

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

511 B



SUBMITTAL DATE:
March 31, 2010

FROM: TLMA - Planning Department

REVIEWED BY EXECUTIVE OFFICE

DATE 4/12/2010
Tina Grande

Departmental Concurrence

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

RECOMMENDED MOTION:

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

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

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

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

Ron Goldman
Planning Director

Initials:
RG:vc

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: April 20, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.3

ATTACHMENTS FILED

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

511B

DATE: April 6, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

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

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

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

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

Please schedule on the April 20, 2010 BOS Agenda

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

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

APR 20 2010 1.3

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

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

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

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

REQUEST:

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

BACKGROUND:

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

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

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

RJ
1-5-10

FURTHER PLANNING CONSIDERATIONS:

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

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

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

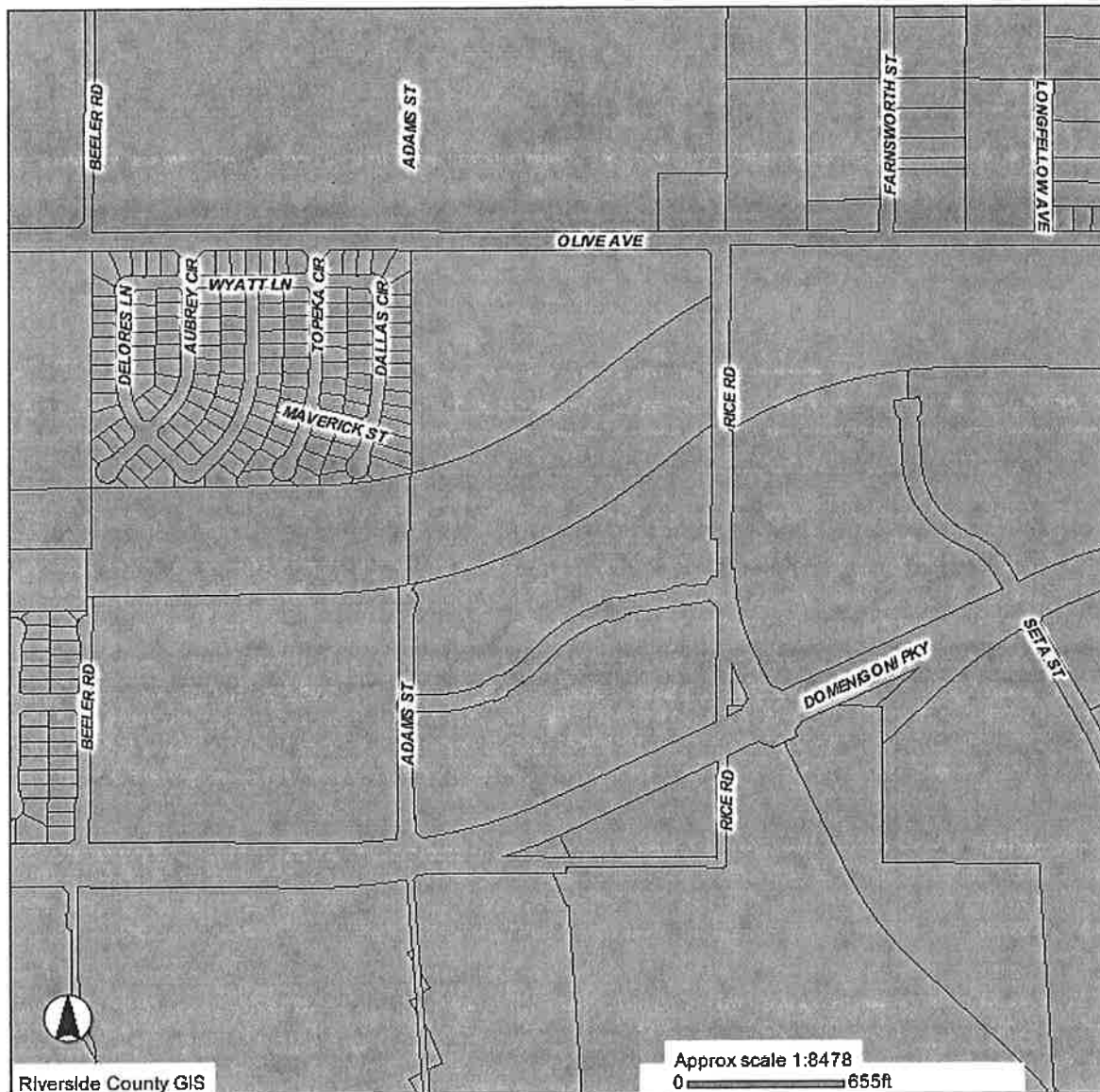
ORIGINAL APPROVAL DATE: November 3, 2004

RECOMMENDATION:

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

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

AREA PLAN - TR31632



AREA PLAN

□ PARCELS

■ HARVEST VALLEY / WINCHESTER

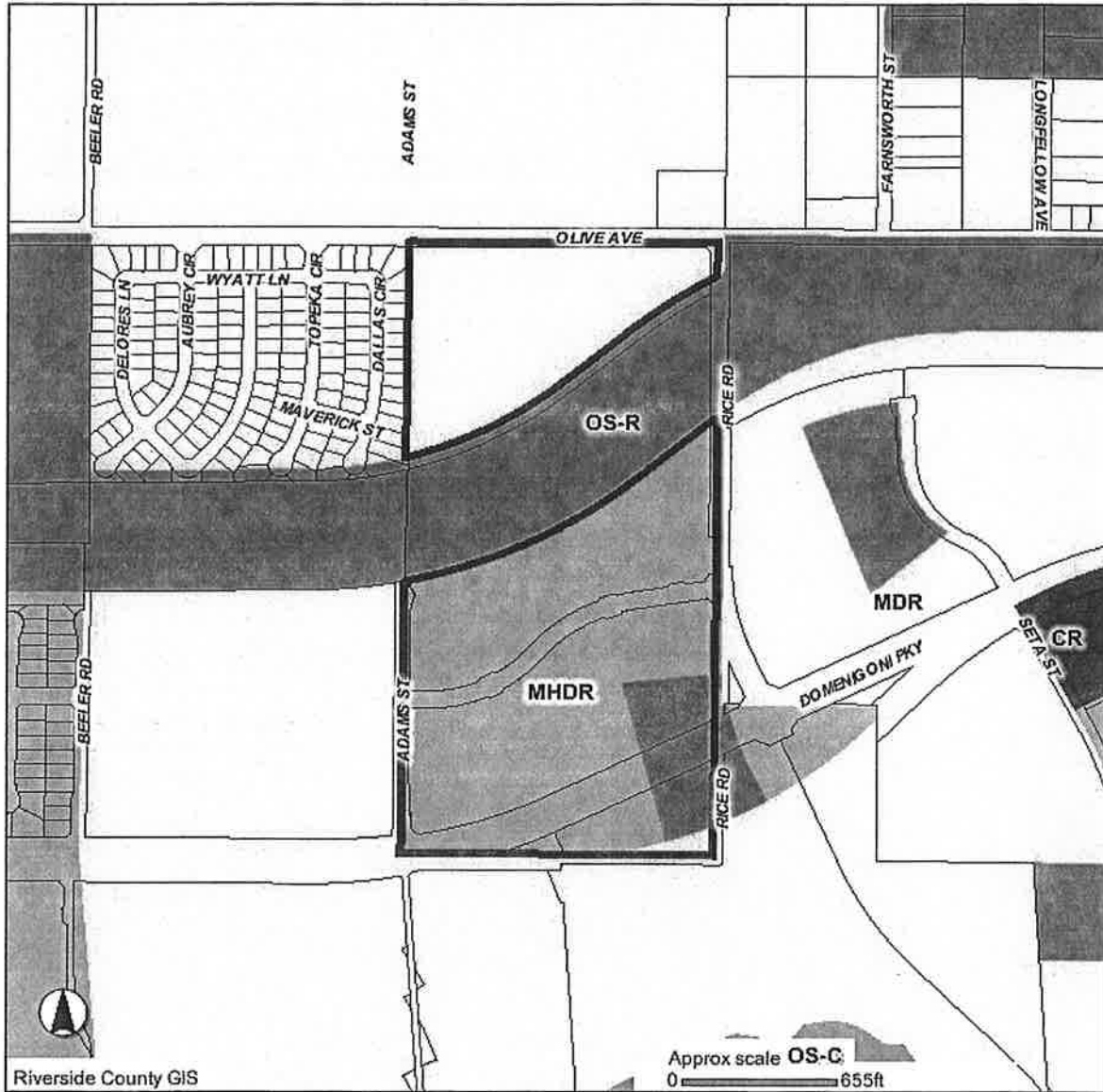
□ CITY BOUNDARY

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed Mar 26 11:05:48 2008

LAND USE- TR31632



LANDUSE

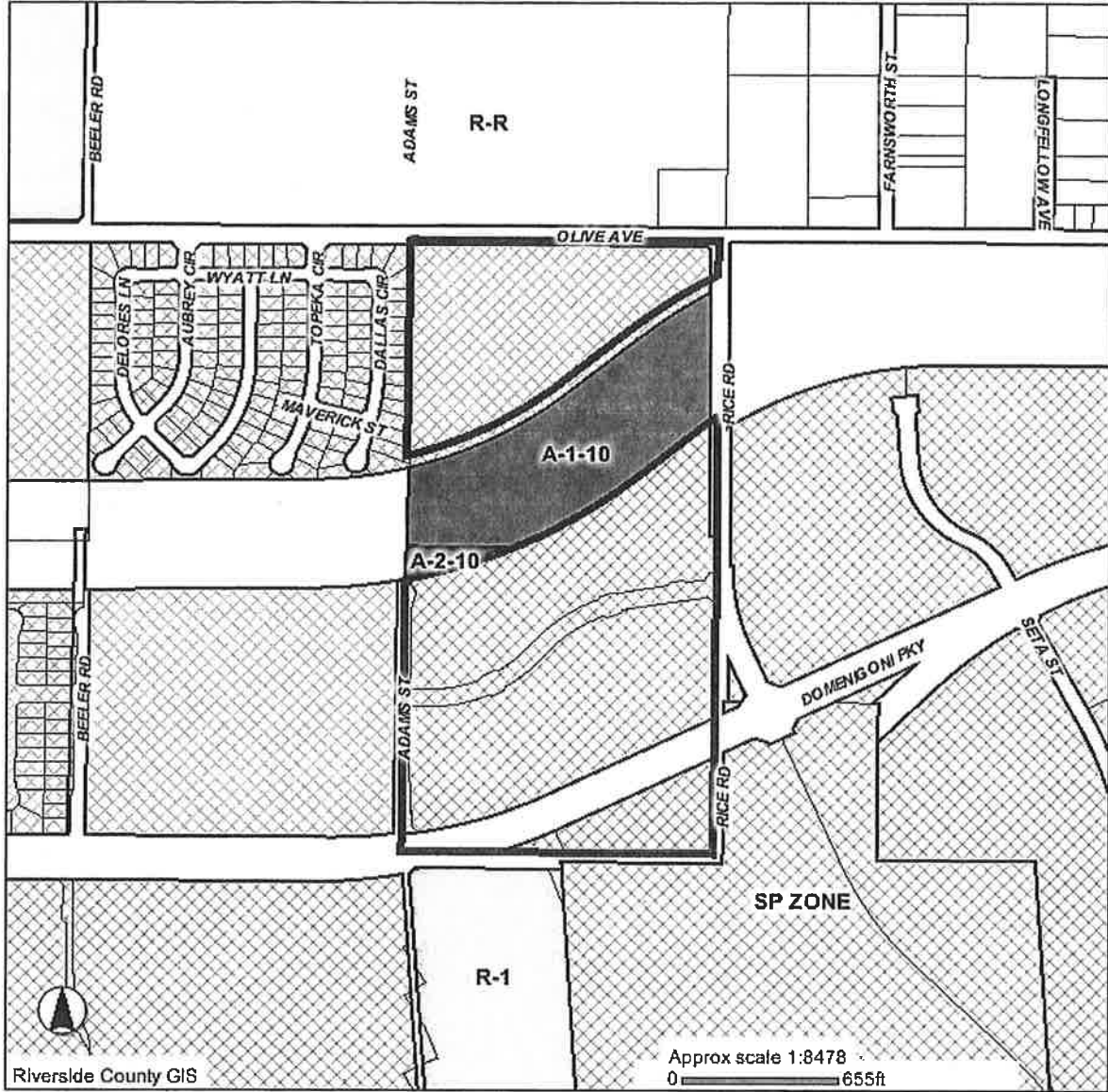
- | | | | |
|---------------------|------------------------------|----------------------------------|--|
| PARCELS | CR - COMMERCIAL RETAIL | MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL |
| OS-C - CONSERVATION | OS-R - OPEN SPACE RECREATION | CITIES | CITY BOUNDARY |

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

ZONING - TR31632



ZONING

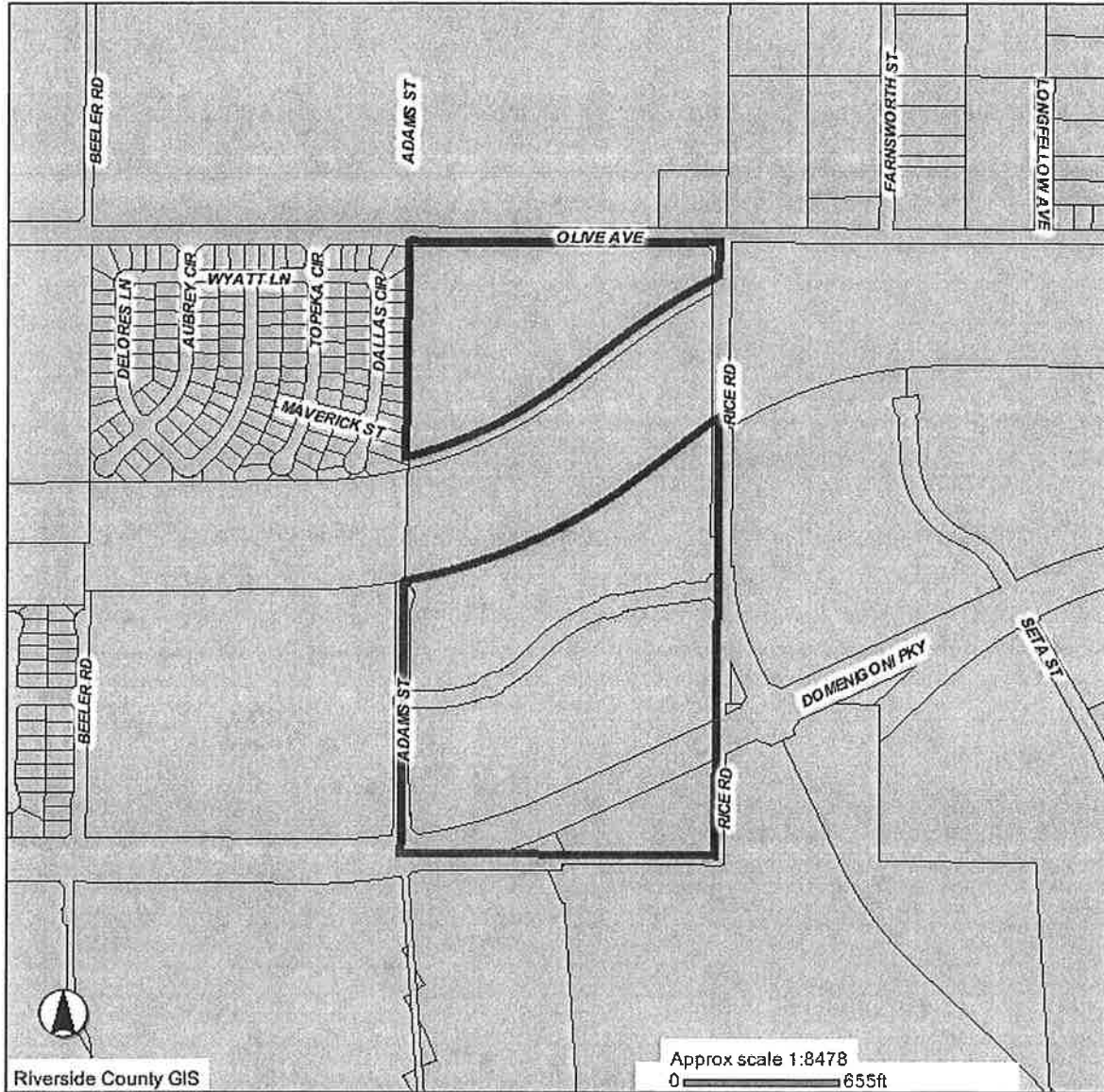
- PARCELS
- ZONING BOUNDARY
- A-1-10
- A-2-10
- R-1
- R-R
- SP ZONE
- CITY BOUNDARY

IMPORTANT

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

ZONING DISTRICTS- TR31632



ZONING DISTRICTS

□ PARCELS

■ WINCHESTER AREA

□ CITY BOUNDARY

IMPORTANT

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



THE RANCON GROUP

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

September 12, 2008

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

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

Dear Ms. Griffin,

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

10. General Conditions

10. Planning.19 – Map Front Yard Landscaping

10. Planning 20. – Map Viable Landscaping

50. Prior to Map Recordation

Transportation Department

50.Trans.31 – Map Utility Plan EOT1

50.Trans.32 – Map – Graffiti Abatement EQT1

50.Trans.33 – Map – Traffic Signals 2 EOT1

50.Trans.34 – Map R & BBD

80. Prior to Building Permit Issuance

Planning Department

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

80. Planning.25 – Map – Landscaping Securities

90. Prior to Building Final Inspection

Planning Department

90.Planning.14 – Map – Landscape / Irrigation Installation

90.Planning.15 – Map – Specimen Trees Required

90.Planning.16. – Map Comply w/Landscaping/Irrigation

90.Trans.7 – Map – Graffiti Abatement EOT1


90.Trans.8 – Map – Landscaping EOT1

Prior to Building Final Inspection

90.Trans.8 – Map – Landscaping EOT1

90.Trans.9 – Map – Utility Install EOT1

Regards,


Dan Stephenson
Manager SF-150 LLC

TRACT MAP Tract #: TR31632

Parcel: 461-200-016

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 19 MAP FRONT YARD LANDSCAPING

RECOMMND

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

EOT1

10.PLANNING. 20 MAP - VIABLE LANDSCAPING

RECOMMND

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

EOT1

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 31 MAP - UTILITY PLAN EOT1

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

T. CT MAP Tract #: TR31632

Parcel: 461-200-016

50. PRIOR TO MAP RECORDATION

50.TRANS. 32 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

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

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

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

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

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

07/02/08
13:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

1 CT MAP Tract #: TR31632

Parcel: 461-200-016

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

EOT1

80.PLANNING. 25 MAP - LANDSCAPING SECURITIES RECOMMND

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

EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

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

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

07/02/08
13:06

Riverside County LMS
CONDITIONS OF APPROVAL

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ACT MAP Tract #: TR31632

Parcel: 461-200-016

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - LNDSCP/IRRIG INSTALL INS (cont.) RECOMMND
EOT1

90.PLANNING. 15 MAP - SPECIMEN TREES REQUIRED RECOMMND

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

EOT1

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

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

EOT1

TRANS DEPARTMENT

90.TRANS. 7 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

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

90.TRANS. 8 MAP - LANDSCAPING EOT1 RECOMMND

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

07/02/08
13:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31632

Parcel: 461-200-016

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.TRANS. 9 MAP - UTILITY INSTALL EOT1 RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

Extension of Time Environmental Determination

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

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

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

Signature:  _____

Raymond Juarez, Planner IV

Date: 12/31/09

For Ron Goldman, Planning Director

DM:rj
8/06/09

"Y:\Planning Master Forms\Templates\EOT Forms\CEQA Template-EOT.doc"

RIVERSIDE COUNTY

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39236

Project Case Type (s) and Number(s): TR31632

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Darryl Taylor, Project Planner

Telephone Number: (951) 955-8632

Applicant's Name: SF 150 LLC

Applicant's Address: 27740 Jefferson Avenue ste #2
Temecula, CA 92590

Engineer's Name: Webb & Associates

Engineer's Address: 3788 McCray
Riverside, CA 92506

I. PROJECT INFORMATION

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

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

C. Total Project Area: 58.58 acres

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

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

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

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

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

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

A. Area Plan Map Information

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

B. Adopted Specific Plan Information

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

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

D. Proposed Zoning, if any: N/A

Adjacent and Surrounding Zoning: Specific Plan 293 to the west, south, and east, Specific Plan 288 to the east and Rural Residential (RR) to the north, west, south, and east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
<input checked="" type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a 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

Darryl Taylor
Printed Name

10-15-04
Date

For Robert C. Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

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

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

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

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

Source: Site Visit, Project Description

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

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

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

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

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The proposed number of units (186) for this project exceeds the level of potentially significant air quality impact. These issues were adequately addressed in EIR No. 380. No new issues have arisen since the certification of EIR No. 380.

Mitigation: No further mitigation required.

Monitoring: No further monitoring required.

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

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

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

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

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

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

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

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

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

Mitigation: None

Monitoring: None

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

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

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

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

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

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

GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

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

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

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

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

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

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

11. Liquefaction Potential Zone

Seismic-related ground failure, including liquefaction?

NA S PS U R

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

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

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

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

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Strong seismic ground shaking?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input 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, RCIP Figure S-5 "Regions Underlain by Steep Slope", Geologist Comments

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

14. Ground Subsidence

Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

15. Other Geologic Hazards

Such as seiche, mudflow or volcanic hazard?

Source: Site visit, Project Application

Findings of Fact: There are no other known geologic hazards

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Would the project:

16. Slopes

a) Change topography or ground surface relief features?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

18. Erosion	<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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a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

19. Wind Erosion and Blowsand from project either on or off site.

Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably

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

Source: Project materials

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HYDROLOGY AND WATER QUALITY	Would the project			
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

24. Floodplains

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

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: RCIP, GIS, Project Materials

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: RCIP Land Use Element, Staff review, GIS

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES	Would the project			
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
to the region or the residents of the State?			<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure OS-5 "Mineral Resources"

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

Mitigation: None

Monitoring: None

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

28. 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? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<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: RCIP Figure S-19 "Airport Locations", County of Riverside Airport Facilities Map

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

29. Railroad Noise

NA A B C D

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

30. Highway Noise

NA A B C D

Source: Application materials, Site Visit, Project Exhibit

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Other Noise

NA A B C D

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

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

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

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

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

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

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

Source: Project description and materials, GIS

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

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

Monitoring: None

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

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

Mitigation: None

Monitoring: None

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

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

Mitigation: None

Monitoring: None

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

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

Mitigation: None

Monitoring: None

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

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

Mitigation: None required.

Monitoring: None required.

RECREATION

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

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

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

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

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

Mitigation: None

Monitoring: None

40. Recreational Trails

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

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

Mitigation: None required.

Monitoring: None required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
intersections) or incompatible uses (e.g. farm equipment)?				
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

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

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

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

42. Bike Trails

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

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

Mitigation: None required.

Monitoring: None required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

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

Source: Staff Review, application materials

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

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

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

44. 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?

b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

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

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

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

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

45. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Letter from Riverside County Waste Management dated January 22, 2004

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

Mitigation: None

Monitoring: None

46. Utilities

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

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<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
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

47. Other:

Source: Staff Review

Findings of Fact: No other impacts have been identified.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

48. Other:

Source: Staff review.

Findings of Fact: No other impacts have been identified.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

49. Other:

Source: Staff review.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Application materials

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Staff review, project application

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Staff review, project application

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

Mitigation: No mitigation required.

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

RCIP: Riverside County Integrated Project

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

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 MAP - DEFINITIONS INEFFECT

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

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

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

10. EVERY. 2 SP -PRECEDENCE INEFFECT

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

10. EVERY. 3 MAP - PROJECT DESCRIPTION INEFFECT

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

10. EVERY. 3 SP -CONF ORD LAWS INEFFECT

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

10. EVERY. 4 MAP - HOLD HARMLESS INEFFECT

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such

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10. GENERAL CONDITIONS

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

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

10. EVERY. 4 SP -CHANGE,WAIVE,OR MODIFY INEFFECT

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

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

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

10. EVERY. 5 SP -VALIDITY DATES INEFFECT

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

10. EVERY. 10 SP -PRIOR TO PHASE INEFFECT
Prior to the submittal of any subdivision map, or other residential development application within any phase of SPECIFIC PLAN NO. 293 as defined in Table IV-1, a copy of which is attached, all portions of the phase of SPECIFIC PLAN NO. 293 within which the proposed subdivision or residential development is located, not currently within the boundaries of the Valley-Wide Recreation and Park District, shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees.
Documentation of said annexation shall accompany all implementing residential development applications.
(Amended by the Planning Commission on 9/13/95.)

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

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10. GENERAL CONDITIONS

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

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

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

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

10. EVERY. 13 SP -COMMON AREA INEFFECT

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

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

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

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10. GENERAL CONDITIONS

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

INEFFECT

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

10. EVERY. 14 SP -MASTER MAIN PUBLIC

INEFFECT

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 14

SP -MASTER MAIN PUBLIC (cont.)

INEFFECT

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

2. In the event that the common area, or any part thereof, is conveyed to the property owners' association, the association, thereafter shall own such 'common area', shall manage and continuously maintain such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.
3. This Declaration shall not be terminated, 'substantially' amended or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area'.
4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."
- c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

10. EVERY. 15

SP -MAST MAIN PRIVATE

INEFFECT

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

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10. GENERAL CONDITIONS

10. EVERY. 15

SP -MAST MAIN PRIVATE (cont.)

INEFFECT

the developer shall comply with the following condition:

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

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

1. The property owners' association established herein shall, manage and continuously maintain the 'common area', more particularly described on Exhibit '___' attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County successor-in-interest.
2. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assesment lien, once created, shall be prior to all other liens recorded

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10. GENERAL CONDITIONS

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

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

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

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

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

10. EVERY. 16 SP -DUAL WATER SYSTEMS INEFFECT

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

10. EVERY. 17 SP -PRIOR TO ADOPTION INEFFECT

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

10. EVERY. 18 MAP - INFRASTRUCTURE ACCESS INEFFECT

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

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10. GENERAL CONDITIONS

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION INEFFECT

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 1 SP -DIFFERENCES IN SP INEFFECT

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING (cont.) INEFFECT

EXCEPTION FROM THE PLANNING DIRECTOR.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - COMMENTS ON A2 INEFFECT

The project is to be serviced water and sanitary sewer by Eastern Municipal Water District. Use of reclaimed water is to be encouraged for all greenbelt and landscaped areas.

10.E HEALTH. 2 SP - COMMENTS ON A3 INEFFECT

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

FIRE DEPARTMENT

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

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

INEFFECT

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

10.FLOOD RI. 11 MAP OWNER MAINT NOTICE INEFFECT

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

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

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

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10. GENERAL CONDITIONS

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

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

10.FLOOD RI. 20 MAP FEMA PANEL NO INEFFECT

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

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 BP - BMR043839 FINALED INEFFECT

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

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

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

10.PLANNING. 2 MAP - FEES FOR REVIEW INEFFECT

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE INEFFECT

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 5 MAP - TRAIL MAINTENANCE INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - NO OFFSITE SIGNAGE INEFFECT

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

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

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 10 MAP - NPDES COMPLIANCE (1) INEFFECT

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 12

MAP - ORD 810 OPN SPACE FEE

INEFFECT

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

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

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

10.PLANNING. 13

MAP - REQUIRED MINOR PLANS

INEFFECT

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

6. Entry monument and gate entry plan.

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

10.PLANNING. 14 MAP - DESIGN GUIDELINES INEFFECT

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 15

MAP - GEO NO. 1262 (cont.)

INEFFECT

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

GEO No. 1261 & 1262 concluded:

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

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

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

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

GEO No. 1261 & 1262 recommended:

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - MAP ACT COMPLIANCE INEFFECT

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

10.PLANNING. 17 SP* - PROJ PA STANDARDS INEFFECT

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

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

10.PLANNING. 18. BIO COMMENTS INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP FRONT YARD LANDSCAPING RECOMMND

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

10.PLANNING. 20 MAP - VIABLE LANDSCAPING RECOMMND

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

TRANS DEPARTMENT

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

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

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 1

MAP - TS/CONDITIONS 1 (cont.)

INEFFECT

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

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

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

10.TRANS. 1

SP -AMEND GEN PLAN ROADS

INEFFECT

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

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

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10. GENERAL CONDITIONS

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

- h. Upgrade and connect Chambers Avenue from Briggs Road to Leon Road, to an Urban Arterial Highway from a Specific Plan Highway.
- i. Add El Callado Road, between Simpson Road and relocated State Route 79.
- j. Extend Holland Road as a Major roadway, easterly from Beeler Road, to provide the new connection between Beeler Road and Winchester Road.
- k. Delete from the Circulation Element of the General Plan the following facilities: Matthews Road, from Sherman Road to Grand Avenue; La Ventana Road, from Patton Road to Olive Avenue; Eucalyptus Road, from Patton Road to Olive Avenue; Beeler Road, from Patton Road to Olive Avenue; Chambers Avenue, from Menifee Road to Briggs Road.

10.TRANS. 2 MAP - DRAINAGE 1 INEFFECT

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

10.TRANS. 3 MAP - DRAINAGE 2 INEFFECT

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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 9 MAP - UTILITY INSTALL. 1 INEFFECT

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE INEFFECT

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

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20. PRIOR TO A CERTAIN DATE

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

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

30. PRIOR TO ANY PROJECT APPROVAL

BS GRADE DEPARTMENT

30.BS GRADE. 1 SP -DEVELOPMENT STANDARDS MET

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

DEFERRED

Building and Safety.

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

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

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

NOTAPPLY

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

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

NOTAPPLY

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department.

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

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.BS GRADE. 28 SP -OFFSITE CONSTRUCTION NOTAPPLY

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

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

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

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

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

30.BS GRADE. 31 SP -NPDES NOTICE DEFERRED

Notice: EFFECTIVE OCTOBER 1, 1992 OWNER OPERATORS OF CONSTRUCTION PROJECTS ARE REQUIRED TO COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION PERMIT FROM THE STATE WATER RESOURCE CONTROL BOARD (SWRCB). THE CONSTRUCTION PERMIT REQUIREMNT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OF LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR MAY OBTAIN COMPLIANCE BY SUBMITTING A NOTICE OF INTENT (NOI) AND MONITORING PLAN FOR THE CONSTRUCTION SITE. FOR ADDITIONAL INFORMATION AND TO OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT CONTACT THE SWRCB AT (916) 657-1146.

30.BS GRADE. 32 SP -SLOPE SETBACKS MET

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

30.BS GRADE. 33 SP -PREGRADE MEETINGS NOTAPPLY

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

30.BS GRADE. 34 SP -MASS GRADING INEFFECT

If mass grading of the entire Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of its parcels is being made, an exception to Ordinance 460, Section 4.4b, shall be

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes but is not limited to additional Environmental Assessments, Erosion Control plans, additional geotechnical and soils reports, Departmental clearances and the amount being graded. This applies as these are requirements of the specific plan, EIR or a condition of approval.

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

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

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

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

30.BS GRADE. 38 SP -DUST CONTROL DEFERRED

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

Prior to the issuance of any grading permit or recordation of the final map, the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Poliophtila californica californica*). Said approval shall be obtained through the initiation of a consultation with the United States fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10(a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or participation in the Natural Community Conservation Planning program established by the State of California.

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

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

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

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

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP -DEVELOPMENT STANDARDS MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

FIRE DEPARTMENT

30.FIRE. 1 SP -DEVELOPMENT STANDARDS MET

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

FLOOD RI DEPARTMENT

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

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

30.FLOOD RI. 2 SP -FLOODPLAIN AFFECTS MET

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

30.FLOOD RI. 9 SP -NPDES REQUIREMENT DEFERRED

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

30.FLOOD RI. 10 SP -DOWNSTREAM DRAINAGE DEFERRED

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

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30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1 SP - DEVELOPMENT STANDARDS MET

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

PLANNING DEPARTMENT

30.PLANNING. 1 SP -DEVELOPMENT STANDARDS MET

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

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

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

30.PLANNING. 3 SP -LOTS CREATED MET

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

30.PLANNING. 4 SP -DESIGN PLANS DEFERRED

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

30.PLANNING. 7 SP -CEQA AMENDMENT MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

30.PLANNING. 27 SP -PLANNING CLEARANCE PRIOR DEFERRED

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

30.PLANNING. 28 SP -PLANNING AREA PARK DEFERRED

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

30.PLANNING. 30 SP -PLANNING AREA 11 NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP -SCHOOL MITIGATION NOTAPPLY

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

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

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

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

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

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

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

TRANS DEPARTMENT

30.TRANS. 1 SP -DEVELOPMENT STANDARDS MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

30.TRANS. 3 SP -TRAFFIC STUDIES INEFFECT

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

30.TRANS. 4 SP -ACCESS TO PATTON INEFFECT

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

30.TRANS. 5 SP -TRAFFIC SIGNALS INEFFECT

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

Briggs Road (NS) at:

- Simpson Road
- Olive Avenue
- Patton Avenue

La Ventana Road (NS) at:

- Simpson Road
- Olive Avenue
- Patton Avenue

La Ventana Loop Road (NS) at:

- Patton Road

Leon Road (NS) at:

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

-South Loop Road

Eucalyptus Road (NS) at:
-Olive Avenue

West Loop Road (NS) at:
-Patton Avenue

Rice Road (NS) at:
-Patton Avenue

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

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

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

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

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

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

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

All as approved and confirmed by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN INEFFECT

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

50.E HEALTH. 2 MAP - MONEY INEFFECT

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

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

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

50.E HEALTH. 4 MAP - ANNEX FINALIZED INEFFECT

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

FIRE DEPARTMENT

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

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

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

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

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 XXM-SUBMIT PLANS INEFFECT

A copy of the improvement plans, grading plans, final map, environmental constraint sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to recordation. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 23 MAP ADP FEES INEFFECT

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

NOTICE OF DRAINAGE FEES

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 24

XXM-3 ITEMS TO ACCEPT SD (cont.)

INEFFECT

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

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

50.FLOOD RI. 25

MAP WATERS OF U.S.-HEC, PERMIT

INEFFECT

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

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

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