11
-Planning Area 23a, b, c, and d
-Planning Area 20a
-Planning Area 21
-Planning Area 25
-Planning Area's 23a, b, c, and d
-Planning Area's 24b, and c

All remaining parks that have yet to be constructed as of the second amendment will be conditioned separately.

10.PLANNING. 8 SP - INADVERTANT ARCHAEO FIND INEFFECT

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

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10. GENERAL CONDITIONS

10.PLANNING. 8 SP - INADVERTANT ARCHAEO FIND (cont.) INEFFECT

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 9 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 9 SP - IF HUMAN REMAINS FOUND INEFFECT

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of

10. GENERAL CONDITIONS

10.PLANNING. 9 SP - IF HUMAN REMAINS FOUND (cont.) INEFFECT

the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 10 SPA - PROJECT DESCRIPTION INEFFECT

The SPECIFIC PLAN Amendment permits the following modifications:
Adjust planning area boundaries, unit allocations, and development standards as necessary to accommodate proposed revisions to the approved Specific Plan Land Use Plan. More specifically, SP256A2 proposes the following revisions:
- Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.
- Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from "School" to "Public Facility" in order to be consistent with the land use designations within the Riverside County General Plan.
- Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from "Park" to "Open Space - Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.
- The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling

10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) INEFFECT

units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.
- The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from "Medium High Density Residential" to "Medium Density Residential" in order to be consistent with the density allowances within the Riverside County General Plan.
- The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);
- The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally, Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (PAs 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).
- Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;
- Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;
- Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;
- Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;
- Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and
- Planning Area 29 accommodates a 2.3-acre water quality management basin to capture, treat, and temporarily detain

10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) INEFFECT

storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.
- Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.
- Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Conservation" to be consistent with the land use designations within the Riverside County General Plan. The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.
- The land use designation for Planning Area 19 has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan.
- The land use designation for Planning Area 20A has been changed from "Swim Park" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- The land use designation for Planning Area 20B has been changed from "Park" to "Open Space - Conservation" to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).
- The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from "Greenbelt" to "Open Space - Recreation" in order to be consistent with

10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) (coINEFFECT

the land use designations within the Riverside County General Plan.
- Planning Areas 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from "Greenbelt" to "Open Space - Recreation" in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).
- Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.
- A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning Area 26 includes an open space area as well as a segment of the community's Secondary Trail system.
- Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.
- The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).
- The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMs 29335 and 30440).

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside

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

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 cummulative 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 recinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

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

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

10.PLANNING. 13 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of

10. GENERAL CONDITIONS

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

County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

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

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

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

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

6. Entry monument and gate entry plan (should gates be used).

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. 15 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel The landowners shall secure all parcels placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 18 MAP - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 19 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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

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

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

whichever occurs later.

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

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

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

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

10.PLANNING. 20 MAP - GEO02232 RECOMMND

County Geologic Report (GEO) No. 2232 submitted for this project (TR36317) was prepared by Advanced Geotechnical Solutions, Inc. (AGS) and is entitled "Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California", dated November 17, 2010. In addition, the following documents were submitted for this project:

Pacific Soils Engineering, Inc., May 25, 2004, "Supplemental Geotechnical Investigation and Geotechnical Review of Tentative Tract No. 31907, Planning Area 17, Sycamore Creek Project, Glen Ivy Area, Riverside County, California".

AGS, February 3, 2011, "Response to County of Riverside Review Sheet Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

AGS, May 19, 2011, "Revised Response to County of Riverside Review Sheet Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

AGS, September 12, 2011, "Updated Geotechnical Review of

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10.PLANNING. 20 MAP - GEO02232 (cont.) RECOMMND

Tentative Tract Map 36317 and Response to Outstanding County of Riverside Review Comments Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

AGS, February 26, 2013, "Response to Outstanding County of Riverside Review Comments #3 Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

The documents are herein incorporated as a part of GEO02232.

GEO02232 concluded:

1.The surface trace of the northwest trending, active Glen Ivy North (GIN) segment of the Elsinore Fault System traverses the northeast third of the project.

2.The potential for surface rupture on the GIN exists on site.

3.The active Glen Ivy South (GIS) segment of the Elsinore Fault System has not been mapped within TR36137. The GIS terminates approximately 750 feet to the northwest of the site.

4.The potential for liquefaction is low.

5.The potential for lateral spreading is low.

6.The potential for subsidence and ground fissuring due to settlement of the underlying earth materials is unlikely.

7.Dry sand settlements of less than .5 inch to slightly more than 2.5 inches can be expected at the site based on the recommended remedial grading. Differential settlement of approximately 1.5 inches has been estimated for the site.

8.The consultant recognizes the potential for debris flow at the site.

9.The homeowner would be responsible for repairing slopes

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO02232 (cont.) (cont.) RECOMMND

and structures located on private lots. Repair of slopes within common areas will be the responsibility of the Homeowners Association. Repair of public utilities (roads, storm drains, will be the responsibility of the municipality who has jurisdiction over the property.

10.A significant +/-200-foot high descending cut slope, at a slope ration of 1:1 with benches every 50 vertical feet, has been excavated during the sand and gravel mine operation to the west. This slope, based on pseudo-static analysis, is subject to seismically induced landsliding. The proposed lots and proposed habitable structures are located outside the previously identified setbacks and have a factor of safety greater than 1.5 for static conditions and 1.1 for seismic conditions.

11.The slope stability factors for the proposed onsite slopes meet or exceed the CBC 2007 minimum. However, there is a potential for raveling and minor amounts of down slope debris.

GEO02232 recommended:

1.The removal of undocumented artificial fill, soil stockpiles, end dumped spoil dirt and large oversized boulders, topsoil, and the upper portions of the fan an older fan deposits is recommended below the proposed structural fills and where exposed in cuts.

2.A fault setback zone has been established for the GIN and the limits of that zone are shown on the Tentative Tract Map.

3.A catchment wall or ditch may be necessary for potential debris flows. The design of which is to be provided by the project Civil Engineer.

4.Remedial grading and design of the structures to withstand the estimated seismically induced settlement.

GEO No. 2232 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2232 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO02232 (cont.) (cont.) (cont.) RECOMMND

intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the fault rupture hazard and the slope stability hazards at this site, as described elsewhere in this conditions set.

10.PLANNING. 21 MAP-INADVERTENT ARCHAEO FINDS RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened

10. GENERAL CONDITIONS

10.PLANNING. 21 MAP-INADVERTENT ARCHAEO FINDS (cont.) RECOMMND

with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 22 MAP-IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:
The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10.PLANNING. 23 MAP-PDA4700R1 ARCHAEO STUDY RECOMMND

County Archaeological Report (PDA) No. 04700R1, submitted for this project (TR36317) adequately covers for the 4th map amendment to this project. This was prepared by Tracy Stropes and Brian Smith of Brian F. Smith and Associates and is entitled: "Phase I Cultural Resources Survey of Tentative Tract Map 36317"dated June 13, 2011. This is a revision of a report dated April, 27, 2011 (PDA04700).

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 24 MAP - FUEL MOD INFO RECOMMND

The developer shall provide information to all future homeowners explaining at a minimum:

1)The plantings in the backyards of these units are required to be compliant with any and all fuel modification requirements.

2)The future homeowner is responsible for continued maintenance of all plantings.

3)Any replacement landscaping shall be compliant with all fuel modification requirements.

4)The Home Owners Association and/or County officials may periodically inspect the landscaping to assure compliance.

5) No combustible structures, fencing, or play equipment shall be premitted.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

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

10.TRANS. 1 SP - SP256A2/RDS PER GEN PLAN INEFFECT

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - TS/CONDITIONS RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - TS/CONDITIONS (cont.) RECOMMND

Santiago Canyon Road (NS) at:
Driveway 1 (EW) - TR 36317
Driveway 2 (EW) - TR 36317

Campbell Ranch Road (NS) at:
Mayhew Canyon Road (EW)
Indian Truck Trail (EW)

De Palma Road (NS) at:
Santiago Canyon Road (EW)

I-15 Southbound Ramps (NS) at:
Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:
Indian Truck Trail (EW)

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

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 2 (cont.) RECOMMND

exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

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

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

10.TRANS. 7 MAP - IMP CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://www.rctlma.org/trans/rbbd_contractbidding.html.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS INEFFECT

Within 60 days of the approval of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, the project applicant shall submit, or cause to be submitted, four (4) hard copies and fifteen (15) copies on CD of the FINAL SPECIFIC PLAN and EIR documents to the Planning Department for review, approval and distribution.

The Final Specific Plan Document shall include, but is not limited to, the following items:

1. Board adopted Resolution certifying the Specific Plan and Environmental Impact Report including the Mitigation Reporting/Monitoring Program, certify by the Clerk of the Board;

2. Conditions of Approval, in an "Ineffect" status, of the Specific Plan;

3. The Adopted Specific Plan Zoning Ordinance text and final zoning map, certified by the Clerk of the Board;

4. The approved Specific Plan text and graphics; and,

5. Any other information or documentation, as determined necessary by the Planning Director.

The Final Environmental Impact Report Document shall include, but is not be limited to, the following items:

1. Adopted Mitigation Monitoring/Reporting Program;

2. Draft EIR;

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) INEFFECT

3. Comments received on the Draft EIR either verbatim or in summary;

4. A list of person, organizations and public agencies commenting on the Draft EIR;

5. Responses of the County to significant environmental point raised in the review and consultation process;

6. Technical Appendices of the Draft EIR; and,

7. Any other information or documentation, as determined necessary by the Planning Director.

The Planning Department shall distribute the FINAL SP/EIR documents in the following fashion:

One hard copy to the Planning Deapartment's Public Counter Services Division,

One hard copy to the Planning Department Central Files Library,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department - 1 copy

Department of Environmental Health - 1 copy

Fire Department - 1 copy

Flood Control and Water Conservation District - 1 copy

Transportation Department - 1 copy

Executive Office - CSA Administrator - 1 copy

Clerk of the Board of Supervisors - 1 copy

Any parks provider, if not the CSA - 1 copy

Any and all remaining FINAL SPECIFIC PLAN AND EIR Documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - LC LNDSCP COMMON AREA MA MET

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

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

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

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

c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d.Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - LC LNDSCP COMMON AREA MA (cont.) MET

requirements of Ordinance No. 859 (as adopted and any amendments thereto)"

30.PLANNING. 6 SP - NON-IMPLEMENTING MAPS MET

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

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

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

30.PLANNING. 7 SP - DURATION OF SP VALIDITY NOTAPPLY

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be completed by that date, the County may begin revocation hearings. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICALBE if the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - DURATION OF SP VALIDITY (cont.) NOTAPPLY

implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed.

30.PLANNING. 9 SP - PROJECT LOCATION EXHIBIT MET

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

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

30.PLANNING. 10 SP - ACOUSTICAL STUDY REQD MET

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

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - ADDENDUM EIR MET

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

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

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

30.PLANNING. 15 SP - EA REQUIRED NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - SUPPLEMENT TO EIR NOTAPPLY

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

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

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

30.PLANNING. 17 SP - SUBSEQUENT EIR NOTAPPLY

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

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

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - SUBSEQUENT EIR (cont.) NOTAPPLY

not required."

30.PLANNING. 18 SP - COMPLETE CASE APPROVALS MET

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

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

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

30.PLANNING. 19 SP - AMENDMENT REQUIRED NOTAPPLY

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

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

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

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

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

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

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

30.PLANNING. 22 SP -*PA PROCEDURES MET

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

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

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

30.PLANNING. 24 SP - CC&R RES PUB COMMON AREA MET

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

"The applicant shall convey to the County fee simple title,

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PUB COMMON AREA (cont.) MET

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

1. A cover letter identifying the project for which approval is sought;

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

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

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

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

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

1. A cover letter identifying the project for which approval is sought;

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

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area',

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA (cont.) MET

more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

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

30.PLANNING. 29 SP - F&G CLEARANCE NOTAPPLY

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - F&G CLEARANCE (cont.) NOTAPPLY

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

30.PLANNING. 30 SP - ACOE CLEARANCE NOTAPPLY

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

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

30.PLANNING. 31 SP - SKR FEE CONDITION MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - SKR FEE CONDITION (cont.) MET

County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 717.1 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. Additionally, if previous payments have been made, those shall be taken into account. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 33 SP - POST GRADING REPORT MET

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

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

30.PLANNING. 38 SP - GEOLOGIC STUDY MET

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

"PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST.

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, hydroconsolidation, subsidence, wind and

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - GEOLOGIC STUDY (cont.) MET

water erosion, debris flows, seiche, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary."

30.PLANNING. 39 SP - ECS FAULTING MET

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

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the Planning Department engineering geologist. The following environmental constraints information and note shall be placed on the ECS:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - ECS FAULTING (cont.) MET

1.The FAULT HAZARD AREA shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report No. 1084 was prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in CGR No. 1084, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

30.PLANNING. 40 SP - VERIFY FAULT SETBACKS MET

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

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project engineering geologist and geotechnical engineer shall review all plans to verify that all recommendations of County Geologic Report No. 1084 are incorporated into the project design and grading plans with respect to verification of recommended fault hazard setbacks estblished therein. A report of this review and any additional recommendations with respect to faulting shall be submitted in writing to the County Geologist for review and approval before this condition can be changed to status of "MET".

30.PLANNING. 41 SP - ECS MINING MET

Prior to the approval of any and each land division within the SPECIFIC PLAN 256A1, a condition of approval shall be applied to the implementing development application requiring the following Environmental Constraints note shall be placed on the ECS:

"All lot numbers shown on this map are located within an area of influence of land zoned for primarily mining and Mineral resources purposes (M-R-A) by the County of Riverside. It is the declared policy of the County of Riverside that no mining or mineral resources activity, operation, or facility, or appurtenance thereof, conducted

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - ECS MINING (cont.) MET

or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar mining and mineral resources operations in the same locality, shall be or become a nuisance, Private or public, due to any changed condition in or about the locality, after the same has been in operation for more than (3) years, if it was not a nuisance at the time it began. The term "mining and mineral resources activity, operation or facility, or appurtenances thereof" includes, but is not limited to, quarrying, excavating, processing, and stockpiling of rock, sand, gravel, decomposed granite, and similar materials."

30.PLANNING. 42 SP - MINING NOTIFICATION MET

Prior to the approval of any land division within SPECIFIC PLAN No. 256, a Condition of Approval shall be applied to the implementing development application requiring that prior to map recordation, the applicant shall implement the requirements of Certified Environmental Impact Report (EIR) No. 325 to provide for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of mining and/or other mineral resources used within the vicinity of the property and potential impacts from those uses. As specified in Certified EIR No. 325, said notification shall include:

(1) Declaration of Covenants, Conditions and Restrictions (CC&Rs), which will be included with the overall Covenants, Conditions and Restrictions for the project. These CC&Rs have already been prepared and have been recorded. They must be provided to each home buyer and must be read and signed by the buyer prior to the close of escrow;

(2) Transfer Statement to be included in Grant Deeds which run with the land and insures that any subsequent home buyer will be notified of the existence of the mines and the Covenants, Conditions and Restrictions with the disclosures as noted above;

(3) Declaration of covenants, Conditions and Restrictions which is a public disclosure which is included within the State of California, Department of Real Estate, Final Subdivision Public ("White") Report. This "White Report" is also read and signed by each home buyer Prior to the close

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - MINING NOTIFICATION (cont.) MET

of escrow; and

(4) Statement to be signed by Transferee (Purchaser) which specifically and fully informs the home buyer of the off-site mining operations. At a minimum, this Statement shall clearly indicate that the mining facilities adjacent to Sycamore Creek are in operation 24 hours each day, seven days a week, and these operations generate dust, vibration, noise, large truck traffic and other potential nuisance-related impacts. The "Aerial Photograph of adjacent Mining Facilities" shall be separately signed by the Transferee (Purchaser) and shall be attached to and a part of this Statement.

30.PLANNING. 43 SP - IF HUMAN REMAINS FOUND MET

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

"IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - IF HUMAN REMAINS FOUND (cont.) MET

from that group and the County Archaeologist."

30.PLANNING. 44 SP - INADVERTANT ARCHAEO FIND MET

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

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - INADVERTANT ARCHAEO FIND (cont.) MET

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource."

30.PLANNING. 45 SP - PARK PLANS REQ PA26 MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 26 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.PLANNING. 46 SP - PARK CONST REQ PA26 MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 26 shall be constructed, planted and operational.

30.PLANNING. 47 SP - PARK PLANS REQ PA24A MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24a park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 48 SP - PARK CONST REQ PA24A MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24a shall be constructed, planted and operational.

30.PLANNING. 49 SP - PARK PLANS PA24D MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 105th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24d park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.PLANNING. 50 SP - PARK CONST REQ PA24D MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 126th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24d shall be constructed, planted and operational.

30.PLANNING. 51 SP - PARK PLANS REQ PA27 MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 51 SP - PARK PLANS REQ PA27 (cont.) MET

Prior to the issuance of the 21th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 27 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.PLANNING. 52 SP - PARK CONST REQ PA27 MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 42th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 27 shall be constructed, planted and operational.

30.PLANNING. 55 SP - BASIN REQ PA29 MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 15th building permit in Planning Areas 17a, b, c, and/or d, the landscaped basin for Planning Area 29 shall be constructed.

30.PLANNING. 56 SP - OPEN SPACE DED PA20B NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 1,368th building permit within the SPECIFIC PLAN, the open space-conservation area shown on the SPECIFIC PLAN Land Use Plan as Planning Area 20b shall be dedicated to a Master Homeowners Association or similar public/private entity.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57 SP - PARK CONST REQ PA28 NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project (as a 100 series counting condition):

Prior to the issuance of the 1,368th building permit within the SPECIFIC PLAN, the park/open-space for Planning Area 28 shall be constructed and operational.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP256A2/TS GEOMETRICS INEFFECT

The project shall be responsible for the following intersection geometric improvements:

Campbell Ranch Road/Temescal Canyon Road
NB - one left turn lane, one right turn lane
SB - N/A
EB - two through lanes, one right turn lane
WB - one left turn lane, two through lanes

or as approved by the Transportation Department.

30.TRANS. 4 SP - SP256A2/ON-SITE IMPROVE'T INEFFECT

Existing De Palma Road shall be realigned to intersect with Indian Truck Trail at proposed Campbell Ranch Road within the specific plan boundaries. The realignment may require off-site improvements for connection to existing De Palma Road. Raised medians shall be constructed on Campbell Ranch Road from Mayhew Canyon Road to Indian Truck Trail; on De Palma Road from Indian Truck Trail to the eastern project boundary; and on Indian Truck Trail from De Palma Road to I-15 SB ramps as indicated in Figure 5 of the Specific Plan.

30.TRANS. 5 SP - SP256A2/TRAFFIC STD REQ INEFFECT

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 256 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP256A2/BIKE TRAILS INEFFECT

All bike trails developed as part of this specific plan should be designated as Class I bikeways generally located within separate right-of-way in accordance with the standards contained within the California Department-Highway Design Manual (latest edition).

30.TRANS. 7 SP - SP256A2/CONDITIONS INEFFECT

Prior to any project approval the development standards of Specific Plan No. 256 shall be reviewed and complied with.

30.TRANS. 8 SP - SP256A2/ROAD IMPROVEMENTS INEFFECT

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461, as a requirement of the implementing subdivisions or development proposals for the Specific Plan, subject to approval by the Director of Transportation.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

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

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular

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40. PRIOR TO PHASING (UNITIZATION)

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

time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - MASTER CC&R RECOMMND

Condition 12 of the Biological Opinion (BO) issued by USFWS, dated Jan 31, 2001; "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2), requires the payment of maintenance fees by the HOA to the conservation entity responsible for the management of the conservation easement. These payments would be made on an annual basis, and would follow the fee schedule prescribed by condition 12 of the BO. Article 3.13 of the "Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Sycamore Creek A Master Planned Community" shall be amended to include the fee schedule described by condition 12 of the BO. The article shall also be amended to replace "The Environmental Trust" (no longer in existence) with the Riverside Corona Resource Conservation District (RCRCD). The revised article shall be reviewed and approved by Riverside County Planning Department Environmental Programs Division (EPD) prior to amendment.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 4 MAP-#88-ECS-AUTOMATIC GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 5 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a

50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 6 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 7 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

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

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

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

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 5000 square feet net.

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

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

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

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

An offer of dedication to the County of Riverside for a series of fifteen to twenty foot (15'-20') wide community trails shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

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 fifteen to twenty foot (15'-20') wide community trail located within lots 192, 193, and 194. The 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 RECOMMND

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP - ECS NOTE SURFACE MINING RECOMMND

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

"All Lots as shown on this map are located partly or wholly within 1,600 feet of a surface mining operation permitted pursuant to Ordinance No. 555. The lots may be subject to vibration, noise, fumes, dust, odors and other disturbances from surface mining activities, which include, but are not limited to, blasting, extraction, crushing, processing, grading, stockpiling and storage or transportation of mineral resources."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 1,600 feet of a surface mining operation permitted pursuant to County Ordinance No. 555.

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) RECOMMND

Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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 covenents, 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 - LC LNDSCP COMMON AREA MA RECOMMND

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

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

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

c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d.Covenants, Conditions, and Restrictions for the SPECIFIC

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50. PRIOR TO MAP RECORDATION

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

PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto). e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto)

50.PLANNING. 34 MAP - ECS FAULT HAZARD RECOMMND

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) ("Restricted-Use Zones" per GEO02232))shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 2232 was prepared for this project by Advanced Geotechnical Solutions. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy and structure-supporting fills shall not be allowed in the fault hazard area within the recommended fault setbacks ("Restricted-Use Zones") established in GEO02232, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

50.PLANNING. 35 MAP - ECS SLOPE STABILITY RECOMMND

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 potential slope instability, debris flow, rockfall and landslide hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2232,

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - ECS SLOPE STABILITY (cont.) RECOMMND

contain areas of potential slope instability, debris flow, rockfall and/or landslide hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading."

50.PLANNING. 36 MAP - ECS MINING RECOMMND

All lot numbers shown on this map are located within an area of influence of land zoned for primarily mining and Mineral resources purposes (M-R-A) by the County of Riverside. It is the declared policy of the County of Riverside that no mining or mineral resources activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar mining and mineral resources operations in the same locality, shall be or become a nuisance, Private or public, due to any changed condition in or about the locality, after the same has been in operation for more than (3) years, if it was not a nuisance at the time it began. The term "mining and mineral resources activity, operation or facility, or appurtenances thereof" includes, but is not limited to, quarrying, excavating, processing, and stockpiling of rock, sand, gravel, decomposed granite, and similar materials.

50.PLANNING. 37 MAP - MINING NOTIFICATION RECOMMND

Prior to map recordation, the applicant shall implement the requirements of Certified Environmental Impact Report (EIR) No. 325 to provide for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of mining and/or other mineral resources used within the vicinity of the property and potential impacts from those uses. As specified in Certified EIR No. 325, said notification shall include:

(1) Declaration of Covenants, Conditions and Restrictions (CC&Rs), which will be included with the overall Covenants, Conditions and Restrictions for the project. These CC&Rs have already been prepared and have been recorded. They must be provided to each home buyer and must be read and signed by the buyer prior to the close of escrow;

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP - MINING NOTIFICATION (cont.) RECOMMND

(2) Transfer Statement to be included in Grant Deeds which run with the land and insures that any subsequent home buyer will be notified of the existence of the mines and the Covenants, Conditions and Restrictions with the disclosures as noted above;

(3) Declaration of covenants, Conditions and Restrictions which is a public disclosure which is included within the State of California, Department of Real Estate, Final Subdivision Public ("White") Report. This "White Report" is also read and signed by each home buyer Prior to the close of escrow; and

(4) Statement to be signed by Transferee (Purchaser) which specifically and fully informs the home buyer of the off-site mining operations. At a minimum, this Statement shall clearly indicate that the mining facilities adjacent to Sycamore Creek are in operation 24 hours each day, seven days a week, and these operations generate dust, vibration, noise, large truck traffic and other potential nuisance-related impacts. The "Aerial Photograph of adjacent Mining Facilities" shall be separately signed by the Transferee (Purchaser) and shall be attached to and a part of this Statement.

50.PLANNING. 38 MAP - AMENDED PER CONDITIONS RECOMMND

Residential Lot number 193 as shown on the TENTATIVE MAP shall be removed prior to the recoding of the final map. The final version of the project shall include only 192 residential lots.

50.PLANNING. 39 MAP - FUEL MOD EASEMENT RECOMMND

Prior to recodation of the map, the final map exhibit shall show all required fuel modification areas, including those in the residential backyards of lots 1 through 14, in easments which shall require, at a minuimun, access for Fire inspectors to assure compliance with Fuel Modification requirements.

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/INTERCHANGE IMP RECOMMND

A funding mechanism or Project Agreement shall be in place for funding of the improvements to the I-15/Indian Truck Trail interchange prior to the recordation of TR36317.

50.TRANS. 2 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

50.TRANS. 3 MAP - TS/GEOMETRICS RECOMMND

The intersection of Santiago Canyon Road (NS) at "A" Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through lane
Southbound: one through lane
Eastbound: one shared left-turn/right-turn lane - stop controlled
Westbound: N/A

The intersection of Santiago Canyon Road (NS) at Towhee Lane (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through lane
Southbound: one through lane
Eastbound: one shared left-turn/right-turn lane - stop controlled
Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 5 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Santiago Canyon Road and so noted on the final map.

50.TRANS. 6 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 7 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name signs in accordance with the approved Temescal Valley Design Guideline street name sign.

50.TRANS. 8 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR31908.

50.TRANS. 9 MAP - SOILS 2 RECOMMND

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

50.TRANS. 10 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with the approved Temescal Valley Design Guideline street ligthing standards.

50.TRANS. 12 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

(1) Landscaping along Santiago Canyon Road and "A" Street (Entry), and Towhee Lane from "B" Street to north project boundary.

(2) Trails along Santiago Canyon Road.

(3) Streetlights.

(4) Graffiti abatement of walls and other permanent structures.

(5) Street sweeping.

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

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

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

other electric provider.

50.TRANS. 13 MAP - DEDICATION RECOMMND

Towhee Lane, "B" Street (Towhee Lane to "E" Street), and "E" Street are designated as a Public Local Street and shall be improved with 40 foot full-width AC pavement, 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

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

All other interior streets are designated as a Public Local Street and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. Street "I" shall be a temporary cul-de-sac. It is the developer's responsibility to disclose and notify the prospective home buyers along street "I". When and if the adjacent parcel, APN: 290-660-011, proposes to develop, street "I" shall be extended to said parcel to provide full circulatory access.

Santiago Canyon Road (Public) along project boundary is designated as a Public Collector Street and shall be improved with 34 foot part-width AC pavement (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter (on the project side) within the 76' full-width (43' on the project side and 33' on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 104, Section "A". (Modified for increased half-width right-of-way from 33' to 43' (on project side) and sidewalk shall be constructed 5' from the curb line.)

NOTE: A 5' concrete sidewalk (5' from the curb line) and a 10' trail shall be constructed within the 21' parkway as approved by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - DEDICATION (cont.) RECOMMND

"A" Street (Entry) is designated as a Public Entry Street and shall be improved with 58' full-width AC pavement and 6" concrete curb and gutter within the 80 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (58'/80') (Modified for increased improvements from 44' to 58' AC pavement and increased right-of-way from 74' to 80'.)

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 11' parkway as approved by the Director of Transportation.

2. A 14' landscaped entry median shall be constructed at the centerline of the street.

3. The nose of the median shall be 35' radial from the flow line.

Towhee Lane (Entry) is designated as a Public Entry Street and shall be improved with 60' full-width AC pavement and 6" concrete curb and gutter within the 80' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (60'/80') (Modified for increased improvements from 44' to 60' AC pavement and increased right-of-way from 74' to 80'.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the right-of-way within the 10' parkway as approved by the Director of Transportation.

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

50.TRANS. 14 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design

50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - UTILITY PLAN (cont.) RECOMMND

improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 15 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Santiago Canyon Road, "A" Street (Entry) and Towhee Lane from "B" Street to north project boundary (Kingbird Drive), (and/or trails shall be improved along Santiago Canyon Road).

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

50.TRANS. 16 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 17 MAP - IMP PLANS RECOMMND

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

NOTE: Before you prepare the street improvement plan(s),

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - IMP PLANS (cont.) RECOMMND

please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 18 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 19 MAP - OFF-SITE INFO RECOMMND

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

50.TRANS. 20 MAP - OFF-SITE ACCESS RECOMMND

The landowner/developer shall provide a public off-site a access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way minimum in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. 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 Santiago Canyon Road to a paved County maintained De Palma Road.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND

Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from any affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 MAP - CONSTR. NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 13 MAP - FAULT LOCATIONS RECOMMND

Prior to issuance of a grading permit, the "Fault Hazard Zone" and its included setback area shall be clearly delineated on the grading plan.

60.BS GRADE. 14 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - PRE-CONSTRUCTION MTG (cont.) RECOMMND

schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 16 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 17 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 18 MAP - EMERGENCY OVERFLOW RECOMMND

In instances where the grading plan indicates a drainage system between or adjacent to residential lots such as indicated on Tentative Tract Map No. 36317 lots 105 and 106. Emergency overflow protection shall be included on the grading plan.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

a) fuel modification to reduce fire loading
b) appropriate fire breaks according to fuel load, slope and terrain.

60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

c) non flammable walls along common boundaries between rear yards and open space.
d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONBILE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 9 MAP BASIN 1300 MAINTENANCE RECOMMND

Tract 36317 shall enter into a CSA or other viable maintenance mechanism, specifically for debris removal-type maintenance for Basin 1300.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLANS RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must submit its trail plans, for the 10' decomposed granite trail along the south side of Santiago Canyon Road adjacent to Open Space Lot 195, and for the 15' decomposed granite trail within Open Space Lots 194, 205 and 206, as part of Phase I development shown on the approved tentative map and consistent with Specific Plan No. 256 Amendment No. 2, to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement makings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) RECOMMND

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 3 MAP - COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - COMMUNITY TRAIL ESMNT (cont.) RECOMMND

a proposed trail easement within lot numbers 192, 193, or 194, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 7 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 20 MAP - SLOPE STBILTY RPRT RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 22 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the ounty Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 23 MAP - VERIFY FAULT SETBACKS RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project engineering geologist and geotechnical engineer shall review all plans to verify that all recommendations of County Geologic Report No. 1084 are incorporated into the project design and grading plans with respect to verification of recommended fault hazard setbacks estblished therein. A report of this review and any additional recommendations with respect to faulting shall be submitted in writing to the County Geologist for review and approval before this condition can be changed to status of "MET".

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70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 USE - TRAIL GRADING INSPECTION RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with the conditions of the Regional Park and Open-Space District?s approved trail plans. The Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Department Grading Division, shall inspect the proposed project site in order to ensure that trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 2 MAP - POST GRADING REPORT RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

80.BS GRADE. 3 MAP - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3 MAP - FAULT LOCATIONS (cont.) RECOMMND

portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

The owner/applicant shall obtain Grading Division approval of the staking and shall provide a Certification Letter prepared by the licensed professional, certifying the staking of the "Fault Hazard Zone" and its included setback area. The certification letter shall be submitted to the Building and Safety Department Grading Division for review and approval prior to release for building permit.

FIRE DEPARTMENT

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

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans,BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 MAP BASIN 1300 MAINTENANCE RECOMMND

Tract 36317 shall enter into a CSA or other viable maintenance mechanism, specifically for debris removal-type maintenance for Basin 1300

PARKS DEPARTMENT

80.PARKS. 1 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to or in conjunction with the issuance of building permits, the applicant shall begin construction of the 10' decomposed granite trail adjacent to Open Space Lot 195 and the 15' decomposed granite trail within Open Space Lots 194, 205 and 206, as part of Phase I development shown on the approved tentative map and consistent with Specific Plan No. 256 Amendment No. 2, and as shown on the trail plans approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN (cont.) RECOMMND

Plan of Development.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the irst and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Cornoa Norco School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

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 incorprorated 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 clearecd individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

2. Show front, side and rear yard setbacks.

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8"

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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

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

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

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

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

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

80.PLANNING. 17 MAP - FINAL SITE PLAN RECOMMND

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

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.

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) RECOMMND

2. Each model floor plan and elevations (all sides).

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

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

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

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. See SPECIFIC PLAN for more detail.

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. See SPECIFIC PLAN for more detail.

NOTE: The requirements of this plot plan may be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPENT plot plan conditon of approval shall be cleared individually.

80.PLANNING. 18 MAP - WALLS/FENCING PLANS RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, EXHIBIT W and the TENTATIVE MAP conditions of approval.

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

B. Assure all walls and fences comply with the SPECIFIC PLAN.

80.PLANNING. 19 MAP - HYDRO SEED MIX REQ RECOMMND

Planning areas 24 and 26 are to be seeded or hydro-seeded with a non-irrigated low growing native wildflower, perennial, and shrub mix. Seeding or hydro-seeding is to done in the fall, before the winter rains to insure germination of the seeds. The native wildflower mix will enhance the appearance of the open space and improve recreational experience of the residents while they are using the trails within these open spaces. This condition is intended to negate the need for irrigation in these Planning Areas.

80.PLANNING. 20 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:
1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:
1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 21 MAP - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:
A cash security shall be required when the estimated cost is $2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 MAP- LC LNDSCP COMMON AREA MA RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

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

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

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

80.PLANNING. 23 MAP - SKR FEE RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 717.1 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. Additionally, if previous payments have been made, those shall be taken into account. In the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - SKR FEE (cont.) RECOMMND

event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.) RECOMMND

owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 D 2010 EDITION. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.Plans must be submitte d to the Fire Dept. for review and approval prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.RCFlood.org e-mail: fcnpdes@co.RCFlood.org or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the

90. PRIOR TO BLDG FINAL INSPECTION

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

distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any lot exceeding the 80% of the total recorded residential lots within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL FINAL INSPECTION RECOMMND

Prior to or in conjunction with building permit final inspection approvals for Phase I (96th building permit), the applicant shall complete construction of the 10' decomposed granite trail adjacent to Open Space Lot 195, and the 15' decomposed granite trail within Open Space Lots 194, 205 and 206, with all requirements of the trail plans being met and provide written documentation the trail maintenance mechanism is in place. The application shall coordinate a final inspection with the Regional Park and

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90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 1 MAP - TRAIL FINAL INSPECTION (cont.) RECOMMND

Open-Space District.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - NOISE MITIGATION (1) RECOMMND

Prior to the final building inspection for lots 4 and OS-195 as shown on the tentative map, the project applicant or developer shall construct a 6-foot tall noise barrier located adjacent to Santiago Canyon Road. The noise barrier shall be located between the adjacent roadway and the exterior living areas. Where applicable, the barrier should wrap around the ends of the dwelling units to prevent flanking of noise into the project site. The noise barrier shall consist of material that is at least 3.5 pounds per square foot of face area and shall have no decorative cutouts or other line-of-sight openings between shielded areas and the roadways. The required barrier may be constructed using ant of the following materials:
1)Masonary Block
2)Earthen Berm
3)Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

90.PLANNING. 2 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

All required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. said certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 12 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of the original EIR No.325 and the first and second Addendum to said EIR.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 15 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed n accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds,

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 2 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved Temescal Valley Design Guideline street lighting plan and standards.

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Landscaping along Santiago Canyon Road and "A" Street (Entry), and Towhee Lane from "B" Street to north project boundary.

(2) Trails along Santiago Canyon Road.

(3) Streetlights.

(4) Graffiti abatement of walls and other permanent structures.

(5) Street sweeping.

90.TRANS. 6 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - 80% COMPLETION (cont.) RECOMMND

required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL MAINTENANCE RECOMMND

Prior to the issuance of the 48th building permit within Phase I, the applicant shall provide written documentation to the Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place for the 10' decomposed granite trail adjacent to Open Space Lot 195, and the 15' decomposed granite trail within Open Space Lots 194, 205 and 206.

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - INTERPRETIVE CENTER PA21 INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,237th building permit within the SPECIFIC PLAN, plans for the Interpretive Center in Planning Area 21, including landscaping, facilities, maintenance, and ownership, shall be approved by the County and the Riverside-Corona resource Conservation District.

100.PLANNING. 2 SP - INTERPRETIVE CENTER INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,335th building permit within the SPECIFIC PLAN, the Interpretive Center in Planning Area 21 shall be constructed and operational.

100.PLANNING. 3 SP - TEMESCAL VALLEY MON PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,309th building permit within the SPECIFIC PLAN, plans for the monument sign, as outlined in the Temescal Valley Design Guidelines, shall be approved by the County. The Guidelines call for a Secondary Entry Monument near Indian Truck Trail and Campbell Ranch Road intersection. The monument shall be constructed in accordance with the design standards established in the Temescal Valley Design Guidelines.

100.PLANNING. 4 SP - TEMESCAL VALLEY MON CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,455th building permit within the SPECIFIC PLAN, the Secondary Entry Monument sign near the Indian Truck Trail and Campbell Ranch Road intersection, as outlined in the Temescal Valley Design Guidelines, shall be constructed.

100.PLANNING. 5 MAP - PARK PLANS REQ PA26 RECOMMND

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 26 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

100.PLANNING. 6 MAP - PARK CONST REQ PA26 RECOMMND

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 26 shall be constructed,

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 MAP - PARK CONST REQ PA26 (cont.) RECOMMND

planted and operational.

100.PLANNING. 7 MAP - PARK PLANS REA PA24A RECOMMND

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24a park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

100.PLANNING. 8 MAP - PARK CONST REQ PA24A RECOMMND

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24a shall be constructed, planted and operational.

100.PLANNING. 9 MAP - PARK PLANS REQ PA24D RECOMMND

Prior to the issuance of the 105th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24d park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

100.PLANNING. 10 MAP - PARK CONST REQ PA24D RECOMMND

Prior to the issuance of the 126th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24d shall be constructed, planted and operational.

100.PLANNING. 11 MAP - PARK PLANS REQ PA27 RECOMMND

Prior to the issuance of the 21th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 27 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

100.PLANNING. 12 MAP - PARK CONST REQ PA27 RECOMMND

*** No Text Exists For This Condition ***

TRACT MAP Tract #: TR36317 Parcel: 290-660-012

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 13 MAP - BASIN REQ PA29 RECOMMND

Prior to the issuance of the 15th building permit in Planning Areas 17a, b, c, and/or d, the landscaped basin for Planning Area 29 shall be constructed.

LAND DEVELOPMENT COMMITTEE
4th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 20, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health-Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
P.D. Archaeologist-L. Mouriquand

SPECIFIC PLAN NO 256A2 SCREENCHECK NO 4, TENTATIVE TRACT MAP NO. 36317 AMENDED NO.1– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST: Specific Plan No. 00256, Amendment No. 2** proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. **Tentative Tract Map No. 36317** proposes a 194 lot subdivision of 36.6 gross acres with an average lot size of 8,510 square feet within Planning Areas 17a, 17b, 17c, 17d, 24f, 24g, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 21, 2011 Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, Project Planner,** at **(951) 955-8631**, or e-mail at **MSTRAITE@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
4TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 12, 2012

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health- Ind. Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36317 AMENDED NO.3– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST:** The project proposes a subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda January 3, 2012** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, (951) 955-8631**, Project Planner, or e-mail at **mstraite@rctlma.org** / MAILSTOP **#: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 10, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Fire Dept.-Strategic Planning
Riv. Co. Dept. of Building & Safety–Grading
Riv. Co. Dept. of Building & Safety-Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
P.D. Archaeologist-L. Mouriquand
Riv. Co. Surveyor-Bob Robinson

SPECIFIC PLAN NO 256A2 SCREENCHECK NO 5, TENTATIVE TRACT MAP NO. 36317 AMENDED NO.2– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST: Specific Plan No. 00256, Amendment No. 2** proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. **Tentative Tract Map No. 36317** proposes a 194 lot subdivision of 36.6 gross acres with an average lot size of 8,510 square feet within Planning Areas 17a, 17b, 17c, 17d, 24f, 24g, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **8/2/12 Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, **Project Planner,** at **(951) 955-8631**, or e-mail at **MSTRAITE@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
5TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 15, 2013

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co Public Health- Ind. Hyg.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36317 AMENDED NO.4– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: Albert A Webb Associates – First/First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Medium Density Residential (CD:MDR) (2-5 DU/AC), Open Space: Recreation (OS:R), and Public Facilities (PF) as reflected on the Land Use Plan for SP256A2 – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan – REQUEST: The project proposes a Schedule A subdivision of 97.3 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda June 6, 2012** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, **(951) 955-8631**, Project Planner, or e-mail at **mstraite@rctlma.org** / MAILSTOP **#: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
REVISED 5TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 26, 2013

TO

Riv. Co. Transportation Dept.	Riv. Co. Fire Dept.	P.D. Geology Section
Riv. Co. Environmental Health Dept.	Riv. Co. Building & Safety – Grading	P.D. Landscaping Section
Riv. Co Public Health- Ind. Hyg.	Riv. Co. Parks & Open Space District	P.D. Archaeology Section
Riv. Co. Flood Control District	Riv. Co. Environmental Programs Division	

TENTATIVE TRACT MAP NO. 36317 AMENDED NO.4– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: Albert A Webb Associates – First/First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Medium Density Residential (CD:MDR) (2-5 DU/AC), Open Space: Recreation (OS:R), and Public Facilities (PF) as reflected on the Land Use Plan for SP256A2 – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan – REQUEST: The project proposes a Schedule A subdivision of 97.3 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al

The attached map has been slightly modified to reflect changes to 2 basins, in lots 201 and 200. The lot sizes or dimensions have not changed, only the infrastructure internal to the basin has changed. The Amended number on the exhibit has not been changed, but the date has. Please revise your files and conditions accordingly.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, **(951) 955-8631**, Project Planner, or e-mail at **mstraite@rctlma.org** / MAILSTOP **#: 1070**

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE: Set ID# CC0060070

- [x] TRACT MAP
- [ ] REVISED MAP
- [ ] PARCEL MAP
- [ ] MINOR CHANGE
- [ ] REVERSION TO ACREAGE
- [ ] AMENDMENT TO FINAL MAP
- [ ] VESTING MAP
- [ ] EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36317 DATE SUBMITTED: 10-18-10

APPLICATION INFORMATION

Applicant's Name: Starfield Sycamore Investors, LLC E-Mail: Brian@foremostcommunities.com

Mailing Address: 2151 Michelson Drive #250 *Street*

Irvine, CA 92612 *City State ZIP*

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

Engineer/Representative's Name: Albert A. Webb Associates / Sandy Chandler E-Mail: sandy.chandler@webbassociates.com

Mailing Address: 3788 McCray Street *Street*

Riverside, CA 92506 *City State ZIP*

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Starfield Sycamore Investors, LLC E-Mail: Brian@foremostcommunities.com

Mailing Address: 2151 Michelson Drive #250 *Street*

Irvine, CA 92612 *City State ZIP*

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

EA42390 / CFG05754

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dan Schwaegler — *PRINTED NAME OF APPLICANT*

Dan Schwaegler — *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.

Dan Schwaegler — *PRINTED NAME OF PROPERTY OWNER(S)*

Dan Schwaegler — *SIGNATURE OF PROPERTY OWNER(S)*

_____ — *PRINTED NAME OF PROPERTY OWNER(S)*

_____ — *SIGNATURE OF PROPERTY OWNER(S)*

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-660-002, -003, -005, -012, 290-670-006 and -007

Section: 12 Township: 5S Range: 6W

Approximate Gross Acreage: 89.10 acres

General location (cross streets, etc.): North of Cleveland National Forest, South of Santiago Canyon Road, East of Maitri Rd, West of I-15 Fwy.

Thomas Brothers map, edition year, page number, and coordinates: PG 834 Grid F2

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide 89.10 Acres into 194 residential lots (6,013 SF minimum) with water quality basins and passive park open space amenities

Related cases filed in conjunction with this request:

Sycamore Creek Specific Plan #256 Amendment #2

Is there a previous development application filed on the same site: Yes ☑ No ☐

If yes, provide Case No(s). SP 256 Amendment #1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 38554 E.I.R. No. (if applicable): 325

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☑ No ☐

If yes, indicate the type of report(s) and provide a copy: On file with County - Traffic, Geotechnical, Fault, Air, Noise, Drainage, Cultural, Biological, etc. New reports are in progress and will be submitted at a later date.

Is water service available at the project site: Yes ☑ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☑ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☐

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes ☐ No ☑

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 420,000

Estimated amount of fill = cubic yards 336,000

Does the project need to import or export dirt? Yes ☐ No ☐

Import _____ Export _____ Neither _____

PROPERTY OWNERS CERTIFICATION FORM

I, Stella Spadafora certify that on September 17, 2013,

The attached property owners list was prepared by Riverside County GIS,

For APN (s) or case numbers TR36317

Company or Individual's Name RCIT - GIS,

Distance buffered 600 Feet

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

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

TITLE GIS Analyst Signature: Stella Spadafora

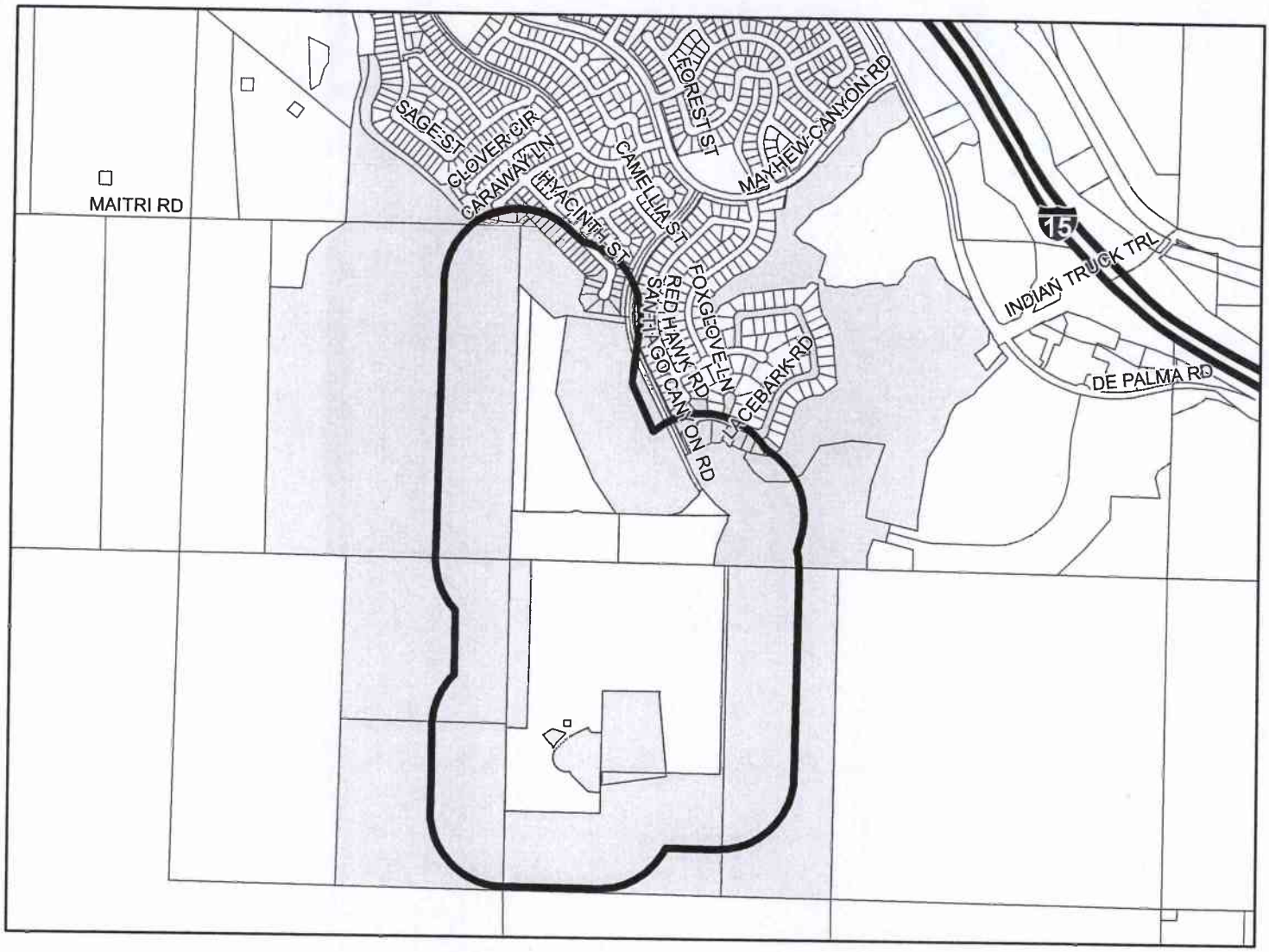
ADDRESS: 4080 Lemon Street, 10th Floor

Riverside, CA 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-3288

checked by mgt 5. expires Feb 17, 2013

TR36317
(600 Feet Radius)



Selected Parcels

290-660-011	290-591-041	290-640-050	290-591-050	290-602-014	290-591-040	290-602-018	290-602-026	290-602-002	290-602-010
290-591-042	290-591-053	290-640-002	290-670-005	290-602-024	290-602-007	290-602-005	290-640-016	290-602-019	290-591-039
290-602-023	290-640-048	290-640-004	290-640-001	290-591-052	290-602-012	290-640-003	290-602-009	290-670-033	290-640-017
290-591-054	290-670-004	290-650-027	290-650-026	290-160-013	290-660-010	290-640-051	290-602-016	290-602-015	290-602-001
290-640-005	290-602-022	290-602-006	290-150-004	290-160-011	290-160-014	290-640-007	290-640-018	290-160-017	290-660-013
290-602-008	290-640-049	290-602-025	290-602-027	290-602-017	290-602-011	290-602-003	290-650-025	290-602-004	290-602-013
290-640-006	290-602-021	290-110-055	290-602-020	290-660-002	290-660-003	290-660-005	290-660-006	290-660-012	290-670-006
290-670-007	290-110-056	290-640-041	290-640-065	290-670-034	290-640-067	290-650-050	290-650-028	290-150-009	290-591-051
290-120-005	290-150-003								

1,000 500 0 1,000 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 290110055, APN: 290110055
RICHMOND AMERICA HOMES OF MARYLAND I
4350 S MONACO ST STE 400
DENVER CO 90237

ASMT: 290110056, APN: 290110056
SYCAMORE CREEK COMMUNITY ASSN
C/O EDGAR GOMEZ
5171 CALIFORNIA STE 120
IRVINE CA 92617

ASMT: 290150003, APN: 290150003
WERNER FAMILY PROP
C/O PATTY SCHULER
P O BOX 77850
CORONA CA 92877

ASMT: 290160013, APN: 290160013
JOE ACHTEN
STE 112-221 C/O KILEY CHILDRENS TRUST
2279 EAGLE GLEN PKWY
CORONA CA 92883

ASMT: 290591039, APN: 290591039
MARY ENDERS, ETAL
10906 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591040, APN: 290591040
NOEL LORONA, ETAL
10927 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591041, APN: 290591041
JENNY TIEU, ETAL
10939 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591042, APN: 290591042
YAO LIU, ETAL
10951 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591050, APN: 290591050
ALI ALSILAWI
25465 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591051, APN: 290591051
JULIUS ABANISE, ETAL
25473 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591052, APN: 290591052
MAYUMI KODO, ETAL
25481 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591053, APN: 290591053
MICHELLE STOTTS, ETAL
25489 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591054, APN: 290591054
YUH YUN LIN, ETAL
604 EL VALLENITO DR
WALNUT CA 91789

ASMT: 290602001, APN: 290602001
JENNIE LEE, ETAL
25505 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602002, APN: 290602002
CARLENE STRATHMANN, ETAL
25513 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602003, APN: 290602003
MIHEE JANG
25521 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602004, APN: 290602004
SALVACION NABUA, ETAL
25529 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602005, APN: 290602005
DANIEL OAS
6250 N IRWINDALE AVE
IRWINDALE CA 91702

ASMT: 290602006, APN: 290602006
KINDRED WHITE
25545 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602007, APN: 290602007
DAGMAR CHRISTENSEN, ETAL
25553 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602008, APN: 290602008
MICHAEL LORBER, ETAL
25561 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602009, APN: 290602009
ISSAM MAYASSI
25569 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602010, APN: 290602010
VASUNDHARA BENSON, ETAL
25577 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602011, APN: 290602011
SALLY SHIPLEY, ETAL
25609 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602012, APN: 290602012
DAWN RODRIGUEZ, ETAL
25617 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602013, APN: 290602013
THELMA MORENO, ETAL
25625 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602014, APN: 290602014
ELIZABETH RUSSO, ETAL
25633 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602015, APN: 290602015
JENINE SLOAN, ETAL
25630 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602016, APN: 290602016
SHARON GAGNE, ETAL
25622 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602017, APN: 290602017
ANNE CHANCE, ETAL
25614 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602018, APN: 290602018
MERCEDES VIRAMONTES, ETAL
25600 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602019, APN: 290602019
PRIYANKA VYAS, ETAL
25598 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602020, APN: 290602020
PATTI CURRIER, ETAL
25590 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602021, APN: 290602021
RC PROP V
C/O RESIDENTIAL FUNDING CO
8400 NORMANDALE LAKE BLVD
BLOOMINGTON MN 55437

ASMT: 290602022, APN: 290602022
KHA NOU
25582 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602023, APN: 290602023
DOUGLAS WHITEFIELD
25574 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602024, APN: 290602024
DANA YEARTA
25566 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602025, APN: 290602025
DANITZA VASQUEZ, ETAL
25558 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602026, APN: 290602026
BANK OF AMERICA
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 290602027, APN: 290602027
CONNIE CURRIER, ETAL
25542 HYACINTH ST
CORONA, CA. 92883

ASMT: 290640001, APN: 290640001
GERARDO ALAMO
25587 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640002, APN: 290640002
ERIC BJORNASTAD, ETAL
25597 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640003, APN: 290640003
DIANE OEI, ETAL
25607 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640004, APN: 290640004
FEDERAL NATL MORTGAGE ASSN
C/O FANNIE MAE
P O BOX 650043
DALLAS TX 75265

ASMT: 290640005, APN: 290640005
DESIREE ROMANO, ETAL
25627 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640006, APN: 290640006
KELLY PRIMERANO, ETAL
25637 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640007, APN: 290640007
LANDA IVERSON
25647 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640016, APN: 290640016
MARGARET MCKEE, ETAL
25737 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640017, APN: 290640017
LACEY COX, ETAL
25747 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640018, APN: 290640018
DONNA GROFF, ETAL
25744 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640048, APN: 290640048
NANCY GALVAN, ETAL
11305 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640049, APN: 290640049
LUVY LEAL
11281 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640050, APN: 290640050
ALBERT BYNUM
11257 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640051, APN: 290640051
JOHN DUHAMELL
11233 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640065, APN: 290640065
SYCAMORE CREEK COMMUNITY ASSN
C/O PAM PENTON
1451 RIMPAU AVE STE 107
CORONA CA 92879

ASMT: 290650025, APN: 290650025
KIMBERLY SARUWATARI, ETAL
11353 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290650026, APN: 290650026
CHUNG KIM, ETAL
11341 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290650027, APN: 290650027
SHINAN KANG, ETAL
11329 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290650028, APN: 290650028
TERI ZEPNICK, ETAL
11317 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290650050, APN: 290650050
SYCAMORE HILLS COMMUNITY ASSN
C/O DONALD L BOORTZ
16845 VON KARMAN STE 200
IRVINE CA 92606

ASMT: 290660010, APN: 290660010
JOE ACHTEN
C/O KILEY CHILDRENS TRUST
205 E 5TH ST
CORONA CA 92879

ASMT: 290660011, APN: 290660011
JUANITA GRAY, ETAL
11011 INDIAN TRUCK TR
CORONA, CA. 92883

ASMT: 290660012, APN: 290660012
STARFIELD SYCAMORE INV
C/O STEVEN CAMERON
14 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 290660013, APN: 290660013
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 290670004, APN: 290670004
NANCY CLEVELAND, ETAL
25629 SANTIAGO CANYON RD
CORONA CA 92883

ASMT: 290670005, APN: 290670005
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 290670007, APN: 290670007
STARFIELD SYCAMORE INV
C/O STEVEN C CAMERON
14 CORPORATE PLAZA
NEWPORT BEACH CA 92660

ASMT: 290670033, APN: 290670033
JANET CLEVELAND, ETAL
25625 SANTIAGO CANYON RD
CORONA CA 92883

ASMT: 290670034, APN: 290670034
SYCAMORE CREEK COMMUNITY ASSN
C/O BRIAN WOODS
2151 MICHELSON DR STE 250
IRVINE CA 92612

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

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

Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

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

Waste Resources Management,
Riverside County
Mail Stop 5950

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

tra

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Starfield Sycamore Inv LLC
ATT: Brian Woods
2151 Michelson Dr. #250
Irvine CA 92612

Albert A Webb Associates
3788 McCray St.
Riverside CA 92506

T&B Planning
17542 East 17th Street Suite 100
Tustin CA 92780

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TENTATIVE TRACT MAP NO. 36317
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Starfield Sycamore Investors LLC
Project Applicant

2151 Michelson Drive, Suite 250 Irvine CA 92612
Address

Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15
Project Location

Tentative Tract Map No. 36317 proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of approved Specific Plan No. 256A2.
Project Description.

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 6, 2013, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to Certified EIR No. 325 was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS previously adopted for the project.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature	*Title*	*Date*

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 4/15/2013
Y:\Planning Case Files-Riverside office\SP00256A2\PC\NOD Form.docx

Please charge deposit fee case#: ZTR36317 ZCFG .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE N* REPRINTED * R1011453
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

****
****

Received from: STARFIELD SYCAMORE INV LLC $64.00
paid by: CK 1576
FISH & GAME FOR EA42390(ADDENDUM 4-EIR 325)TR36317
paid towards: CFG05754 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By_____ Oct 18, 2010 16:57
GLKING posting date Oct 18, 2010

****
****

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

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *