

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42516
Project Case Type (s) and Number(s): Tentative Tract Map No. 36430, Change of Zone No.7780
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: Strata Equity Group LLC
Applicant's Address: 4370 La Jolla Village Drive Suite 960 San Diego CA 92122

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7780 (CZ07780) proposes to formalize the Planning Area boundaries for PA 38, 39, 40 and 34.

Tentative Tract Map No. 36430 (TR36430) proposes to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

Subsequent discretionary approvals for this project will include:

- Grading permits
- Landscaping permits
- Building permits
- Wall and fence plans

No off-site improvements are anticipated for this project.

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

C. Total Project Area: 180 acres

D. Background: The Specific Plan was approved in 1994 using EIR No. 329. The first Amendment to the Specific Plan was approved in 2007 using a Mitigated Negative Declaration (EA No. 38625) which also approved Tentative Tract Map No. 29322 in Planning Areas 26 and 28. The second Amendment to the Specific Plan (SP260A2) was approved in 2008 and was processed concurrently with two Tentative Tract Maps, Numbers 34118 and 34600 in Planning Areas with a mitigated negative declaration (EA No. 40275).

II. Data:

Residential Acres: 180	Lots: n/a	Units: 5,354	Projected No. of Residents: 540
Commercial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

A. Assessor's Parcel No(s): 459-030-010, 461-020-004, 461-020-006

B. Street References: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.

C. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 2 West, Section 18 South West and 19 North West

D. Brief description of the existing environmental setting of the project site and its surroundings: The project site features sandy loam soils and features significant topography. Large portions of the project are flat to the south west of the site, but the north east of the site features large hills. There is little vegetation on the site, except in a swale that features vegetation and potential habitat, these areas are being avoided. Homes have been constructed in the vicinity.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the adopted Specific Plan, it is considered to be consistent with the Land Use Element of the General Plan.
2. **Circulation:** The project is consistent with the adopted Specific Plan, will be building out identified streets from the General Plan, it is considered to be consistent with the Circulation Element of the General Plan.
3. **Multipurpose Open Space:** The project features park space and significant open space. It is consistent with the adopted Specific Plan, it is considered to be consistent with the Multipurpose Element of the General Plan.
4. **Safety:** The project is proposing residential development, and will not transport any dangerous materials or result in significant use of dangerous chemicals. The project is consistent with the adopted Specific Plan, it is considered to be consistent with the Safety Element of the General Plan.
5. **Noise:** The project is proposing residential development that is consistent with the adopted Specific Plan, it is considered to be consistent with the Land Use Element of the General Plan.
6. **Housing:** The project is proposing residential development that is consistent with the adopted Specific Plan, it is considered to be consistent with the Housing Element of the General Plan.
7. **Air Quality:** The project is proposing residential development that is consistent with the adopted Specific Plan, it is considered to be consistent with the General Plan.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium High Density Residential (MHDR), Community Park, School, and Medium Density Residential (MDR) as reflected on the Specific Plan Land Use Plan for Specific Plan No. 260A2.

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Harvest Valley / Winchster Area Plan to the north, east, and south; City of Menifee is to the west.
2. **Foundation Component(s):** Community Development in all adjacent directions
3. **Land Use Designation(s):** Open Space Conservation (OS-C) as reflected in Specific Plan No. 260A2 to the east, Commercial Retail (CR) and Light Industrial (LI) to the south, City of Menifee to the west, and Medium Density Residential (MDR) as reflected in Specific Plan No. 260A2 to the north.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south east

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 260 (Menifee North), as adopted by Amendment No. 2
2. **Specific Plan Planning Area, and Policies, if any:** The project is located within Planning Areas 34, 38, 39, and 40 of Specific Plan No. 260A2

I. Existing Zoning: Specific Plan Zone

J. Proposed Zoning, if any: Specific Plan Zone

K. Adjacent and Surrounding Zoning:

North: Specific Plan Zone (SP 260)
East: Specific Plan Zone (SP 260)
South: Specific Plan and Agriculture Poultry (AP)
West: City of Menifee

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

V. 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

5/31/14

Date

Matt Straite, Project Planner
Printed Name

For Juan C Perez, Interim Planning Director

VI. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329

Findings of Fact:

- a) County Eligible Interstate 215 intersects with Highway 74 approximately 1.5 miles northwest of the Project. The project is not within a scenic highway corridor.
- b) Much of the area within Specific Plan No. 260A2 is flat without scenic resources. However, there are two major rock outcroppings and hillsides within the Specific Plan which are preserved as open space, one is generally located to the east of the project site. No modifications to those hillsides are anticipated. Additionally, Double Butte Park lies to the east of the Menifee North Specific Plan; no modifications to the views of that hillside are anticipated. The project will not damage scenic resources within the tract map project site. There are no unique trees, rock outcroppings, or scenic vistas within the vicinity of the tract map project site. This project site has been graded for development. No significant changes to the impacts on scenic resources are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329.

Findings of Fact:

The entirety of the Specific Plan is within Zone 'B' of Ordinance No. 655. The impact of the Project has been analyzed fully in EIR No. 329 and addenda to the EIR previously. The proposed project will not create any additional impacts or exacerbate those analyzed in previous documents. Accordingly, development standards and conditions of approval imposed on the project will encourage low-pressure sodium lights, and other shielded and limited lighting be utilized in order to reduce impacts on the Mount Palomar Observatory.

Mitigation: No further mitigation is required.

Monitoring: No further 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?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329.

Findings of Fact:

- a) This project will comply with lighting standards as established by various Riverside County standards and ordinances. Lighting would be typical of a suburban residential community and would not be regarded as a substantial source of light or glare. Artificial lighting introduced in the Planning Area 38 Community Park also would not be regarded as a substantial source of light or glare. Design guidelines for lighting and nighttime lighting restrictions set forth in approved Specific Plan No. 260 would reduce potential light and glare impacts. No reflective or glare-producing building materials are proposed. New lighting will be introduced with this project, but the impacts to lighting are considered to be less than significant.
- b) The new residences of this project will not be exposed to unacceptable light levels, since the project will comply with established County standards.

Mitigation: No further mitigation required.

Monitoring: No further monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, Environmental Impact Report No. 329, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) According to the Riverside County GIS database, the specific plan area is located within areas of Farmland of Local Importance, Farmland of Statewide Importance, Farmland, Prime Farmland, and Other Lands. However, the site has been designated for development by Specific Plan No 260 since 1994; this property was subject to a Specific Plan and Environmental Impact Report which determined that development of this property for urban / suburban development purposes had a greater value than continuing farming activities. In addition, the Tract Map property was included as a portion of Tentative Tract Map (TR 36430) which proposed the development of 340 residential lots between 6,000 and 9,000 square feet on this property. The Project is consistent with the County's General Plan and would not result in farmland conversion impacts beyond the level of impact previously documented in EIR No. 329 (SCH No. 1989100207) and the County's General Plan EIR (SCH No. 2002051143). No new impacts to farmlands will occur as a result of this project.
- b) The zoning for the project site is "SP Zone". Accordingly, the Tract Map is located within Planning Areas 34, 28, 39, and 40 of Specific Plan No. 260A2, which plans for residential uses. The project site is not subject to a Williamson Act Contract, or located within an agricultural preserve.
- c) There are portions of the property within 300 feet of the tract map that are zoned for agricultural uses; therefore it is subject to the "Right to Farm" ordinance. Conditions of approval have been added to the map, however, these are not considered mitigation as they are required by ordinance.
- d) The Tract Map proposes a new subdivision in accordance with the Menifee North Specific Plan. Any impacts related to the altered use of the land were fully addressed in EIR No. 329 and related addenda.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) This project is zoned for residential development; and is therefore not in conflict with any forest zoning or timberland.
- b) The development of the project site will not result in the loss of forest land, since the site has historically been used as dry farming, and has recently been graded for residential use. Therefore, there will be no loss of forest land as a result of this project.
- c) There are no forest lands located in close proximity to the project site. The project site has been graded for residential development. In addition, the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site that will result in conversion of forest land to non-forest use.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430,

Findings of Fact:

- a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing an air quality management plan (AQMP) to insure compliance with state and federal air quality standards. According to EIR 329 for Specific Plan No. 260A2, the map will not conflict with the established 2012 AQMP due to the project complying with the County's General Plan land use designations and population estimates because it will develop the property at densities that are consistent with the existing plans. The current project is also consistent with the population projections and land use designations of Riverside County; and will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are anticipated to be less than significant.
- b,c) The South Coast Air Basin (SCAB) is in a non-attainment status of federal ozone standards, carbon monoxide standards, and state and federal particular matter standards. Any development in the SCAB, including the proposed Project, would contribute to these pollutant violations. The EIR concluded that the construction of the project would comply with standard construction requirements, and although the project would contribute air quality pollutants in the area. The EIR concluded that utilizing standard construction methods and complying with requirements are sufficient to minimize air quality impacts to below a level of significance. Therefore, no new air quality impacts are expected.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. The EIR concluded that there were no new commercial or manufacturing uses within the project site, or would any use generate significant odors. The current project has the same mix of land uses, and therefore no new impacts to sensitive receptors are anticipated.
- e) The project site is not located within close proximity to a substantial point source emitter. Therefore, no impacts are anticipated.
- f) This tentative tract map will not create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

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?

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

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

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

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

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

g) Conflict with any local policies or ordinances

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2), Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, PDB059452 MSHCP Consistency Analysis dated July 22, 2013.

Findings of Fact:

- a) This project is within an area covered by the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). However, the area of proposed development is not located within a "cell" of the WRCMSHCP. As such, the project is subject to be reviewed against the requirements for habitat assessments for certain biological species. As such, requisite biological studies were conducted on the prior approval on this property, no further studies are required and no further impacts are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact the WRCHMSHCP in anyway.
- b-d)The WRCMSHCP identifies several biological species that are of concern in this area. The current proposal has been reviewed by the Riverside County Environmental Programs Department (EPD). The project site contains areas sensitive to the LA Pocket Mouse. These areas have been detailed on the map itself and conditions require that the areas also be labeled on the Environmental Constraints Sheet (ECS)(50.EPD.1), fencing and monitoring is also required during all construction phases (60.EPD.1, 2 and 3) in addition to a requirement for permanent fencing post construction (80.EPD.1). With this mitigation the project will have less than significant impacts.
- e) The project site does not contain any riparian areas, all potential impacts regarding riparian areas were adequately analyzed in the previous CEQA documents.
- f) The project site does not contain any of the habits that would trigger Section 404 review or requirements.
- g) The proposed project does not conflict with any local policies or ordinances. As explained in A the primary policies pertaining to the site are contained in the MSHCP. As explained, the proposed project is consistent with the policies of the MSHCP.

Mitigation: Biologically sensitive areas have been detailed on the map itself and conditions require that the areas also be labeled on the Environmental Constraints Sheet (ECS)(50.EPD.1), fencing and monitoring is also required during all construction phases (60.EPD.1, 2 and 3) in addition to a requirement for permanent fencing post construction (80.EPD.1).

Monitoring: Monitoring is administered through Building and Safety Plan check process.

CULTURAL RESOURCES Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, PAD4760 Phase 1 Cultural Study dated 8/28/12, PDA04762 Phase 2 Cultural Study dated 11/1/12

Findings of Fact:

- e) According to previously certified EIR No. 329, approved IS/MND No. 38625, and the Project's Phase I Cultural and Paleontological Assessment, no historic sites, structures, or resources exist within the within the southern portion of the Specific Plan. Furthermore, according to a records search conducted during the Phase I analysis, no structures are shown in or within proximity of the Project site parcels on either a 1901 USGS 30' Elsinore or 1942 USGS 15' Perris topographic map. The proposed area of development is not located on a historic site. Therefore, the project will not have any impacts on a historic site.
- f) The project site is not a historic site, therefore, the project will not have a significant change in a historic resource.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Archaeological Resources

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

Source: Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, PAD4760 Phase 1 Cultural Study dated 8/28/12, PDA04762 Phase 2 Cultural Study dated 11/1/12

Findings of Fact:

- a-b) The area proposed for development was studied for archeological resources in the original EIR. Additional Cultural Studies have been done specific for the site of the tract map and identified a number of sites that required additional analysis. A Phase 1 Cultural study was done and identified four listed cultural sites that were not considered eligible for California Register of Historical resources. A Phase 2 did a closer surface examination and determined no additional evidence of cultural activity and are not considered unique archaeological resources or historical resources under CEQA. However, subsurface items may still exist that may be exposed during grading

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities. Archeological monitoring of the site is required during all grading activities. With this mitigation, the potential impacts are considered less than significant.

- c) The site is not known to contain human remains. However, the potential exists for the discovery of remains during ground disturbing activities associated with construction. Standard conditions of approval have been added to the project requiring proper procedures should any human remains be encountered. These are standard conditions and not considered mitigation for CEQA purposes.
- d) The area proposed for development is not a religious or sacred site, therefore, no further impacts to religious resources within the proposed Tract Map are anticipated.

Mitigation: Condition of approval 60.Planning.27 and 90.Planning.1 requires Archeological monitoring of the site is required during all grading activities, and a report submitted explain how the monitoring was done.

Monitoring: Monitoring is administered through the Building and Safety Plan check process and by the County Geologist.

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) The project site was studied for paleontological resources in the original EIR and EA40275. According to EIR No. 329 and IS/MND No. 38625, sediments of the Project area are identified as Quaternary alluvium (Qal) of the Holocene Age. Furthermore, the Riverside County Paleontological Sensitivity Map categorizes the site as "High B", which denotes a high potential for the discovery of paleontological resources in subsurface sediments. Due to these conditions, impacts are considered significant before mitigation. With the mitigation measures listed below, impacts would be reduced to a level less than significant.

Mitigation: Conditions of Approval 70.Planning.1, 60.Planning.4 and 60.Planning.28 require the applicant to retain a paleontologist to create a project specific plan for monitoring grading. Said plan shall also be reviewed by the County.

Monitoring: Monitoring is administered through the Building and Safety Plan check process and by the County Geologist.

GEOLOGY AND SOILS Would the project

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

a) Expose people or structures to potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial adverse effects, including the risk of loss, injury, or death?

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002), and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) The entirety of the Specific Plan is not located near a known earthquake fault. Mandatory compliance to the California Building Code (CBC) requirements pertaining to residential and commercial development will reduce seismic impacts to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, it is not anticipated that the development of this project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The entirety of the Specific Plan is not located near a known earthquake fault. Therefore, it is not anticipated that the development of this project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

12. Liquefaction Potential Zone
 a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Addendum to Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) According to the projects geology study, no groundwater was encountered within 50 feet of the surface of the site. However, the soil on the site porous and susceptible to collapse upon

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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flooding. Settlement due to liquefaction is anticipated to be negligible; therefore, there is a less than significant impact. As part of construction, all existing low-density and potentially collapsible soil materials would be removed to underlying competent bedrock and receive compacted fill (COA 10.Planning.3) Actual depths and horizontal limits of soil removals would be determined during grading on the basis of in-grading observations and testing performed by the Project geotechnical consultant and/or engineering geologist. Mandatory compliance to the California Building Code (CBC) requirements pertaining to residential and commercial development will reduce the potential impact to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. With this mitigation, the impacts are less than significant.

Mitigation:

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

- 1.To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
- 2.Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.
- 3.Removal of collapsible soils.
- 4.Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

a) The area of the Specific Plan has several areas of potential groundshaking. These impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have already been discussed in the original Environmental Impact Report No. 329 and its addenda. For the tentative map site, the geology study conducted for Tentative Tract Map No. 36430 concluded that no documented active faults are known to traverse toward the subject site and the potential for ground rupture at the site is considered to be low.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

a) The area of the Specific Plan has several areas determined to be subject to various intensities of landslide risk. These impacts have already been discussed in the original Environmental Impact Report No. 329 and its addenda. The geology study done for the map area concluded:

- 1.No documented active faults are known to traverse toward the subject site.
- 2.The potential for ground rupture at the site is considered to be low.
- 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
- 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
- 5.The potential for landsliding due to seismic shaking is considered low.
- 6.The potential for rockfall exists at this site.
- 7.Rippability of the bedrock materials will be a major economic consideration for this project.
- 8.Significant excavation depths are anticipated to require blasting.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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9.The porous soils encountered on the site present a significant hazard of collapse upon flooding.

10.Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1' (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

Because the potential for rockfall exists at the site some mitigation is required. The design of the project addresses rockfall with a ditch along the slopes. In addition a street runs along the edge of the slopes, to further protect the homes. Additional mitigation has been added, see eblow. With mitigation, the impacts are considered less than significant.

Mitigation:

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

- 1.To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
- 2.Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.
- 3.Removal of collapsible soils.
- 4.Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

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?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The area of the Specific Plan has several areas determined to be subject to various ground subsidence issues. These impacts have already been discussed in the original Environmental Impact Report No. 329 and its addenda. The geology study done for the map area concluded:

- 1.No documented active faults are known to traverse toward the subject site.
- 2.The potential for ground rupture at the site is considered to be low.
- 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
- 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
- 5.The potential for landsliding due to seismic shaking is considered low.
- 6.The potential for rockfall exists at this site.
- 7.Rippability of the bedrock materials will be a major economic consideration for this project.
- 8.Significant excavation depths are anticipated to require blasting.
- 9.The porous soils encountered on the site present a significant hazard of collapse upon flooding.
- 10.Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1' (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

Because the potential for rockfall exists at the site some mitigation is required. The design of the project addresses rockfall with a ditch along the slopes. In addition a street runs along the edge of the slopes, to further protect the homes. Additional mitigation has been added, see eblow. With mitigation, the impacts are considered less than significant.

Mitigation:

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

- 1.To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
- 2.Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Removal of collapsible soils.

4. Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

a) A geological study was done for the project map project site. The study concluded that there were no 'other' impacts that will create any significant impacts. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The existing topography of the proposed Project site is nearly level (for the areas proposing development); elevations range from approximately 1,550 feet above mean sea level (MSL) to approximately 1,450 feet above MSL. No unique topographical features are present on the property. Construction proposed on the Project site would not substantially change the site's topography. Maximum angle of all cut and fill slopes are proposed to be 2 horizontal to 1. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.
- b) The project area features significant topography. The areas proposed for development have mild grades, and an open space area is designed to remain a steep hillside with potential rockfall issues. There will be slopes over 10 feet and steeper than 2:1. These were addressed in the Geology study which concluded:

- 1.No documented active faults are known to traverse toward the subject site.
- 2.The potential for ground rupture at the site is considered to be low.
- 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
- 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
- 5.The potential for landsliding due to seismic shaking is considered low.
- 6.The potential for rockfall exists at this site.
- 7.Rippability of the bedrock materials will be a major economic consideration for this project.
- 8.Significant excavation depths are anticipated to require blasting.
- 9.The porous soils encountered on the site present a significant hazard of collapse upon flooding.
- 10.Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1` (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

Additional mitigation has been added, see below. With mitigation, the impacts are considered less than significant.

- c) The area proposed for development is proposed to be serviced by Eastern Municipal Water District. The current project proposes to maintain the topography and grading pattern that exists on the subject site. No additional impacts to subsurface sewage disposal systems are anticipated.

Mitigation:

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

1. To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
2. Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.
3. Removal of collapsible soils.
4. Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) The project has done a Water Quality Management Plan, and a hydrology study. These have resulted in design features, incorporated into the project design, that mitigate any soil loss or erosion. There will be no impacts.
- b) According to the geo study done for the project site, the project is not located on expansive soil. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations. There will be no impacts.
- c) The project is not proposing septic systems and there are no other soil related risks.

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

Monitoring: No monitoring is required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002.), WQMP, Flood Control review and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) Short-term erosion would occur during Project grading and construction. Erosion control measures are required by the County and the Regional Water Quality Control Board (RWQCB) to limit the amount of soil and sediment material that would leave the site boundaries. The Project site does not contain any river channels, streams or lakebeds, nor is it near enough to a river channel, stream or lakebed to have a significant erosional effect.
- b) Due to the slight level of erosion and slight to moderate runoff for the on-site soil types, the Project site does not naturally experience much erosion; however, grading activities associated with the proposed Project would increase soil erosion and runoff in the short-term. Development of the property would result in an increase of impermeable surfaces which could increase off-site water erosion. Erosion would be controlled part of the required Storm Water Pollution and Prevention Plan (SWPPP) that would incorporate Best Management Practices (BMP's) during construction. Following development of the property and the introduction of impervious surfaces and landscaping, erosion and loss of top soil would be substantially reduced. The Project is required to comply with the National Discharge Elimination System (NPDES) requirement to obtain a construction permit from the State Water Resources Control Board (SWRCB). The owner operator can comply by submitting a Notice of Intent (NOI), developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. As NPDES requirements are applicable to all development over 1 acre in size, they are not considered mitigation for CEQA implementation purposes.

The Riverside County Flood Control and Water Conservation District has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Conditions of Approval have been issued to ensure erosion impacts are reduced to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

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

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact: According to the County General Plan, the Project site lies outside of the County's mapped Wind/Erosion and Blowsand areas. However, the site is currently subject to wind erosion when soils are exposed during harvest and tilling of the onsite agricultural fields under existing conditions. During Project construction, the site would not be exposed to any increased wind erosion above that which already occurs under existing conditions. Implementation of the proposed Project would result in development of the property, thereby eliminating exposed, unvegetated soils and reducing the potential for wind erosion. Impacts are considered less than significant and do not require mitigation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 20) Greenhouse Gas Emissions | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | | |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, California Climate Action Registry. Greenhouse Gas Impact Analysis by Webb and Associates dated September 2013

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a,b) Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. Riverside County requires that any analysis of greenhouse gases (GHGs).

The Greenhouse Gas Study concluded that although there are no adopted federal, state, or local quantitative thresholds for the region, the County of Riverside is using the AB 32 reduction target of 28.4 percent as a threshold of significance. The proceeding analysis indicates that in 2020 the proposed Project will emit 5,629.78 MTCO2E /year. In 2020, the proposed Project along with implementation of statewide GHG reduction measures would result in a 28.4 percent reduction compared to the BAU emissions level (7,862.23 MTCO2E/year), which achieves the AB 32 reduction target, without accounting for the additional GHG reductions resulting from the Project's use of recycled water. Therefore, the Project has demonstrated compliance with AB32 and no additional analysis or mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The area proposed for development is a residential subdivision within an existing specific plan. As a result, the current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.
- b) The area proposed for development is a residential subdivision within an existing specific plan. Although it is conceivable that an industrial accident may occur during the course of construction of the project causing spillage, it is not anticipated to be a significant risk. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.
- c) The design of this project has been approved by the Riverside County Fire Department. The Fire Department has determined that the project has been designed so that emergency services can adequately service the project. Therefore, the project will not physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The area proposed for development is a residential subdivision. As a result, incremental increases in household chemicals and waste are anticipated. However, these increases are mitigated by compliance with standard practices such as recycling and green waste disposal. There are two proposed schools near the project site; one to the north in Planning Area 12 and the other to the south in Planning Area 19. However, the standard use, transport, and waste of household chemicals are not anticipated to negatively impact those proposed school sites. The modifications to the specific plan are technical and terminological in nature, and thus will not have any impact on hazardous materials or their transport. In short, the current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.
- e) The specific plan area, and Tentative Tract Map No. 36430 are not located on the State-generated list of hazardous materials sites (Cortese List).

Mitigation: No mitigation required

Monitoring: No monitoring required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-d) SP 260(A2) is affected by Areas of Change 1, 2, and 3 located within the southern-most portion of the March Air Reserve Base Area of Influence; however the proposed map is outside any influence areas. This was identified in the previous EIR.

Mitigation: No monitoring required.

Monitoring: No monitoring required.

23) Hazardous Fire Area

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a) According to County General Plan Figure S-11 "Wildfire Susceptibility," the proposed Project site is not located within a wildfire susceptibility zone. No wildlands are located adjacent to the site. The proposed Project would adhere to County Fire Department standards and requirements. As a standard Condition of Approval, any implementing project within the Specific Plan will be required to provide proper fuel modifications and access for emergency services as required by the Fire Department and Riverside County Ordinance No. 787.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

24) 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?

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

c. Substantially deplete groundwater supplies or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, EA41776

Findings of Fact:

a-h) The Tract Map will not alter flows or drainage for the area, will not impact previous regional drainage plans, will not violate any water quality standards (as it will comply with its WQMP), it will not deplete water supply in the area, the residential units have been factored into the demand for the region long ago when the Specific Plan was approved, it will not create runoff that will not be mitigated by the design of the project as indicated by Flood Control, it will not place structures in the 100 year flood plain, as previous CLOMAR maps have revised the flood plain limits to exclude the map area, and new BMP's will be required. The Specific Plan Substantial Conformance will not be altering the design of the Specific Plan in any that will change or alter the previously approved drainage design.

As outlined previously, the design of the Tract has been approved by the Riverside County Flood Control District which explained:

The southern portion of the site is located within the 100 year Zone A floodplain limits for Ethanac Wash as delineated on Panel No. 060245 2085C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is also subject to tributary offsite runoff from the east and north of Highway 74.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The development of this site is contingent upon the construction of major Romoland Master Drainage Plan (MDP) facilities including Line A to the San Jacinto River, Homeland Line 1 and the Briggs Road Basin. A Community Facilities District (CFD) is in the process of being formed to construct these major drainage facilities. If the CFD doesn't form, individual projects will be required to construct the portions of the MDP system required to provide flood protection and an adequate outlet for runoff emanating from the development area.

The project area will be still subject to offsite from the east and north of Highway 74 even after the construction of the backbone MDP facilities. Any facilities, interim or permanent, would require a public entity to maintain them. The District is not willing to accept maintenance of roadside ditches.

As this development will be required to construct Line A to the San Jacinto River, mitigation for increased runoff will not be required for portions of the project tributary to Line A. A small portion of the site is tributary to Romoland MDP Line B. If any development precedes the construction of Line B, mitigation for increased runoff will be required for that development.

It should be noted that the District will not allow the issuance of grading permits nor allow recordation of any final map until the plans for Line 1 (including inlets that will be publicly maintained), Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any unit until all necessary upstream and downstream facilities are functional.

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 provides detailed guidelines and templates to assist the developer in completing the necessary studies.

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

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The site is located within the bounds of the Homeland/Romoland Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. It is likely that the obligation under the CFD would replace the ADP fee requirement.

Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are standard conditions of approval that are not considered mitigation measures.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25) Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, EA 38611

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) No stream or river course would be modified with implementation of the proposed Project. The proposed Project would alter existing micro-drainage patterns because the sheet-flow drainage patterns that exist on the Project site currently flow to storm drain systems that are not within the Specific Plan boundaries. Pre-development surface runoff within and near the site generally flows from the hillside. Specific Plan No. 260 includes a Master Drainage Plan, which is designed to accommodate on-site and tributary flows. Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. The drainage facility from the site would be a concrete pipe; therefore, site runoff would not impact erosion in the proximate receiving drainage facility.

- b) The only receiving water that is included on the 303(d) list of impaired water bodies and to which the Project would contribute flow is Canyon Lake, located several miles south of the Project site. The lake is impaired for nutrients and pathogens. Primary sources of nutrients in urban runoff are fertilizers and eroded soils. The contribution of eroded soils and agricultural fertilizers to Canyon Lake would be reduced by implementation of the Project because agriculture uses would be discontinued and the amount of bare soil would be greatly reduced. Pathogens (bacteria and viruses) are proliferated by the transportation of animal or human fecal wastes, which would not be emitted by the proposed Project. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.

Upon implementation of TR36340, development would result in an increase in the amount of urban pollutants that would be washed off the site's impervious surfaces during rainfall events. Urban runoff is considered a "non-point" source of water pollution; unlike "point" source wastes, "non-point" sources cannot be quantified through flow measurement, sampling, and analysis techniques.

The WQMP prepared for TR 36340 specifies Best Management Practices (BMPs), which would control and remove pollutants typically associated with urban runoff. To accomplish this, the WQMP proposes a series of bio-swales and water quality basins. The majority of the surface runoff would be directed to these features for filtration prior to entering the receiving facilities. In addition, grass-lined and vegetated swales are proposed in the landscape areas and along some portions of the site perimeter for filtration. Compliance with the WQMP's would be assured as a standard condition of Project approval, and as a condition of the required NPDES permit.

- c) The Project does not propose to extract groundwater directly from any existing or proposed water well. Therefore, the Project would not directly deplete groundwater supplies. Domestic water would be supplied to the site by EMWD. The Project is consistent with EMWD's Urban Water Management Plan and would not generate a demand for water usage beyond that which has been planned for by EMWD. The site does not serve as a water aquifer recharge area and development of the Project would not interfere with groundwater recharge.

- b) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation is required.

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

LAND USE/PLANNING Would the project

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

Source: Riverside County General Plan, GIS database, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) The project will not change any of the land use designations on either of the properties as established by the Specific Plan.

After the approval of the 2003 General Plan, Specific Plans are considered an extension of the General Plan. This will not alter the land use patterns in any way.

- b) This project is not within a City Sphere of Influence. Therefore, this project will not have an impact on developments on an adjacent city, or modify any city or county boundaries.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

27) Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The proposed map is fully consistent with the Specific Plan zoning requirements.
- b & c) To the west of the site is the City of Menifee. The City zoning contiguous to the site calls for medium density development. This project is consistent with this zoning. To the east and north is the Specific Plan zoning, and the project is consistent with the SP zoning. To the south is Agriculture Poultry zoning. The project has been designed with buffers to this property, including roadways.
- d) After the approval of the 2003 General Plan, Specific Plans are considered an extension of the General Plan. This project is fully consistent with the Specific Plan and by extension, the General Plan. This will not alter the land use patterns in any way.
- e) The project site for Tentative Tract Map No. 36417 is designated as 'Medium Density Residential (2-5 du/ac); per proposed Planning Areas 15 within Specific Plan No. 260A2. The proposed Tentative Tract Map proposes to subdivide 51.43 acres into 244 residential lots. This calculation translates into a density of 4.74 dwelling units / acre; which is within the density range allowed by the General Plan.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

28) Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) There are no known mineral resources in the project vicinity.
- b) The project will not result in the loss of availability of locally-important mineral resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) There is no surface mine in the project vicinity.
- d) There are no proposed, existing, or abandoned quarries in the project vicinity.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

	NA	A	B	C	D	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29) Airport Noise						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) This project is not within an airport land use plan or within two miles of a public or private airport.
- b) The project site not within the vicinity of a private airstrip.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

30) Railroad Noise						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>					

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

This project is not within vicinity of any railroads.

Mitigation: No mitigation is required.

Monitoring: No monitoring required.

31) Highway Noise								
NA	A	B	C	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

This project is not in close vicinity to a State or Federal Highway.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32) Other Noise								
NA	A	B	C	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

No other noises are anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33) 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?					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
existing without the project?				
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329., Winchester (Tract 36430) Final Noise Study dated February 22, 2006; Tentative Tract Map No. 36430 Noise Impact Analysis dated September 5, 2013

Findings of Fact:

- a-b) One portion of the project proposes a residential subdivision in accordance with the Menifee North Specific Plan. As such, it will incrementally and permanently increase the amount of ambient noise in the area. However, the amount of noise has been evaluated in the Specific Plan No. 260A2. No unanticipated ambient noise sources are anticipated.
- c) One portion of the project proposes a residential subdivision in accordance with the Menifee North Specific Plan.

It should be noted that the noise study was prepared for Tentative Tract Map No. 36430, which proposed residential development directly adjacent to Briggs Road. The study concluded that the proposed wall and fence plan for the project was adequate to address any noise concerns the project could present. A six foot high masonry block wall (or combination wall) is required along the western Boundary (along Briggs Road); additionally a similar wall is required along the northern site boundary along McLaughlin Road. Because the design of the project is addressing the noise concerns these walls are mitigating the noise and no other mitigation is required. Additionally, the noise study recommended the following mitigation in addition to the walls:

- Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
- All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
- During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
- In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
- No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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• If blasting is required, blasts should be restricted to the hours of 8 a.m. to 5 p.m.
 The above mitigation is required pursuant to condition of approval 10.Planning.20

d) Upon completion of the project, future residences will be exposed to ground-borne noises and ground-borne vibrations caused by typical urban / suburban uses in the general vicinity. However, these noises and vibrations are not anticipated to be significant.

Mitigation: The project will be required to comply with all recommendations of the noise study- "Tentative Tract Map 36340, Noise Study, County of Riverside, California" dated September 5, 2013 as outlined in COA 10.Planning.20.

Monitoring: The project will be monitored through the building permit process.

POPULATION AND HOUSING Would the project

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
- b) This project is designed to be responsive to the housing market, and is thus meant to provide a mix of housing types that can be obtained by buyers of a variety of incomes.
- c) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
- d) This project is not within a County Redevelopment Area. Therefore, it is not anticipated to affect a County Redevelopment Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) This project is being developed in accordance with the Menifee North Specific Plan, which was originally approved in 1997. As such, the current Housing Element of the Riverside County General Plan (adopted in 2004) used this Specific Plan as part of that analysis. Therefore, the project is consistent with the Housing Element of Riverside County, and local housing projections.
- f) The project proposes new housing in an area that is currently not developed. However, this project is being proposed in accordance with the existing Specific Plan for which an EIR was prepared which analyzed this issue. Although this project is proposing new residences in the project area; it is consistent with population projections for this area. No unanticipated population growth is expected as a part of this project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

35) Fire Services

Source: Riverside County General Plan Safety Element, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

This project has been reviewed by the Riverside County Fire Department. The Fire Department has approved of the design of this project. In addition, the tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Fire Department facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

36) Sheriff Services

Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Sheriff Department facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

37) Schools

Source: Hemet Unified School District correspondence, GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

The tentative map will require the payment of school fees prior to the issuance of building permits. These fees are used for long-term planning of school district facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38) Libraries

Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of library facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

39) Health Services

Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Health services are a factor of the public market system in Riverside County. The County does have County administered medical facilities, but the project will not be directly contributing to these in any way. The future residents of the tract will be contributing to these facilities through taxes. This is less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

40) 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?

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

c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-b) The project includes a new recreational trail along the greenbelt / open space lot on the east side of the project. There are also new active recreational facilities (i.e. parks) within the project site, designed in accordance with the requirements of the Specific Plan and previously analyzed in the Specific Plan EIR. All parts of the proposed map are connected to the project site through the proposed trail system.

c) The project is located within the Valley-Wide Parks District. As such, it will be required to pay Quimby Fees to the Valley-Wide Parks District prior to building permit occupancy.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

41) Recreational Trails

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Open Space and Conservation Map for Western County trail alignments, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

This project includes a new trail at the eastern end of this project. This trail is intended to tie into the trail system to the north and to the south. The proposed project will construct the trail system during the construction of the green space / open space lot during project grading.

Mitigation: No further mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42) Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) The Transportation Department has reviewed the traffic study submitted for the proposed project. The study has been prepared in accordance with the County-approved guidelines. The existing roads in the area along with the proposed road and signal improvements will adequately serve the increased traffic created by the project
- b) The proposed project will not result in inadequate parking capacity as it is consistent with the zoning requirements for parking.
- c) The traffic study indicated that it is possible to achieve a Level of Service "C". The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) The project will not result in a change in air traffic patterns as it is not near an airport.
- e) The project will not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature as the project meets all the transportation standards and requirements for safe design.
- g) All schedule "A" tract maps as established by Ordinance 460 are required to make these improvements. These standard requirements are not considered mitigation for CEQA implementation purposes.
- h) There may be temporary traffic delays during street improvements to Briggs Road but the delays will cease upon completion of construction.
- i) The project will not result in inadequate emergency access or access to nearby uses.
- j) The project will not conflict with policies supporting alternative transportation. The project has been designed to promote pedestrian and bicycle use.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

43) Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

This project includes a new trail within the eastern end of this project. This trail is intended to tie into the trail system to the north and to the south. The proposed project will construct the trail system during the construction of the green space / open space lot during project grading and is consistent with the Specific Plan requirements therefore consistent with the previous CEQA for the Specific Plan.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

44) Water

a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-b) Water services will be provided by Eastern Municipal Water District (EMWD), and is subject to that District's requirements. EMWD has indicated that they have the capacity of servicing this project by issuing a "will-serve" letter to the project.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

45) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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commitments?

Source: Department of Environmental Health Review, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-b) Sewer services will be provided by Eastern Municipal Water District (EMWD), and is subject to that District's requirements. EMWD has indicated that they have the capacity of servicing this project by issuing a "will-serve" letter to the project.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

46) Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a,b) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department. These requirements are standard to all residential projects and therefore are not considered mitigation pursuant to CEQA.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

47) 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Company for gas service, and Verizon wireless for communication systems service. These utilities are available adjacent to the site and connections to the service lines would not require physical impacts beyond the boundaries of the Project's disturbance area footprint or roadway rights-of-way.

d) Specific Plan No. 260A2 features a Master Drainage Plan, which is designed to accommodate on-site and tributary flows. The Project's drainage plan has been designed to be compatible with the Winchester Hills Master Drainage Plan (MDP). Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. Master drainage improvements have been accounted for by EMWD in the MDP. Drainage facilities required for the Project would either occur on-site, in roadway rights-of-way (storm drain lines and inlets), or would not involve physical environmental impacts beyond those already planned by the MDP.

Street lighting installed by the Project would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.

The Project would construct new roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.

No other known government services would be adversely affected by development of the Project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

48) Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) The proposed Project would not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans. Development would be required to comply with Title 24 of the California Code of Regulations regarding energy efficiency.

Mitigation: No mitigation is required

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 49) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 50) 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

51) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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

VII. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- Environmental Impact Report No. 329,
- PAD4760 Phase 1 Cultural Study dated 8/28/12,
- PDA04762 Phase 2 Cultural Study dated 11/1/12
- Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2,
- Mitigated Negative Declaration (EA No. 38625)(for SP260A1),
- Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VIII. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TR36430 Addendum.docx

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

SPA - Amendment Description

RECOMMND

This Specific Plan Amendment provides for the following land uses within the boundaries of the 1,604.6 acres of the entire Specific Plan

Medium Density Residential (7,200 sq ft lots) - 261.2 acres
- 947 dwelling units
Medium Density Residential (6,000 sq ft lots) - 178.5 acres
- 827 dwelling units
Medium High Density Residential (5,000 sq ft lots) - 159.5
acres - 716 dwelling units
Medium High Density Residential (4,000 sq ft lots) - 15.2
acres - 85 dwelling units
High Density Residential (Garden Courts) - 30.0 acres - 240
dwelling units

Commercial - 164.9 acres
Commercial/Business Park - 66.3 acres
Business Park - 50.1 acres
Mixed Use - 18.5 acres
Industrial - 214.7 acres
Active Parks - 29.4
Open Space - 102.8

Specific Plan No. 260 Amendment No. 2 specifically proposes to:

- 1) divide and redesignate Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts - Planning Area 7B);
- 2) redesignate Planning Area 10 from Low Density Residential to Community Park;
- 3) combine Planning Area 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park / Center, and redesignate Planning Area 23 into High Density Residential (Planning Area 23A - Garden Courts) and Commercial (Planning Area 23B)
- 4) increasing the maximum number of dwelling units by 312 from 2,503 to 2,815 by shifting land uses from commercial land uses to residential land uses; and

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

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

5) minor modifications to various planning area boundaries.

10. EVERY. 3 SPA - Replace all previous RECOMMND

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

10. EVERY. 5 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 260 Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 260, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7195.

EIR = Environmental Impact Report No. 329.

EA = Environmental Assessment No. 40275.

10. EVERY. 6 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 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. 8 SP - LIMITS OF SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

SPA - Amendment Description

RECOMMND

This Specific Plan Amendment provides for the following land uses within the boundaries of the 1,604.6 acres of the entire Specific Plan

Medium Density Residential (7,200 sq ft lots) - 261.2 acres
- 947 dwelling units
Medium Density Residential (6,000 sq ft lots) - 178.5 acres
- 827 dwelling units
Medium High Density Residential (5,000 sq ft lots) - 159.5
acres - 716 dwelling units
Medium High Density Residential (4,000 sq ft lots) - 15.2
acres - 85 dwelling units
High Density Residential (Garden Courts) - 30.0 acres - 240
dwelling units

Commercial - 164.9 acres
Commercial/Business Park - 66.3 acres
Business Park - 50.1 acres
Mixed Use - 18.5 acres
Industrial - 214.7 acres
Active Parks - 29.4
Open Space - 102.8

Specific Plan No. 260 Amendment No. 2 specifically proposes to:

1) divide and redesignate Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts - Planning Area 7B);

2) redesignate Planning Area 10 from Low Density Residential to Community Park;

3) combine Planning Area 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park / Center, and redesignate Planning Area 23 into High Density Residential (Planning Area 23A - Garden Courts) and Commercial (Planning Area 23B)

4) increasing the maximum number of dwelling units by 312 from 2,503 to 2,815 by shifting land uses from commercial land uses to residential land uses; and

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

5) minor modifications to various planning area boundaries.

10. EVERY. 3 SPA - Replace all previous RECOMMND

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

10. EVERY. 5 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 260 Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 260, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7195.

EIR = Environmental Impact Report No. 329.

EA = Environmental Assessment No. 40275.

10. EVERY. 6 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 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. 8 SP - LIMITS OF SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

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10. GENERAL CONDITIONS

10. EVERY. 9 SP - SP Document

RECOMMND

Specific Plan No. 260 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.

b. Final Environmental Impact Report No. 329 Document, which must include, but not be limited to, the following items:

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

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

10. EVERY. 10 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

10. EVERY. 11 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:

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10. GENERAL CONDITIONS

10. EVERY. 11

MAP - HOLD HARMLESS (cont.)

RECOMMND

(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.

10. EVERY. 12

MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36430 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36430, Amended No. 1, dated 04/23/14.

EXHIBIT W = Wall and Fence Plan for TR36430 dated 1/21/14

EXHIBIT P = Conceptual Phasing Plan for TR36430 (is sheet 2 of the Tentative Map) dated 4/23/14.

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10. GENERAL CONDITIONS

10. EVERY. 12 MAP - DEFINITIONS (cont.) RECOMMND

EXHIBIT M = Conceptual Maintenance Plan for TR36430 dated 1/21/14

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

10. EVERY. 13 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

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

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

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

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

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

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

10.BS GRADE. 6 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 8 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. 9 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.

10.BS GRADE. 11 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)

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10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - NPDES INSPECTIONS (cont.) RECOMMND

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 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. 12 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. 13 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. 14 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. 16 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 17 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 18 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 24 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. 28 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.

10.BS GRADE. 29 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 RENTENTION BASINS - NO VECTORS RECOMMND

All retention basins shall be constructed and maintained in a manner that prevents vector breeding and/or vector nuisances.

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

Tract Map#36430 is proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the

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10. GENERAL CONDITIONS

10.E HEALTH. 2 EMWD WATER AND SEWER SERVICE (cont.) RECOMMND

responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 3 TR#36430 - GENERAL COMMENTS RECOMMND

All existing onsite wastewater treatment system and/or existing wells shall be properly removed/abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 4 ENV CLEANUPS PROGRAM -COMMENTS RECOMMND

If previously unidentified contamination or the presence of naturally-occurring hazardous substances are discovered at the site, the County of Riverside, Environmental Cleanup Programs (ECP) shall be contacted immediately. Additional assessment, investigation, and/or cleanup may be required. For further information, please contact ECP at (951) 955-8982.

10.E HEALTH. 5 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Kunzman Associates, Inc.
1111 E. Garry Street
Santa Ana, CA 92705

Noise Study: "Tentative Tract Map No. 36430 Noise Impact Analysis" dated September 5, 2013"

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36430 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 30, 2013.
c/o Steve Hinde (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 SP-#56-IMPACT MITIGATION RECOMMND

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

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10.FIRE. 2 SP-#87-OFF-SET FUNDING RECOMMND

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

10.FIRE. 3 SP-#95-HAZ FIRE AREA RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 SP-#71-ADVERSE IMPACTS RECOMMND

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

10.FIRE. 5 SP-#86-WATER MAINS RECOMMND

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

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

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the

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10. GENERAL CONDITIONS

10.FIRE. 6 SP-#96-ROOFING MATERIAL (cont.) RECOMMND

Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

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

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

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

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

10.FIRE. 9 SP*-#100-FIRE STATION RECOMMND

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 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. 11 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

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10. GENERAL CONDITIONS

10.FIRE. 11 MAP-#16-HYDRANT/SPACING (cont.) RECOMMND

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND

This is a proposal to develop 1604.6 acres for residential, commercial, industrial and open space use in the Romoland area. The site is located along Highway 74.

The southern portion of the site is located within the 100 year Zone A floodplain limits for Ethanac Wash as delineated on Panel No. 060245 2085C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is also subject to tributary offsite runoff from the east and north of Highway 74.

The development of this site is contingent upon the construction of major Romoland Master Drainage Plan (MDP) facilities including Line A to the San Jacinto River, Homeland Line 1 and the Briggs Road Basin. A Community Facilities District (CFD) is in the process of being formed to construct these major drainage facilities. If the CFD doesn't form, individual projects will be required to construct the portions of the MDP system required to provide flood protection and an adequate outlet for runoff emanating from the development area.

The project area will be still subject to offsite from the east and north of Highway 74 even after the construction of the backbone MDP facilities. Any facilities, interim or permanent, would require a public entity to maintain them. The District is not willing to accept maintenance of roadside ditches

As this development will be required to construct Line A to the San Jacinto River, mitigation for increased runoff will not be required for portions of the project tributary to Line A. A small portion of the site is tributary to Romoland MDP Line B. If any development precedes the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

RECOMMND

construction of Line B, mitigation for increased runoff will be required for that development.

It should be noted that the District will not allow the issuance of grading permits nor allow recordation of any final map until the plans for Line 1 (including inlets that will be publicly maintained), Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any unit until all necessary upstream and downstream facilities are functional.

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 provides detailed guidelines and templates to assist the developer in completing the necessary studies.

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

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. For example, points a, b & c above must be covered, rough calculations

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The site is located within the bounds of the Homeland/Romoland Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. It is likely that the obligation under the CFD would replace the ADP fee requirement.

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map 36430 is a proposal to divide 180 acres into residential lots, a park site, a school site, and open space lots in the Homeland area. The site is located along the east side of Briggs Road between McLaughlin Road and Matthews Road. This site is the remaining phases (Phase 3, 4, 5, and 6) of previously approved and now expired Tract Map 28801. Only Phase 1 and 2 of Tract Map 28801 have been improved and recorded. Tract Map 36430 is associated with Specific Plan 260 and Change of Zone 7780.

The site is impacted by stormwater runoff from the Homeland/Juniper Flats area that flows in a broad shallow floodplain across McLaughlin Road and runs westerly. Most of the runoff crosses Briggs Road and escapes west, while some continues to flow south along Briggs and eventually crosses the railroad tracks southeast of the property. The Zone A floodplain impacts the western portion of the site along Briggs Road as delineated on Map Number 06065C2060G effective date August 28, 2008 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The floodplain is generated from almost the entire Homeland/Juniper Flats area, as well as from the hills immediately to the east and would be alleviated once the backbone infrastructure of Homeland/Romoland Master Drainage Plan MDP Line 1/Line A system is constructed. Ultimately, Line 1/A system of the Homeland/Romoland Master Drainage Plan would collect this offsite runoff and convey it west to the San Jacinto River.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

In order to protect public health and safety, Lots 99-150 (all Phase F) and Lots 151-176 (the western portion of Phase 2) would not be permitted to be developed until the ultimate Line 1/A drainage system improvements are constructed and functional (complete with Juniper Flats and Briggs Basins). Recordation of these lots will not be permitted until the Letter of Map Revision (LOMR) is obtained from FEMA to prevent the residents from being impacted by the floodplain.

A portion of Emperor Road was constructed as part of Tract Map 28801 to serve as a barrier and means of collecting the tributary flows from the hills to the east. The tributary runoff would be collected in interior storm drains and conveyed through the project to the onsite detention basin.

This barrier design concept is also proposed in this tract map as the developer proposes to construct the extension of Emperor Road and "A" Street. Additionally, the street layout design shall have an emergency escape for stormwater runoff to protect the residential structures from flood damage.

The development of this property shall be coordinated with the adjacent development to the east (Tract Map 30972). Tract Map 30972 is currently in the improvement plan stage for their drainage infrastructure, which would collect the tributary offsite stormwater runoff for this development in a storm drain. If this storm drain is not constructed by the time this development intends to construct, then a similar drainage facility will need to be designed to collect and convey this tributary offsite runoff to the basin. This may require the construction of temporary drainage facilities or offsite construction and grading, which would require a drainage easement to be obtained from the affected property owner.

There is an existing basin that was constructed to mitigate the increased runoff from the development of Tract Map 28801-1 and -2 and is located within the proposed park site. The developer intends to enlarge the existing basin to mitigate the increased runoff and water quality impacts caused by the northern portion of this development and make it a dual-use park/basin. The basin shall also still mitigate the impacts of increased runoff from Tract Map 28801-1 and 28801-2 as it was originally intended. Another basin is proposed near the southwest corner of the site to

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

mitigate impacts of water quality and the incremental increased runoff for the southern portion of this development. A viable maintenance mechanism for the basins will be required prior to the issuance of any permits or recordation of the map. Generally, this would mean a CSA, Valley Wide, landscape district, parks agency or commercial property owner association. Residential homeowner associations are discouraged.

All onsite and most tributary offsite stormwater runoff is routed through the basins before it leaves the site. The stormwater runoff is discharged on to the property to the south and eventually drains southeast to an existing culvert under Matthews Road and the railroad near the southeastern corner of the property. As proposed, the proposed drainage plan would concentrate flows on the property immediately downstream. Permission from affected property owner(s) between the project site and the culvert must be obtained prior to the issuance of any permits or recordation of the map. If such permission cannot be obtained, then the project's street and lot grading shall be redesigned in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

A cursory review of the preliminary drainage study submitted to the District in February 2014 indicates that there appears to be adequate area to increase the size of the basins if necessary.

10.FLOOD RI. 4 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 5 MAP 100 YR SUMP OUTLET RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 6

MAP PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7

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. 10

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. 13

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. 14

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 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.

PARKS DEPARTMENT

10.PARKS. 1 MAP - PARK PLAN RECOMMND

The applicant shall provide park plan for the park site to the Riverside County Regional Park and Open-Space District for review and approval.

10.PARKS. 2 MAP - MAINTENANCE MECHANISM RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the tract map for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 3 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of 160th building permit or Phase I construction

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10. GENERAL CONDITIONS

10.PARKS. 3 MAP - TRAIL GRADING (cont.) RECOMMND

whichever occurs first.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES RECOMMND

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources

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10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSFER RECOMMND

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

10.PLANNING. 3 MAP - GEO02300 RECOMMND

County Geologic Report (GEO) No. 2300 submitted for this project (TR36430) was prepared by Inland Foundation Engineering, Inc. (IFE) and is entitled: "Preliminary geotechnical Report Update, Tentative Tract Map No. 36430, Briggs Road, Homeland Area, Riverside County, California", dated June 19, 2012. In addition, IFE prepared the following:

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02300 (cont.)

RECOMMND

"Response to County review Comments - County Geologic Report No. 2300, Preliminary Geotechnical Report Update, Tentative Tract Map No. 36430, Briggs Road, Homeland Area, Riverside County California", dated November 13, 2012.

"Response to County review Comments - County Geologic Report No. 2300, Preliminary Geotechnical Report Update, Tentative Tract Map No. 36430, Briggs Road, Homeland Area, Riverside County California", dated December 14, 2012.

These documents are herein included as a part of GEO02300.

GEO02300 concluded:

- 1.No documented active faults are known to traverse toward the subject site.
- 2.The potential for ground rupture at the site is considered to e low.
- 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
- 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
- 5.The potential for landsliding due to seismic shaking is considered low.
- 6.The potential for rockfall exists at this site.
- 7.Rippability of the bedrock materials will be a major economic consideration for this project.
- 8.Significant excavation depths are anticipated to require blasting.
- 9.The porous soils encountered on the site present a significant hazard of collapse upon flooding.
- 10.Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1` (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02300 (cont.) (cont.)

RECOMMND

GEO02300 recommends:

1.To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.

2.Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.

3.Removal of collapsible soils.

4.Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

GEO No. 2300 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 230 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 intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the referenced rockfall, blasting, and collapsible soils as described elsewhere in this conditions set.

10.PLANNING. 4 MAP MAP ACT COMPLIANCE

RECOMMND

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

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10.PLANNING. 5 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 MAP - 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. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The maximum height of any building is 35 feet.
- g. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- h. The minimum parcel size is 5,000 square feet.
- i. No more than 60% of the lot shall be covered by structure.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

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10. GENERAL CONDITIONS

10.PLANNING. 12

MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 13

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.

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP- REQUIRED MINOR PLANS

RECOMMND

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

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

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 - DESIGN GUIDELINES

RECOMMND

The project shall conform to the Specific Plan Standards and Guidelines.

10.PLANNING. 16

STKP- OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

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10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 18 MAP - PDA04762

RECOMMND

County Archaeological Report (PDA) No. 4762R1 submitted for this project (TR36430) was prepared by BCR Consulting LLC and is entitled: "Phase II Archaeological Testing Report; Mountain Gate Project Tentative Tract Map No. 36430 (120.18 acres) Assessor Parcel Numbers 459-030-010, 461-020-004, and 461-010-006. Unincorporated Riverside County, California," dated January 29, 2014.

This report was accepted and the document is herein incorporated as a part of the record for project.

10.PLANNING. 19 MAP - GRADING MONITORING

RECOMMND

Grading Monitoring Program

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified archaeologist has been contracted to implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources associated with this project.

The Monitoring Plan shall include, but shall not be limited to, the following guidelines:

(1) The applicant/developer shall contract with a Native American monitor to be involved with the grading monitoring program.

(2) The County certified archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

(3) The project archaeologist shall monitor all areas identified for development including off-site improvements.

(4) An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.

(5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American

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10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - GRADING MONITORING (cont.)

RECOMMND

monitor(s) shall be onsite as determined by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor.

(6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.

(9) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

(10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

(11) Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - GRADING MONITORING (cont.) (cont.) RECOMMND
 construction.

10.PLANNING. 20 MAP - NOISE MITIGATION RECOMMND

The Noise study by Kunzman Associates done for the project requires the following as mitigation:

1) Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

2) All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

3) During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

4) In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.

5) No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

6) If blasting is required, blasts should be restricted to the hours of 8 a.m. to 5 p.m.

10.PLANNING. 21 MAP - CO PROCESSING STREETS RECOMMND

Persuant to the letter provided by the City of Menifee, the applicant shall co-process the Street Improvement Plans through the County and the City of Menifee for Briggs Road and Matthews Road.

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - CO PROCESSING STREETS (cont.) RECOMMND

This conditions was added at the directon of the Planning Commission.

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 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. 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 - 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.

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10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 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. 6 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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.

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10. GENERAL CONDITIONS

10. TRANS. 8

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.

I-215 Southbound Ramps (NS) at:
Bonnie Drive (EW)

I-215 Northbound Ramps (NS) at:
Matthews Road (SR-74) (EW)

Trumble Road (NS) at:
Matthews Road (SR-74) (EW)

Sherman Road (NS) at:
Matthews Road (SR-74) (EW)

Antelope Road (NS) at:
Matthews Road (SR-74) (EW)

Palomar Road (NS) at:
Pinacate Road (SR-74) (EW)

Menifee Road (NS) at:
Pinacate Road (SR-74) (EW)

Briggs Road (NS) at:
Pinacate Road (SR-74) (EW)
McLaughlin Road (EW)
Meadow Oaks Street (EW)
A Street (EW)
Matthews Road (EW)
Grand Avenue (EW)

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10.TRANS. 8

MAP - TS/CONDITIONS (cont.)

RECOMMND

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. 9

USE LANDSCAPE RQMTS (LS)

RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful

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10. GENERAL CONDITIONS

10.TRANS. 9 USE LANDSCAPE RQMTS (LS) (cont.) RECOMMND

completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 10 MAP - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

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10. GENERAL CONDITIONS

10.TRANS. 11

MAP - WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 12

MAP - BMP MAINT & INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

20. PRIOR TO A CERTAIN DATE

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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.

20.PLANNING. 3 MAP - EXPIRATION DATE

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1 MAP - PROJECT APPROVAL

RECOMMND

Prior to issuance of project approval, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC STUDY

MET

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - GEOLOGIC STUDY (cont.)

MET

A geologic 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, subsidence, wind and water erosion, debris flows, and groundshaking potential. The 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 three main offices (Riverside, Indio, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

30.PLANNING. 2

SP - M/M PROGRAM (GENERAL)

MET

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

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

30.PLANNING. 3

SP - NON-IMPLEMENTING MAPS

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS (cont.) NOTAPPLY

"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. 4 SP - DURATION OF SP VALIDITY NOTAPPLY

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended, which equals 2,252.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS 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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5

SP - SUBMIT FINAL DOCUMENTS (cont.)

NOTAPPLY

"Thirteen (13) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

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

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

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

30.PLANNING. 6

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.

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. 7

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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7

SP - ACOUSTICAL STUDY REQD (cont.)

MET

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

Residential projects shall submit an acoustical study for evaluation of adjacent traffic noise. Commercial and Industrial projects shall submit an acoustical study to evaluate the potential noise impacts of the proposed use on any neighboring residential areas or other sensitive receptor.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 9

SP - ARCHAEO STUDY REQD

MET

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11

SP - ADDENDUM EIR

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 information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 12

SP - EA REQUIRED

MET

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13

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. 14

SP - SUBSEQUENT EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS MET

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

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

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

30.PLANNING. 16 SP - AMENDMENT REQUIRED NOTAPPLY

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 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. 17 SP - PARK AGENCY REQUIRED 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 project:

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

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

30.PLANNING. 19 SP - PA PROCEDURES 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 area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - PA PROCEDURES (cont.) MET

ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].

2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE 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.

d. The common areas to be maintained by the master

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30. PRIOR TO ANY PROJECT APPROVAL

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

maintenance organization shall include, but not be limited to, the following:"

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

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

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

MET

individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET
to this Declaration.

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

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

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

1. A cover letter identifying the project for which approval is sought;

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

NOTAPPLY

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

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

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

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall

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30. PRIOR TO ANY PROJECT APPROVAL

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

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. 23 SP - ARCHAEO M/M PROGRAM

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, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

30.PLANNING. 24 SP - PALEO M/M PROGRAM

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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: