

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



802B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 29, 2012

**SUBJECT: TENTATIVE TRACT MAP NO. 36288** – Consider Addendum to Adopted Mitigated Negative Declaration – Applicant: Sierra Linda Development – Third/Third Supervisorial District - Location: North of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road, east of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan (SP #293, Winchester Hills) PA19 - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on November 7, 2012.

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

**APPROVED TENTATIVE TRACT MAP NO. 36288**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

This item was heard at Planning Commission on August 15, 2012, October 17, 2012, and November 7, 2012. To address the concerns of the Commission regarding landscaping and

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

(Continued on Next Page)

Initials:  
CSL:hk *D.M.*

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit 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: December 11, 2012  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: *[Signature]*  
Deputy

Prev. Agn. Ref.

District: 3/3

Agenda Number:

1.2

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

REVIEWED BY EXECUTIVE OFFICE

DATE

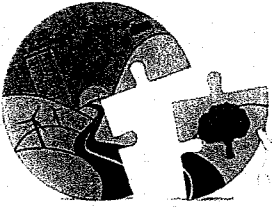
Tina Grande

Departmental Concurrence

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

The Honorable Board of Supervisors  
Re: Tentative Tract Map NO. 36288  
Page 2 of 2

landscape installation phasing, staff worked with the applicant and added the following conditions: 50. Planning. 37, 80. Planning. 21, 80. Planning. 22, 90. Planning. 19, 90. Planning. 20, 90. Planning. 21, and 90. Planning. 22. At the November hearing, staff presented a memorandum to modify conditions 50. Planning. 37 & 90. Planning. 22 and added 90. Planning. 23. The Planning Commission further modified conditions 50. Planning. 33, 90. Planning. 19, and added condition 100. Trans. 1.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

12/10/12 KL  
Date Initial

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA, 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42327 / TR36288  
Project Title/Case Numbers

H. P. Kang (951) 955-1888  
County Contact Person Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Sierra Linda Development 2834 La Mirada Drive, Suite E, Vista, CA 92081  
Project Applicant Address

The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.  
Project Location

Tentative Tract Map No. 36288 is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.  
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 7, 2012, and has made the following determinations regarding that project:

- The project WILL NOT have a significant effect on the environment.
- An Addendum to an earlier Initial Study was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 +\$64.00).
- Mitigation measures WERE made a condition of the approval of the project.
- A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
- A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]  
Signature

Urban Regional Planner  
Title

12/11/12  
Date

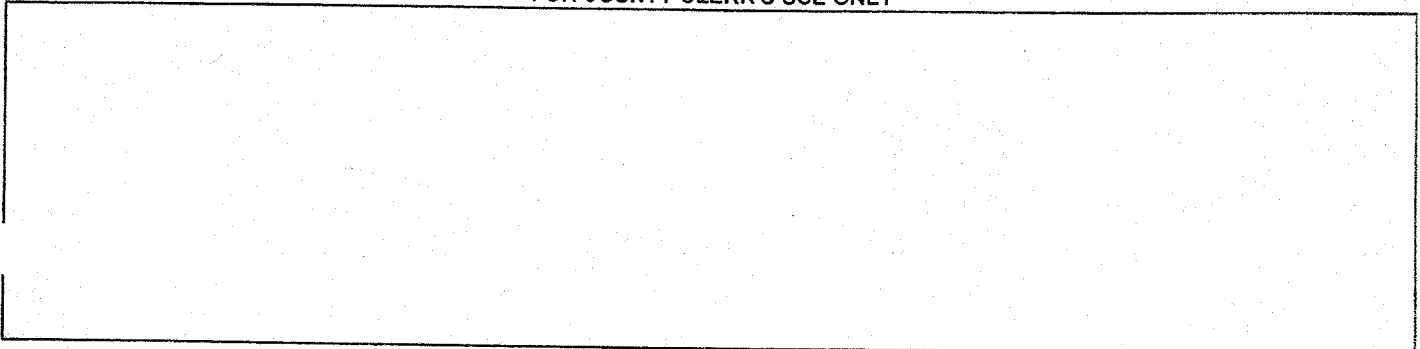
Date Received for Filing and Posting at OPR: \_\_\_\_\_

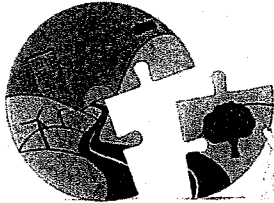
Y:\Planning Case Files-Riverside office\PP25060\DH-PC-BOS Hearings\DH-PC\NOD\_PP25060.docx

Please charge deposit fee case#: ZEA42327 ZCFG05690

DEC 11 2012 12

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

**ADDENDUM TO A MITIGATED NEGATIVE DECLARATION**

Project/Case Number: TR36288 / EA42327

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: October 30, 2012

Applicant/Project Sponsor: Sierra Linda Development Date Submitted: 6/03/10

ADOPTED BY: Planning Commission

Person Verifying Adoption: H. P. Kang Date: November 7, 2012

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact H. P. Kang at (951) 955-1888.

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Please charge deposit fee case#: ZEA42327 ZCFG05690

FOR COUNTY CLERK'S USE ONLY

DEC 11 2012 1.2

Empty rectangular box for County Clerk's use.



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1006141

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SIERRA LINDA DEVELOPMENT \$64.00  
paid by: CK 1007  
CFG FOR EA42327  
paid towards: CFG05690 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jun 03, 2010 12:41  
SBROSTRO posting date Jun 03, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1204817

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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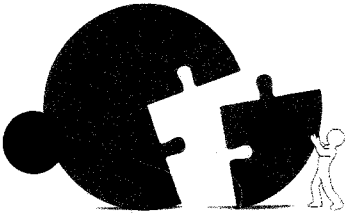
Received from: SIERRA LINDA DEVELOPMENT \$2,101.50  
paid by: CK 2367  
CFG FOR EA42327  
paid towards: CFG05690 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jun 05, 2012 10:36  
MGARDNER posting date Jun 05, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

Overpayments of less than \$5.00 will not be refunded!



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
Director

802B

**DATE: November 8, 2012**

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

**FROM: Planning Department - Riverside Office** *DL*

**SUBJECT: Tentative Tract Map No. 36288**

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

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise and The Californian

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG05690)

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

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

"Planning Our Future... Preserving Our Past"



**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 7, 2012**

**I. AGENDA ITEM 3.4**

**TENTATIVE TRACT MAP NO. 36288** – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, easterly of La Ventana Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills). (Quasi-judicial)

**II. PROJECT DESCRIPTION:**

The Tentative Tract Map proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. Continued from October 17, 2012.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: H.P. Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org).

Project Planner H. P. Kang introduced a memorandum containing modifications to two conditions and adding one new condition. Commissioner Petty asked to modify additional conditions to trigger landscaping requirements at 50<sup>th</sup> building permit issuance and adding a landscape installation requirement of interior street side-yards by the developer. Modifications were made to the Conditions of Approval.

There were no speakers in favor, in a neutral position, or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES:**

No

**V. PLANNING COMMISSION ACTION:**

Motion by Commissioner Petty as amended; 2<sup>nd</sup> by Commissioner Zuppardo  
By a vote of 4-0 (Commissioner Sanchez abstained)

**CONSIDERED** an Addendum to **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41176**, based on the findings incorporated in the initial study (EA42327) and the conclusion that none of the conditions described in California Code of Regulations, Section 15162 exist; and,

**APPROVED** an **EXEMPTION** as per Section 3.1.C & D. of Ordinance No. 460, to Section 3.8.C. (LOT DEPTH TO WIDTH RATIO) for Lot Nos. 1-5, 13-15, 29, 30, 37, 38, 45 and 46, based upon the findings and conclusions incorporated in the staff report; and,



**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 7, 2012**

**APPROVED TENATIVE TRACT MAP NO. 36288**, subject to the conditions approval, and based upon the findings and conclusions incorporated in the staff report.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 17, 2012**

**I. AGENDA ITEM 3.1**

**TENTATIVE TRACT MAP NO. 36288** – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, easterly of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills).

**II. PROJECT DESCRIPTION:**

The Tentative Tract Map proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. Continued from August 15, 2012. (Quasi-judicial)

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: H.P. Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org).

There were no speakers in favor, in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES:**

No

**V. PLANNING COMMISSION ACTION:**

Motion by Commissioner Zuppardo , 2<sup>nd</sup> by Commissioner Roth  
By a vote of 4-0, (Commissioner Sanchez Obtained) this item is

**CONTINUED** to November 7, 2012.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER AUGUST 15, 2011**

**I. AGENDA ITEM 3.1**

**TENTATIVE TRACT MAP NO. 36288** – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, easterly of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills).

**II. PROJECT DESCRIPTION:**

The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. (Quasi-judicial)

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at (951) 955-1888 or email [khesterl@rctlma.org](mailto:khesterl@rctlma.org).

There was one speaker in favor of the subject proposal:

- David A. Jacinto, 219 Meadow Vista Way, Encinitas, CA 92024 (760) 809-7473

There were no speakers in a neutral position of the subject proposal.

There was one speaker in opposition of the subject proposal.

- Charles Green for the Winchester Town Assoc., 31152 Norma Way, Winchester, CA 92596 (951) 926-8716

**IV. CONTROVERSIAL ISSUES:**

Yes. A letter from the Winchester Town Association raised concerns with the project related to general plan consistency. Mr. Green also raised concerns with traffic, density and bridges. Commissioners Roth, Petty and Snell have concerns about the lot sizes, density, lot coverage, two-story product throughout, availability of parks and concerns the community raised about the project.

**V. PLANNING COMMISSION ACTION:**

**CONTINUED** to October 17, 2012.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

Agenda Item No.: **3.4**  
Area Plan: Harvest Valley/Winchester  
Zoning District: Winchester  
Supervisory District: Third/Third  
Project Planner: H. P. Kang  
PC Hearing Date: November 7, 2012  
Continued From: August 15, 2012, October 17, 2012

TENTATIVE TRACT MAP NO. 36288  
Environmental Assessment No. 42327  
Applicant: Sierra Linda Development  
Engineer/Representative: Pangaea Land Consultants

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Tentative Tract Map is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with lot sizes ranging from 3,600 to 8,190 square feet, and two (2) water quality basin lots.

The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.

### FURTHER PLANNING CONSIDERATIONS:

November 7, 2012

At the Planning Commission meeting date October 17, 2012, the staff requested the continuance to provide additional time to address the concerns the Commission discussed with the applicant during the time between the August 15, 2012 and October 17, 2012 meeting dates. Staff has been working with the applicant to address the concerns of the Commission. Below, under the section titled Conditions, staff has identified existing development standards and conditions that address many of the concerns raised by the Commission at the previous hearings relative to landscaping, fencing and the timing of the installation of such. These conditions have been incorporated into the recommended conditions of approval for this tentative tract map.

### BACKGROUND:

The location of the tentative tract map was originally approved in Specific Plan No. 293 for a school site. On April 4, 2007, Hemet Unified School District provided a letter to the applicant indicating their intent to abandon their interest in using the property as a school site. The applicant has since moved forward with a Tentative Tract Map in place of the school site as allowed under Specific Plan No. 293.

The CEQA determination for this project is that an Addendum be prepared to include with previous Mitigated Negative Declaration for Environmental Assessment No. 41176. An addendum was determined appropriate in order to include an analysis of greenhouse gases that would be generated as a result of the proposed project. The results of this analysis concluded that greenhouse gases produced by the project were less than significant and this finding is discussed in more detail in the greenhouse gas section of this document. There are no major changes or additions to the previous CEQA document, as a result of the proposed subdivision. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared only if minor technical changes or additions are necessary or none of the conditions are present as described in Section 15162 calling for the preparation of a subsequent negative declaration.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Specific Plan No. 293, Amendment No. 5, Planning

p.m.



- Area No. 19 (Community Development: Medium High Density Residential) (CD: MHDR) (5-8 Dwelling Units Per Acre)
2. Surrounding General Plan Land Use (Ex. #5): \* Specific Plan No. 293 to the north, east, and south Community Development - Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the west
  3. Existing Zoning (Ex. #2): Specific Plan No. 293, Planning Area No. 19
  4. Surrounding Zoning (Ex. #2): Specific Plan No. 293 to the north, east, and south and Rural Residential (R-R) to the west
  5. Existing Land Use (Ex. #1): Vacant
  6. Surrounding Land Use (Ex. #1): Vacant to the north, east, south, and west
  7. Project Data:  
Total Acreage: 10.00  
Total Proposed Lots: 72  
Proposed Min. Lot Size: 3,600 square feet  
Schedule: "A"
  8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**CONSIDERATION** of an Addendum to a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41176**, based on the findings incorporated in the initial study (EA42327) and the conclusion that none of the conditions described in California Code of Regulations, Section 15162 exist; and,

**APPROVAL** of an **EXEMPTION** as per Section 3.1.C & D. of Ordinance No. 460, to Section 3.8.C. (LOT DEPTH TO WIDTH RATIO) for Lot Nos. 1-5, 13-15, 29, 30, 37, 38, 45 and 46, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 36288**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Specific Plan No. 293 in the Harvest Valley/Winchester Area Plan.
2. The tentative map proposes two lots for water quality basins and seventy-two (72) single family residential lots ranging in size from 3,600 to 8,190 square feet. The tentative map's density of 7.2 dwelling units per acre is within the 5-8 dwelling units per acre range of Community Development: Medium High Density Residential (CD: MHDR), as established through the adopted Specific Plan for Planning Area No. 19.
3. Specific Plan No. 293, Amendment No. 5 (SP00293A5) is located within the Highway 79 Policy Area. SP00293A5 analyzed this policy area and was determined to be consistent with the

requirements of Highway 79 Policy Area. The proposed project is in conformance with SP00293A5 and is therefore also in conformance with the Highway 79 Policy Area.

4. The project site is surrounded by properties which are designated Specific Plan No. 293 and Medium Density Residential to the west.
5. The zoning for the subject site is Specific Plan No. 293, Planning Area 19.
6. The proposed use, seventy-two (72) single family residences, is consistent with the Planning Standards set forth in the Specific Plan No. 293, Planning Area 19.
7. The project site is surrounded by properties which are within Specific Plan No. 293 to the north, east and south and Rural Residential (R-R) to the west.
8. Residential uses are intended to be constructed in the near future and will operate in the project vicinity.
9. Lots requested for the lot depth to width ratio exception are from 1 to 2 feet less than the required widths which are not a substantive reduction to prevent the granting of an exception.
10. Lots requested for the lot depth to width ratio have the same or similar widths as the remaining lots in the proposed tentative map.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
12. Addendum to Environmental Assessment No. 41176 did not identify any additional potentially significant impacts different than those previously identified. None of the conditions described in California Code of Regulations, Section 15162 exist.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Specific Plan No. 293, Planning Area No. 19, (Community Development: Medium High Density Residential) (CD: MHDR) (5-8 Dwelling Units Per Acre) and with all other elements of the Specific Plan No. 293.
2. The proposed project is in conformance with the Highway 79 Policy Area.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The project is consistent with the applicable provisions of Ordinance No. 460 Section 3.8.C except for lots 1-5, 13-15, 29, 30, 37, 38, 45 and 46 where an exception is being requested per Section 3.1.C & D.

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

**CONDITIONS:** The following conditions are in addition to those incorporated in the summary of conditions of approval, which is incorporated herein by reference.

1. Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party.
2. At the time of recordation of any subdivision, plot map or parcelization which contains a common greenbelt, entry monument or other open space area, the map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment district or community service district/area, or similar public/private entity shall be established for the entire specific plan, and shall include provisions for maintenance of landscaped areas within the plan.
3. The applicant shall enhance the landscaping areas at both entrances (intersection of Street "A" & La Ventana Road and Street "D" & Winchester Hills Drive) into the Tract No. 36288 with consistent landscaping identified in the Winchester Hills Specific Plan.
4. The applicant shall follow the Winchester Hills Specific Plan Section I. Comprehensive Maintenance Plan. Per Section I 2 (Residential Neighborhood Association), the applicant shall form a Residential Neighborhood Association to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas including side yards, detention basin landscaping, and perimeter landscaping.
5. The applicant shall follow the landscape design guidelines as described in the Winchester Hills Specific Plan and in reference to Figure IV-2 on Page IV-10.
6. The applicant shall construct a Major Community Entry (one on the project site side) as described in the Winchester Hills Specific Plan and in reference to Figure IV-11 Page IV-21 and Figure IV-12 Page IV-22.
7. The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.
8. Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:
  - a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

- b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c. Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d. Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e. Sewer system shall be installed and operational. According to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. Tribal Land;
  - c. Airport Influence Area;
  - d. High Fire Area;
  - e. Fault Zone;
  - f. City Sphere of Influence; and,
  - g. Historic Preservation District.
3. The project site is located within:
  - a. The boundaries of the Harvest Valley/Winchester Area Plan;
  - b. The boundaries of the Highway 79 Policy Area;
  - c. San Jacinto Valley Watershed;
  - d. County Service Area #146 – Street Lighting and Library; and,
  - e. Mount Palomar Observatory – Lighting (Ordinance No. 655) Zone B, 27.63 miles.
4. The subject site is currently designated as Assessor's Parcel Number 461-160-044.

HK:hk/dm

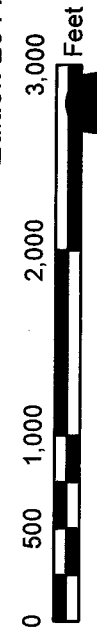
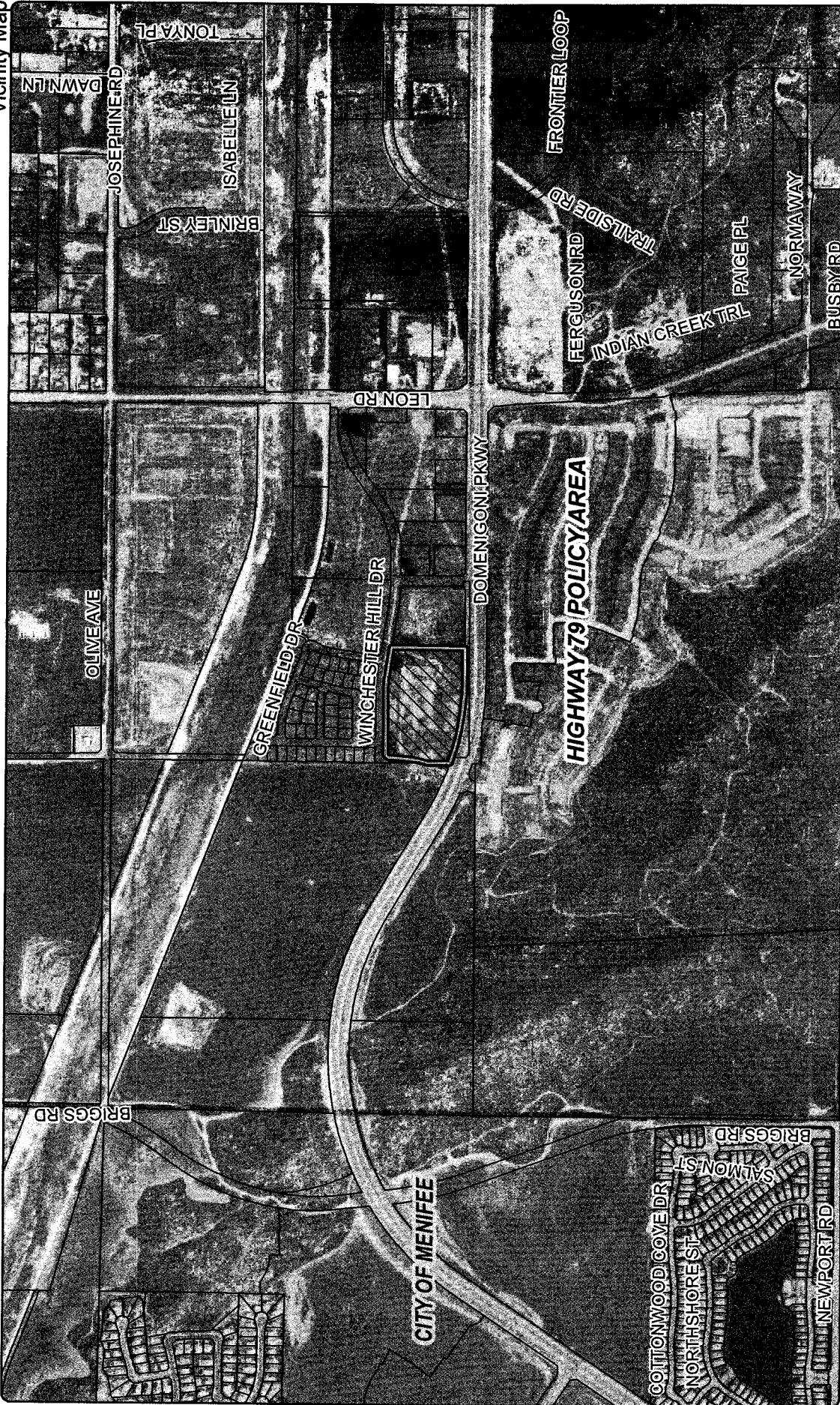
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Date Revised: 10/30/12

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR36288**  
**VICINITY/POLICY AREAS**

Supervisor Stone  
 District 3

Date Drawn: 04/17/2012  
 Vicinity Map



Assessors Bk. Pg. 461-16  
 Thomas Bros. Pg. 869 A1  
 Edition 2011

Zoning Area: Winchester  
 Township/Range: T5SR2W  
 Section: 31

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2000 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://planning.ca.us/index.html>

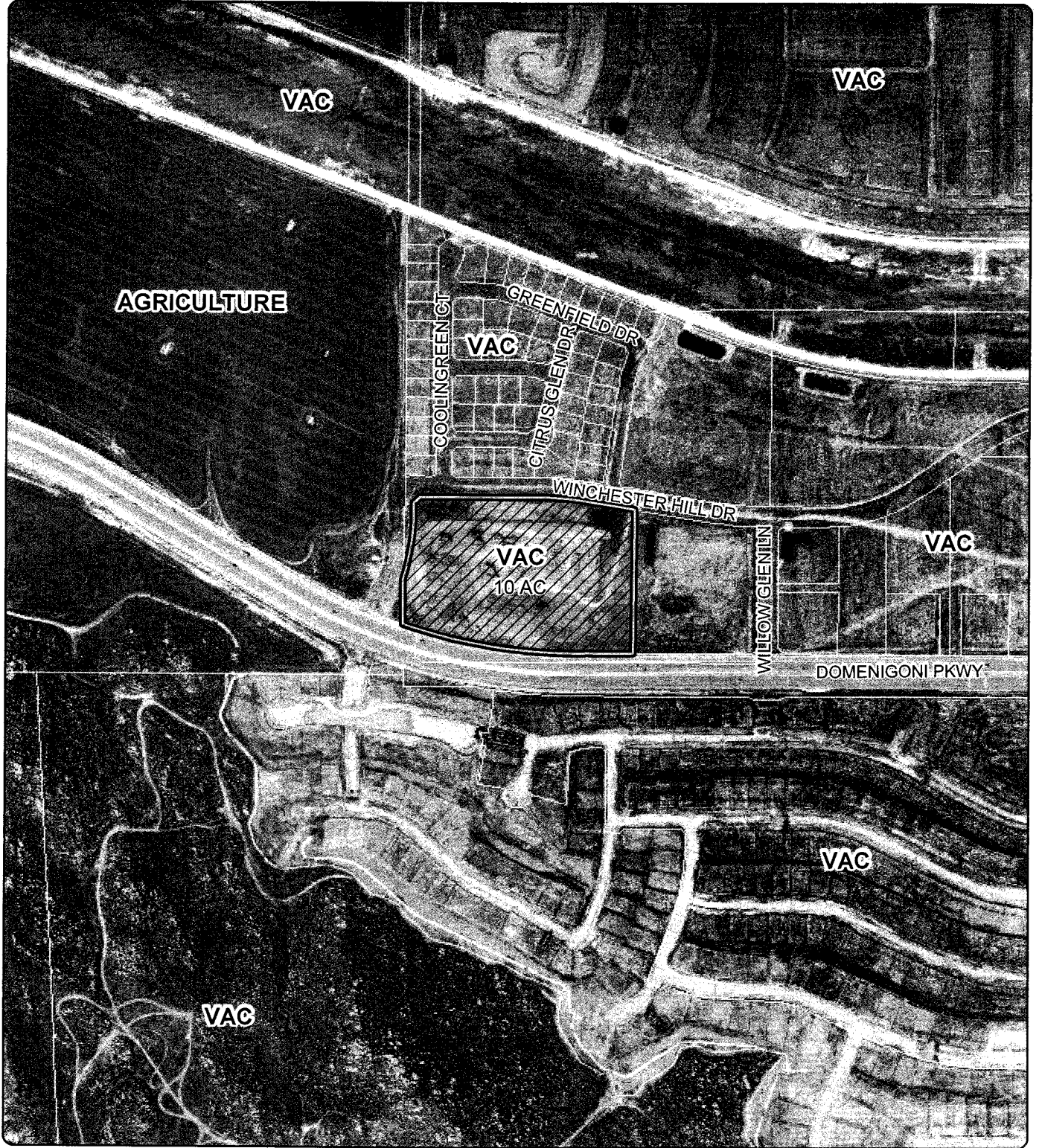


RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36288  
LAND USE

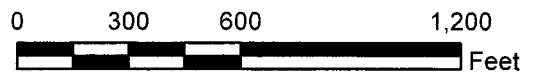
Date Drawn: 04/17/2012  
Exhibit 1

Supervisor Stone  
District 3



Zoning Area: Winchester  
Township/Range: T5SR2W  
Section: 31

Assessors Bk. Pg. 461-16  
Thomas Bros. Pg. 869 A1  
Edition 2011



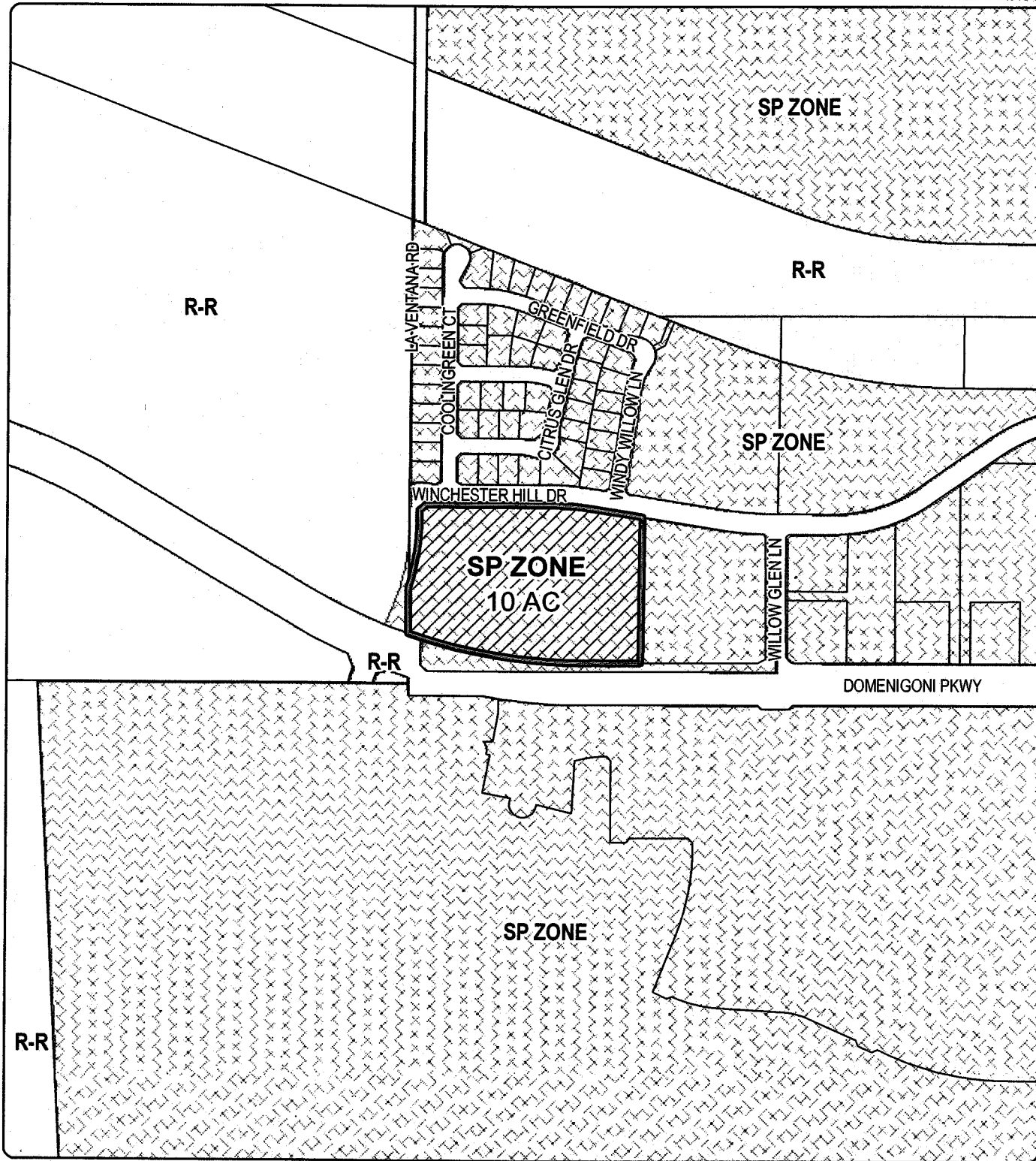
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36288  
EXISTING ZONING

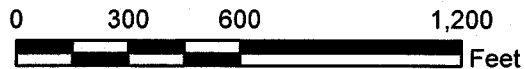
Supervisor Stone  
District 3

Date Drawn: 04/18/2012  
Exhibit 2



Zoning Area: Winchester  
Township/Range: T5SR2W  
Section: 31

Assessors Bk. Pg. 461-16  
Thomas Bros. Pg. 869 A1  
Edition 2011



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

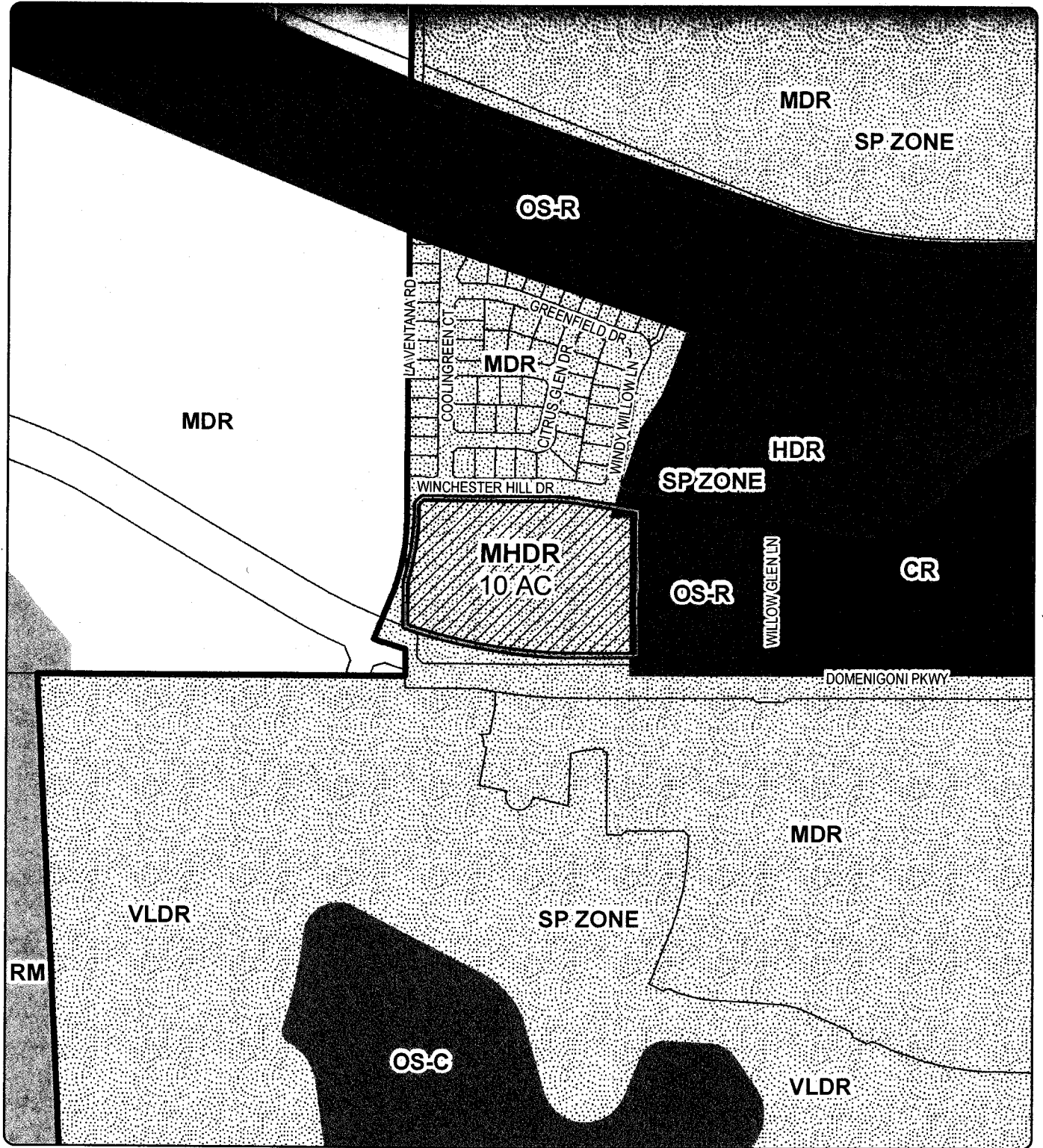
TR36288

EXISTING GENERAL PLAN

Date Drawn: 04/17/2012

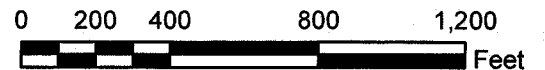
Exhibit 5

Supervisor Stone  
District: 3



Zoning Area: Winchester  
Township/Range: T5SR2W  
Section: 31

Assessors Bk. Pg. 461-16  
Thomas Bros. Pg. 869 A1  
Edition 2011



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



TR36288



Selected parcel(s):  
461-160-044

**FLOOD ZONES**

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- FLOOD ZONES

**\*IMPORTANT\***






Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

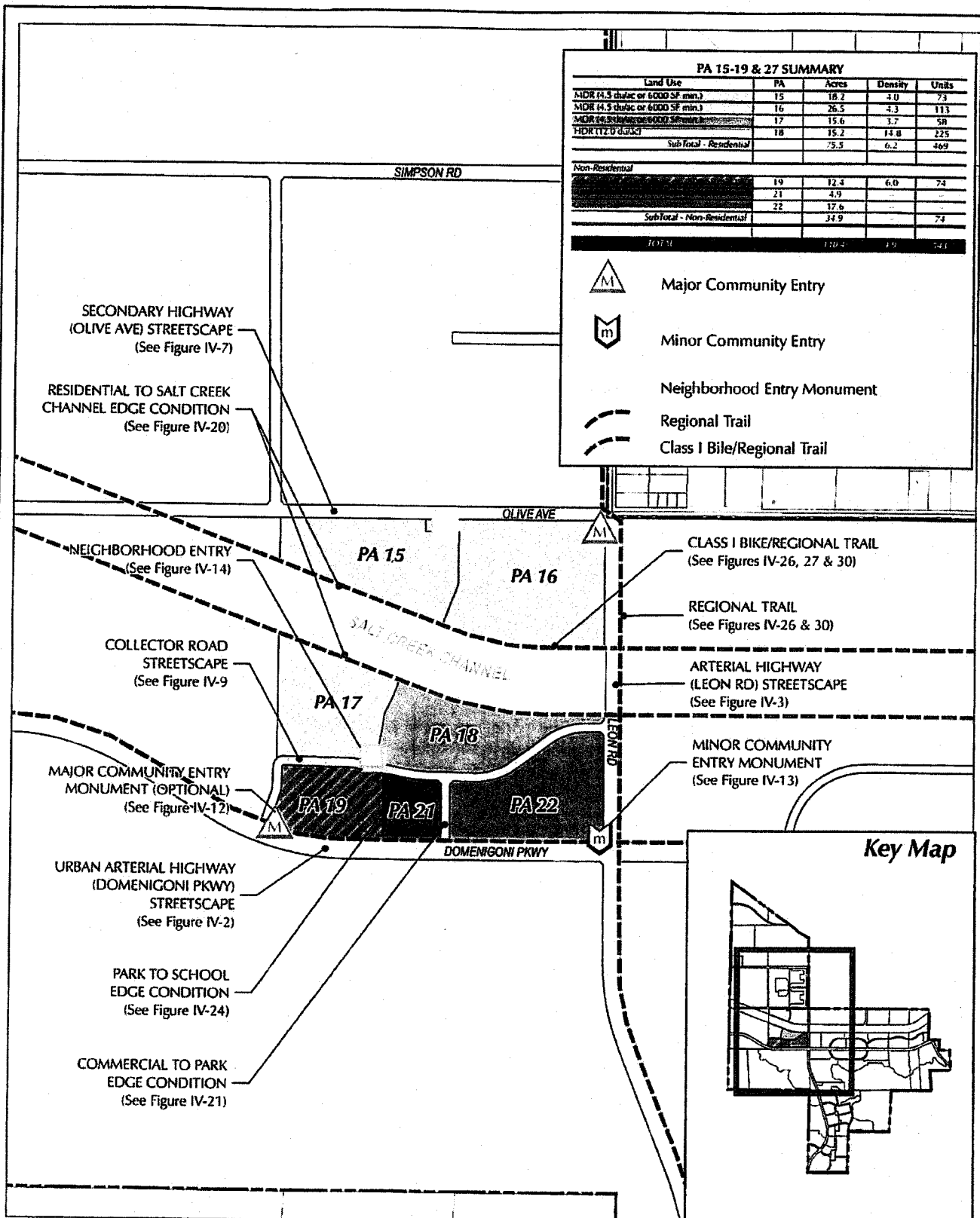
REPORT PRINTED ON...Mon Oct 29 15:37:41 2012

Version 120920

**PA 15-19 & 27 SUMMARY**

Land Use	PA	Acres	Density	Units
MDR (4.5 du/ac or 6000 SF min.)	15	18.2	4.0	73
MDR (4.3 du/ac or 6000 SF min.)	16	26.5	4.3	113
MDR (4.3 du/ac or 6000 SF min.)	17	15.6	3.7	58
HDR (12.0 du/ac)	18	15.2	14.8	225
<b>Sub Total - Residential</b>				
		75.5	6.2	469
<b>Non-Residential</b>				
	19	12.4	6.0	74
	21	4.9		
	22	17.6		
<b>Sub Total - Non-Residential</b>				
		34.9		74
<b>TOTAL</b>				
		110.4	6.9	543

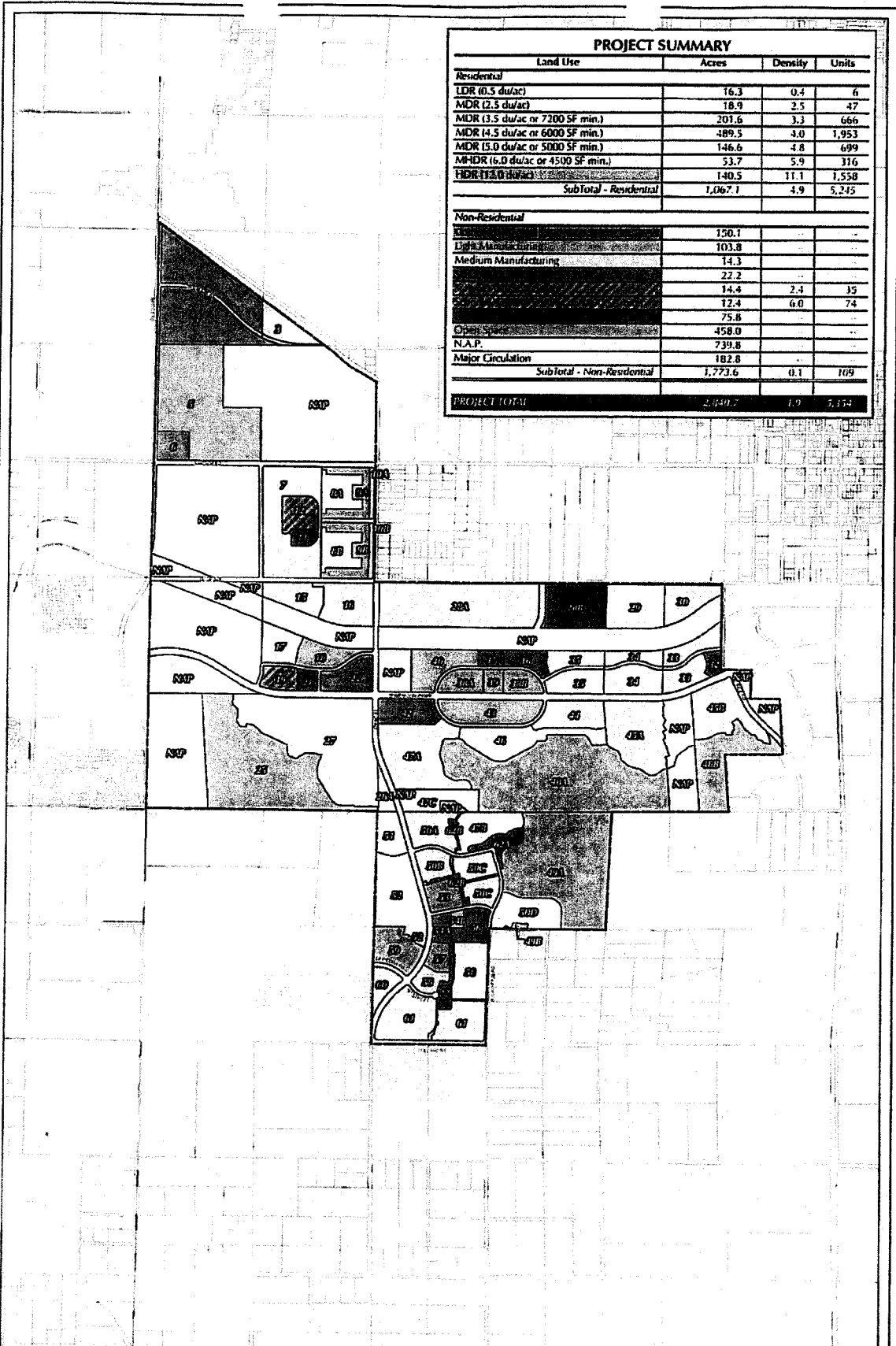
-  Major Community Entry
-  Minor Community Entry
-  Neighborhood Entry Monument
-  Regional Trail
-  Class I Bike/Regional Trail



**WINCHESTER HILLS**



Figure III-3  
Planning Areas 15-19, 21 & 22

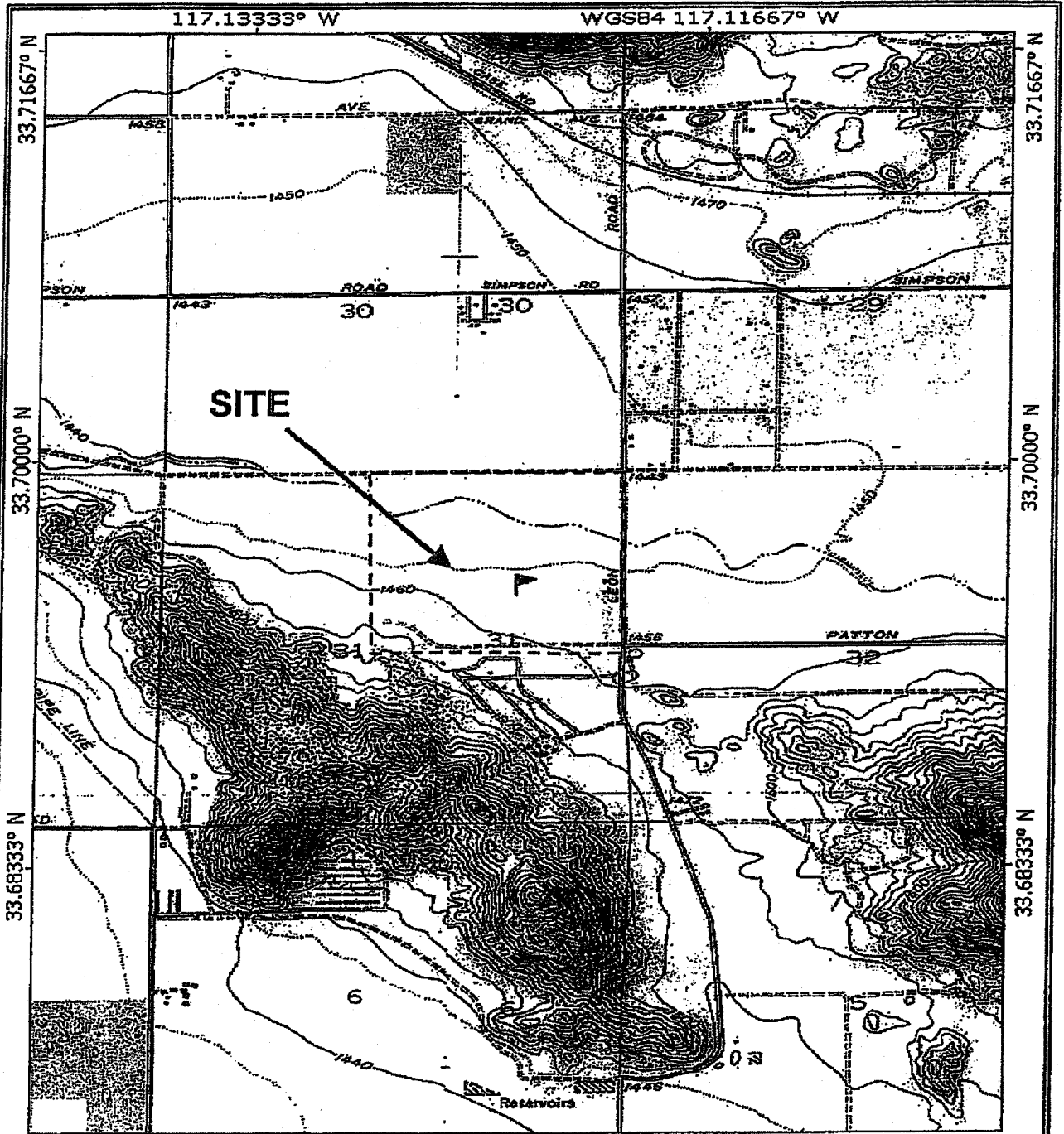


PROJECT SUMMARY			
Land Use	Acres	Density	Units
<b>Residential</b>			
LDR (0.5 du/ac)	16.3	0.4	6
MDR (2.5 du/ac)	18.9	2.5	47
MDR (3.5 du/ac or 7200 SF min.)	201.6	3.3	666
MDR (4.5 du/ac or 6000 SF min.)	489.5	4.0	1,953
MDR (5.0 du/ac or 5000 SF min.)	146.6	4.8	699
MHDR (6.0 du/ac or 4500 SF min.)	53.7	5.9	316
HDR (11.0 du/ac)	140.5	11.1	1,558
<b>SubTotal - Residential</b>	<b>1,067.1</b>	<b>4.9</b>	<b>5,245</b>
<b>Non-Residential</b>			
Office	150.1		
Light Manufacturing	103.8		
Medium Manufacturing	14.3		
	22.2		
	14.4	2.3	39
	12.4	6.0	74
	75.8		
Other	458.0		
N.A.P.	739.8		
Major Circulation	182.6		
<b>SubTotal - Non-Residential</b>	<b>1,773.6</b>	<b>0.1</b>	<b>109</b>
<b>PROJECT TOTAL</b>	<b>2,840.7</b>	<b>1.9</b>	<b>5,354</b>

**WINCHESTER HILLS**



Figure II-1  
Specific Plan Land Use Plan Amendment No. 5



TN  $\nearrow$  MN  
 134°

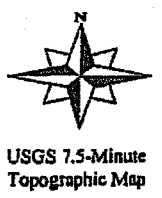
117.13333° W      WGS84 117.11667° W

0      5      1 MILE


0      1000 FEET      0      500      1000 METERS

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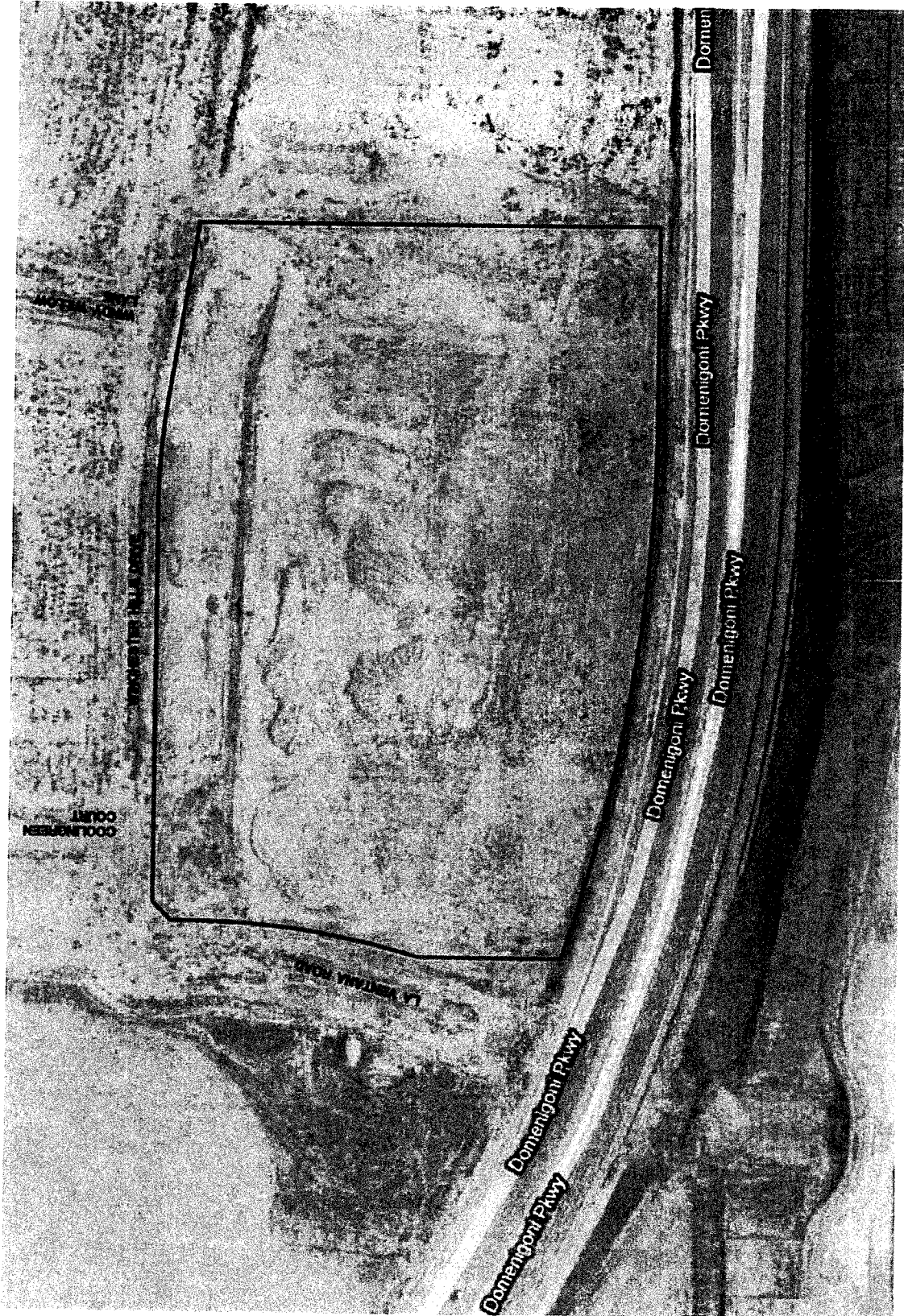
**SIERRA LINDA DEVELOPMENT**  
 Winchester Hills  
 Southwest Corner of  
 Leon Road and Olive Avenue  
 Hemet Area of Riverside County, California  
  
 GeoTek Project Number: 2260SD3



**Figure 1**  
  
 Site  
 Location  
 Map

  
**GeoTek, Inc.**  
 1384 Poinsettia Avenue, Suite A  
 Vista, California 92083

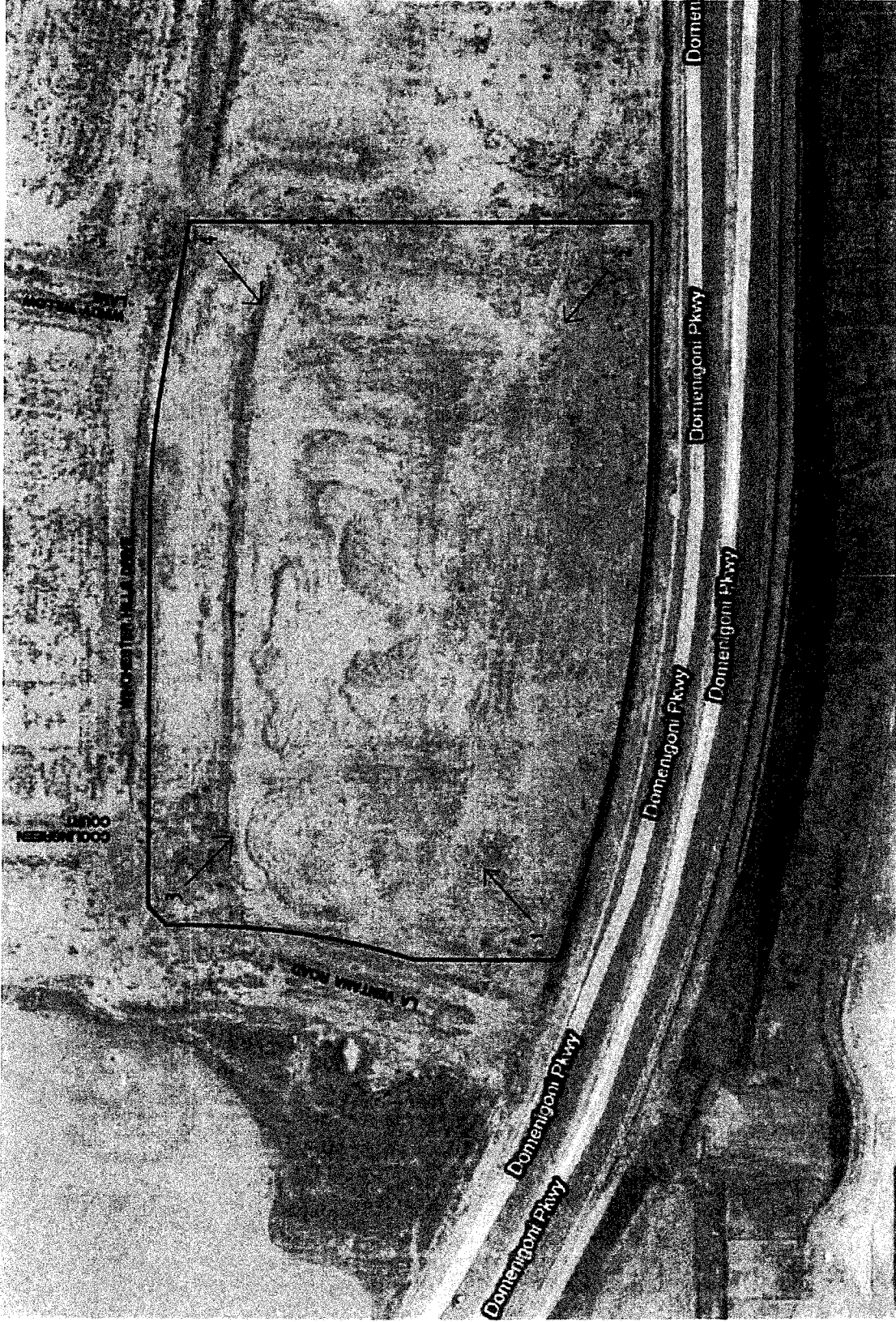
TRACT 36288  
AERIAL PHOTOGRAPH





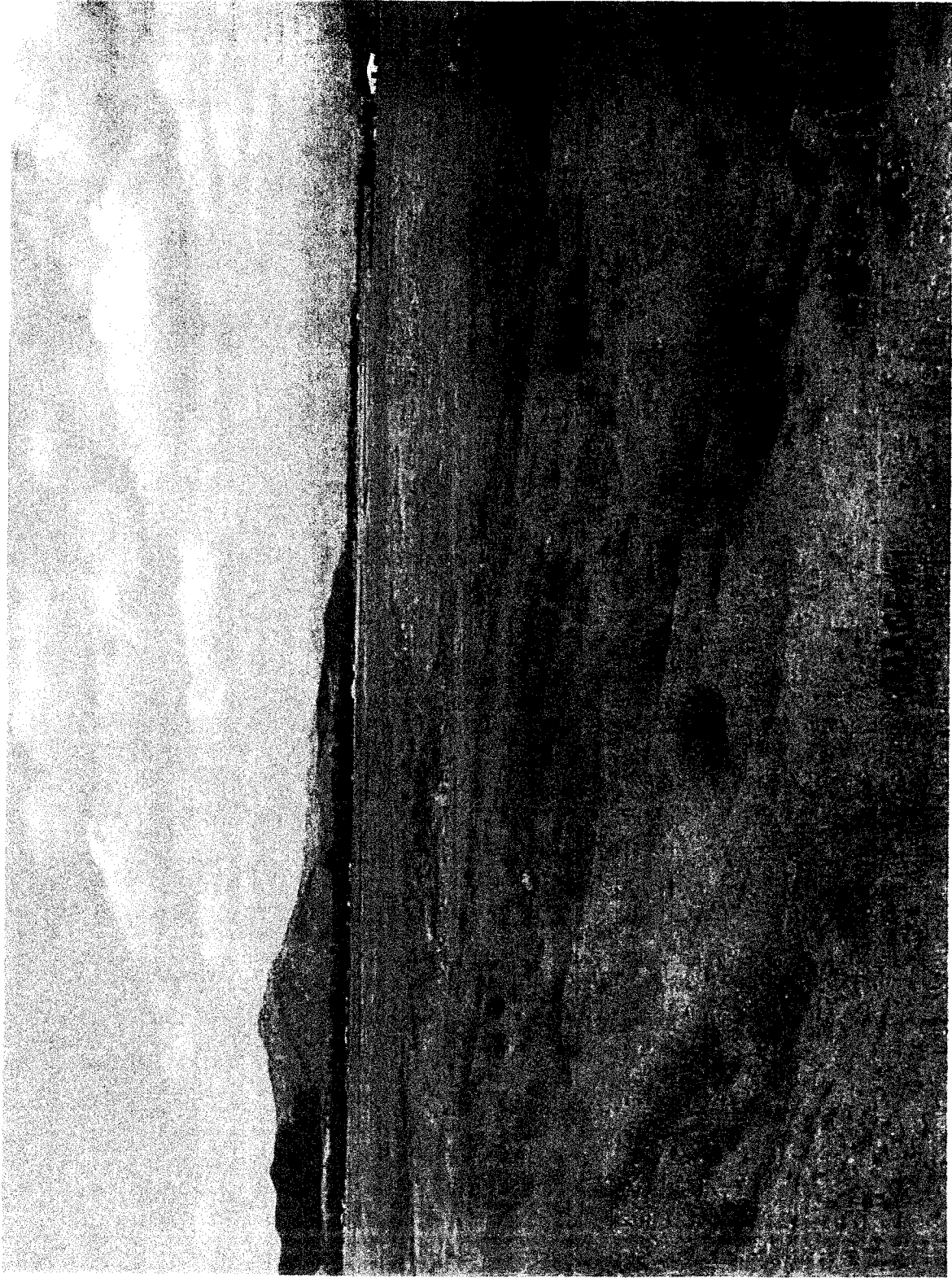
TRACT 36288

SITE PHOTOS



April 19, 2010

TRACT 36288  
SITE PHOTOS





TRACT 36288

SITE PHOTOS

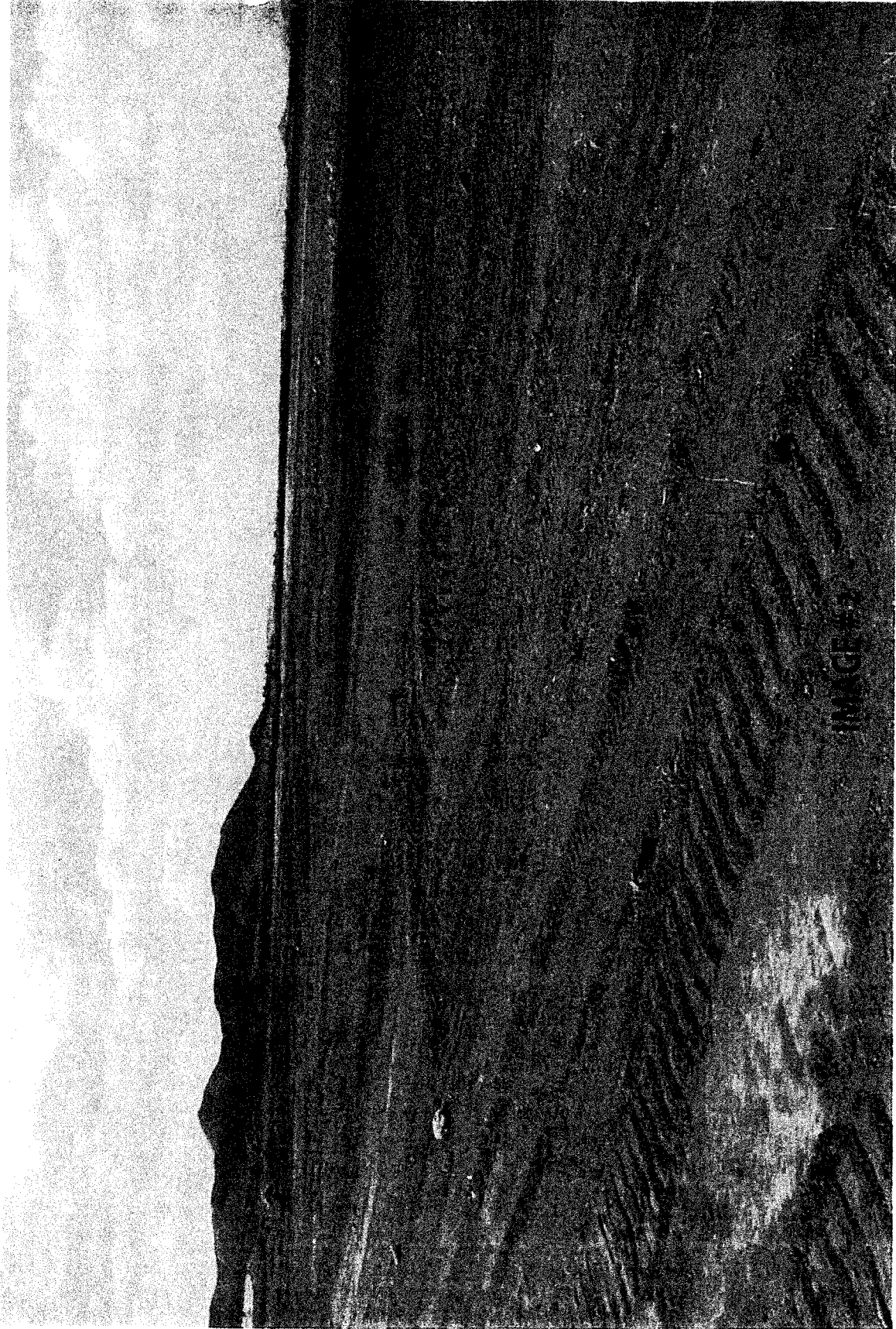


IMAGE #5



TRACT 36288  
SITE PHOTOS



TRACT 36288  
SITE PHOTOS

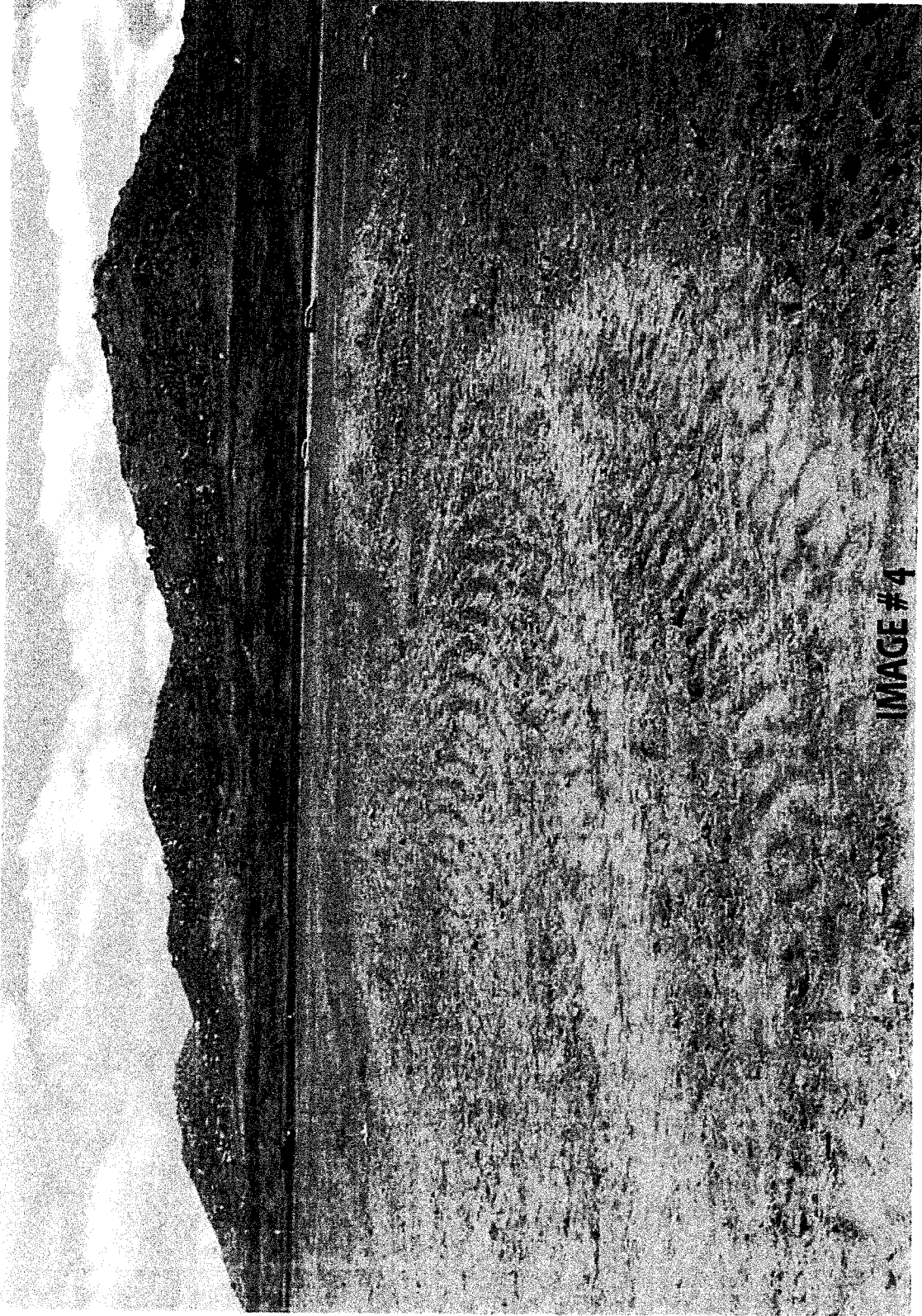
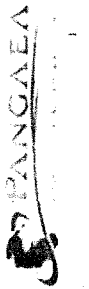


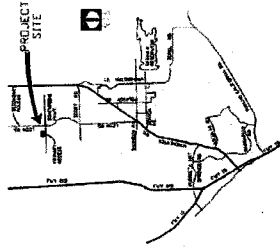
IMAGE #4



April 19, 2010



COUNTY OF RIVERSIDE  
TENTATIVE TRACT No. 36288  
PA-19  
Amendment No. 1



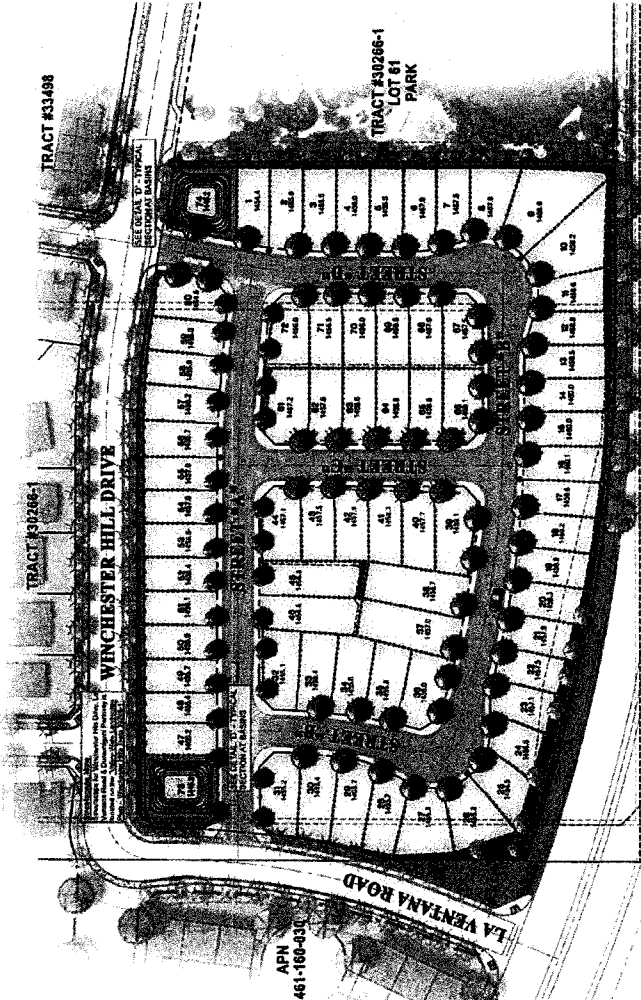
**OWNER/APPLICANT:**  
RIVERSIDE COUNTY  
1000 MAIN ST  
RIVERSIDE, CA 92501

**DESIGNER:**  
WILLIAMS & PARTNERS  
1000 MAIN ST  
RIVERSIDE, CA 92501

**ENGINEER:**  
WILLIAMS & PARTNERS  
1000 MAIN ST  
RIVERSIDE, CA 92501

**CONTRACTOR:**  
WILLIAMS & PARTNERS  
1000 MAIN ST  
RIVERSIDE, CA 92501

**DATE:** MAY 20, 2019



**PLANT LEGEND**

**1. PLANT SPECIES:**

- LA VENTANA ROAD
- WENCHESTER HILL DRIVE
- DOMENIGONI PARKWAY
- LA VENTANA ROAD
- WENCHESTER HILL DRIVE
- DOMENIGONI PARKWAY

**2. PLANT SPECIES:**

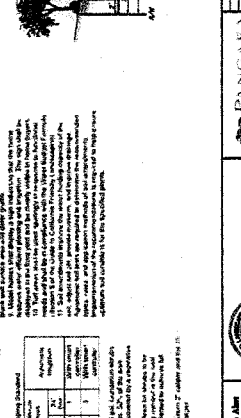
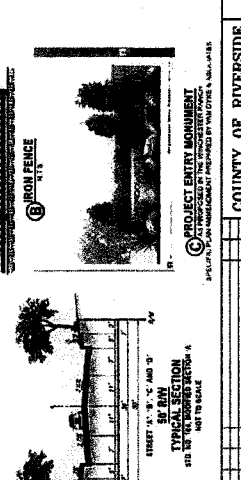
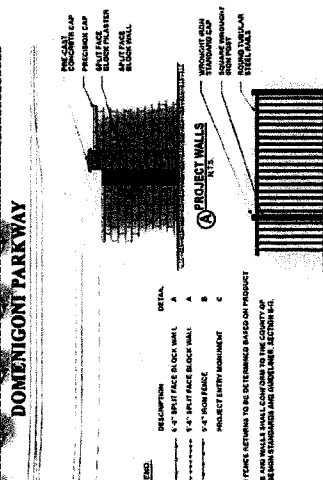
- LA VENTANA ROAD
- WENCHESTER HILL DRIVE
- DOMENIGONI PARKWAY
- LA VENTANA ROAD
- WENCHESTER HILL DRIVE
- DOMENIGONI PARKWAY

**3. PLANT SPECIES:**

- LA VENTANA ROAD
- WENCHESTER HILL DRIVE
- DOMENIGONI PARKWAY
- LA VENTANA ROAD
- WENCHESTER HILL DRIVE
- DOMENIGONI PARKWAY

**4. PLANT SPECIES:**

- LA VENTANA ROAD
- WENCHESTER HILL DRIVE
- DOMENIGONI PARKWAY
- LA VENTANA ROAD
- WENCHESTER HILL DRIVE
- DOMENIGONI PARKWAY



**APPROVED:** [Signature]

**DATE:** MAY 20, 2019

**SCALE:** 1" = 40'

**PROJECT:** TRACT #36288 PA-19 AMENDMENT NO. 1

**OWNER:** RIVERSIDE COUNTY

**DESIGNER:** WILLIAMS & PARTNERS

**ENGINEER:** WILLIAMS & PARTNERS

**CONTRACTOR:** WILLIAMS & PARTNERS

**DATE:** MAY 20, 2019

**PROJECT:** TRACT #36288 PA-19 AMENDMENT NO. 1

**OWNER:** RIVERSIDE COUNTY

**DESIGNER:** WILLIAMS & PARTNERS

**ENGINEER:** WILLIAMS & PARTNERS

**CONTRACTOR:** WILLIAMS & PARTNERS

**DATE:** MAY 20, 2019



SPANISH COLONIAL



TUSCANY



SANTA BARBARA

**WINCHESTER HILLS  
TRACT 36288**

SIERRA LINDA DEVELOPMENT

COUNTY OF RIVERSIDE

PLAN ONE

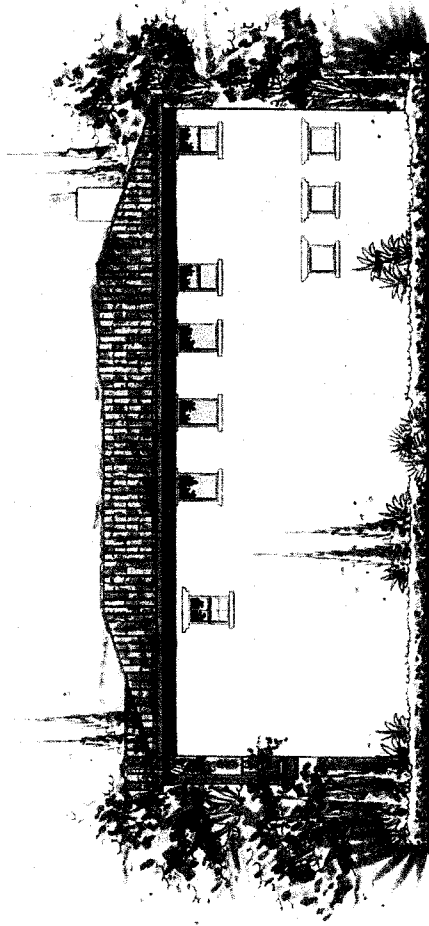


DHP ARCHITECTS  
10000 BENTLEY BLVD  
SAN DIEGO, CA 92121  
TEL: 619 594 1000  
WWW.DHPARCHITECTS.COM





LEFT



RIGHT



REAR

PLAN ONE  
SPANISH COLONIAL

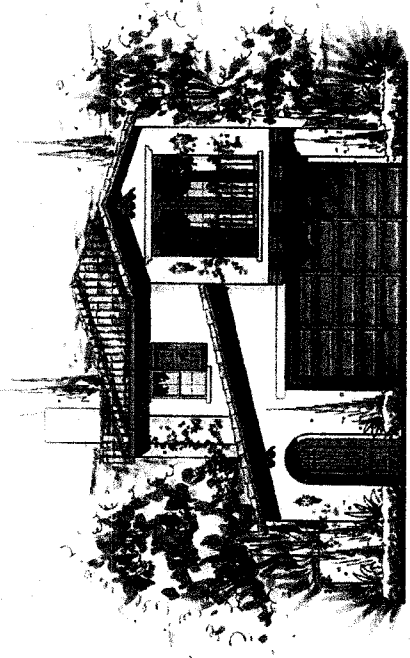
COUNTY OF RIVERSIDE

**WINCHESTER HILLS**  
**TRACT 36288**

SIERRA LINDA DEVELOPMENT

0 6  
DHP ARCHITECTS  
ARCHITECTS AND  
INTERIORS  
10401 15TH ST. #200  
DANA POINT, CA 92629

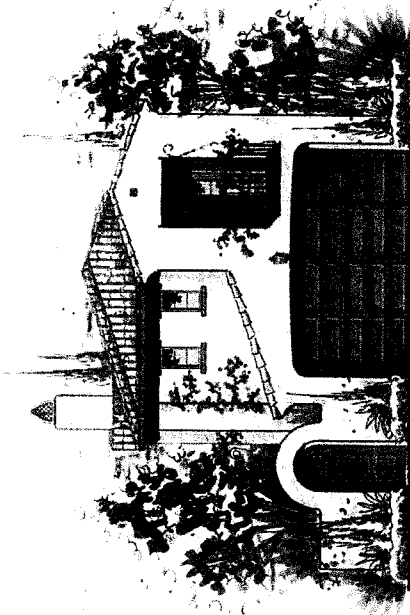




SPANISH COLONIAL



TUSCANY



SANTA BARBARA

**WINCHESTER HILLS  
TRACT 36288**

SIERRA LINDA DEVELOPMENT

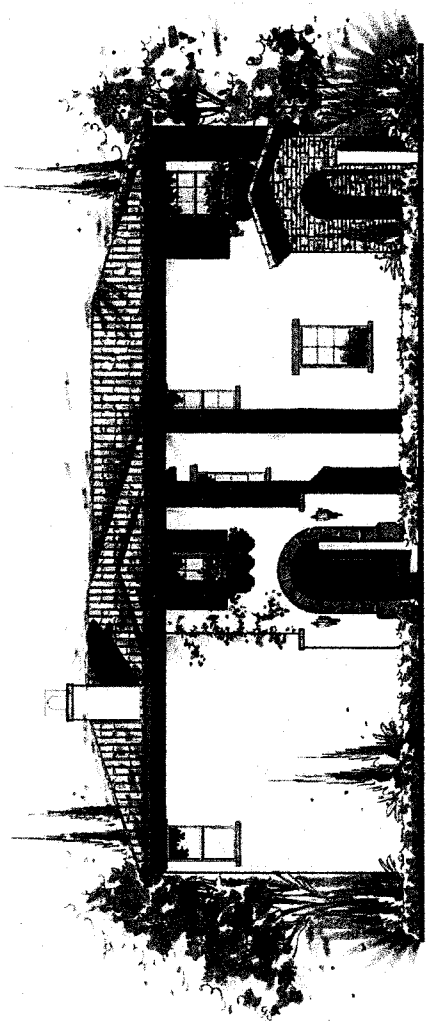
COUNTY OF RIVERSIDE

PLAN TWO

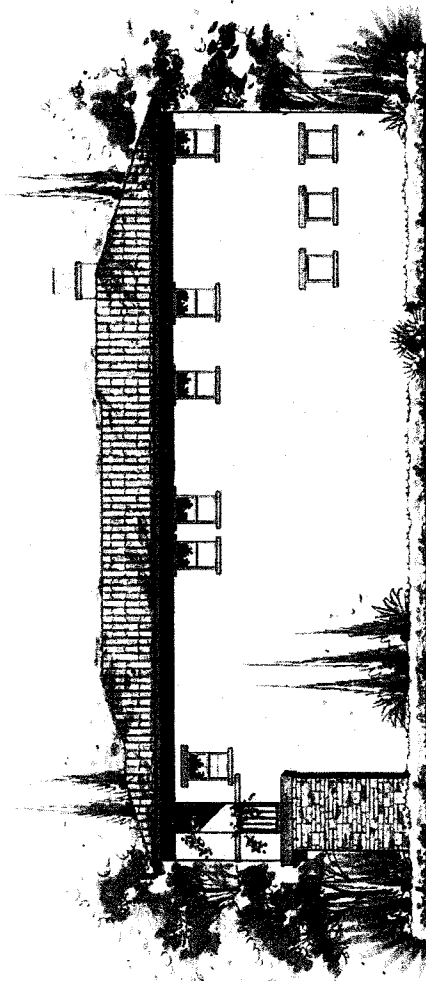


DHP ARCHITECTS  
ARCHITECTS AND PLANNERS  
10000 WILSON AVENUE  
SUITE 100  
DANA POINT, CA 92629  
TEL: 949.441.1111  
FAX: 949.441.1112

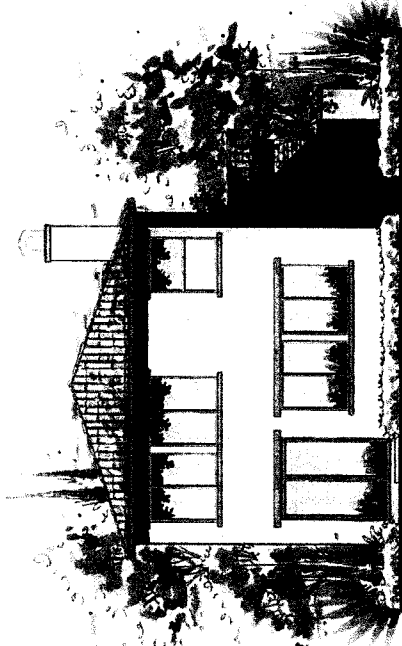




LEFT



RIGHT



REAR

PLAN TWO  
TUSCANY



COUNTY OF RIVERSIDE

**WINCHESTER HILLS**  
**TRACT 36288**

SIERRA LINDA DEVELOPMENT

DHP ARCHITECTS  
10000 WILSON AVENUE  
SUITE 100  
DANA POINT, CA 92629  
TEL: 949.341.1111 FAX: 949.341.1112  
WWW.DHPARCHITECTS.COM







SPANISH COLONIAL



TUSCANY



SANTA BARBARA

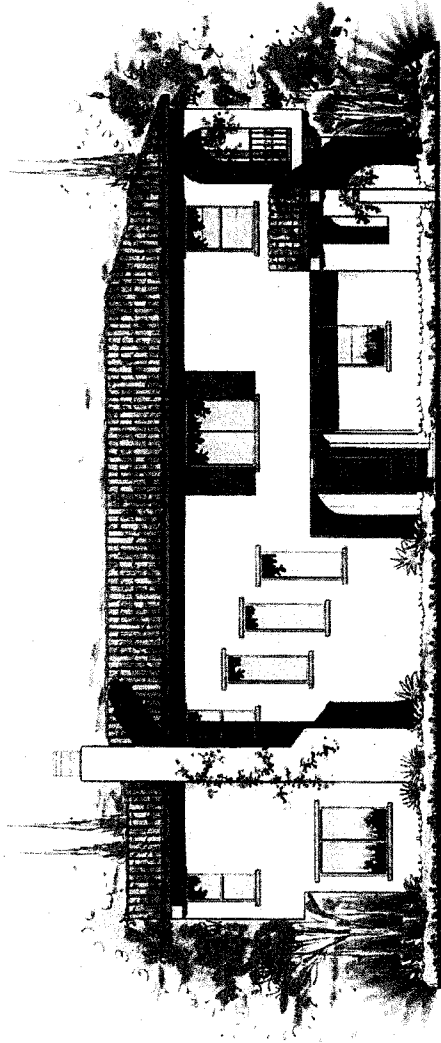
**WINCHESTER HILLS  
TRACT 36288**

SIERRA LINDA DEVELOPMENT

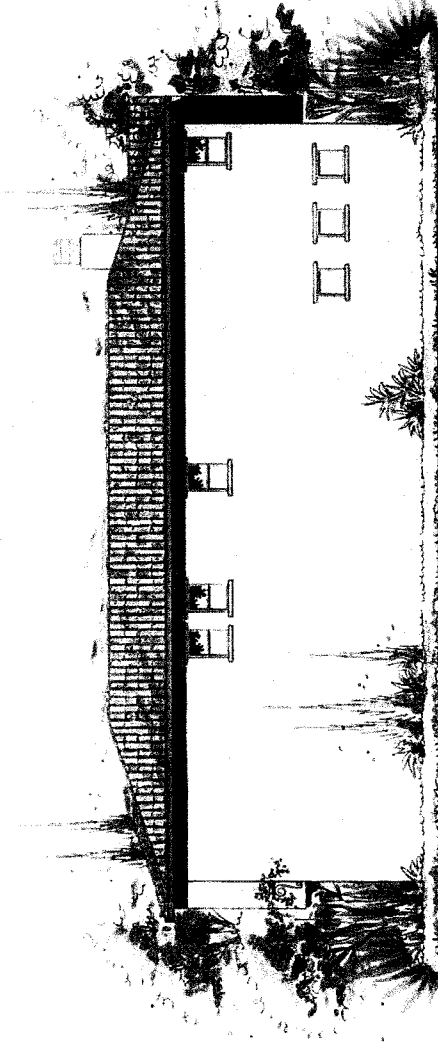
COUNTY OF RIVERSIDE

PLAN THREE





LEFT



RIGHT



REAR

**WINCHESTER HILLS**  
**TRACT 36288**

SIERRA LINDA DEVELOPMENT

PLAN THREE  
 SANTA BARBARA

COUNTY OF RIVERSIDE



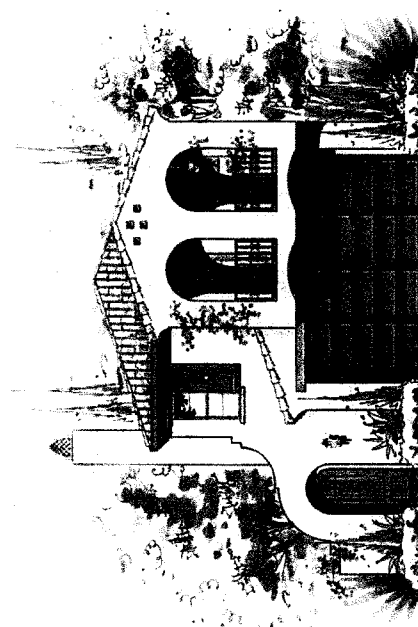
DHP ARCHITECTS  
 1000 WEST GARDEN STREET, SUITE 100  
 SANTA BARBARA, CALIFORNIA 93101  
 TEL: 805.965.1100 FAX: 805.965.1101  
 www.dhparchitects.com



SPANISH COLONIAL



TUSCANY



SANTA BARBARA

**WINCHESTER HILLS  
TRACT 36288**

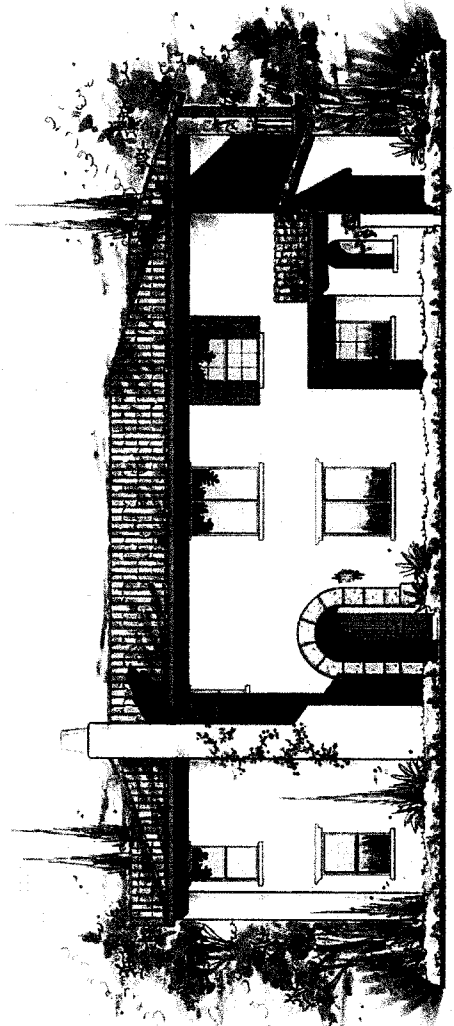
SIERRA LINDA DEVELOPMENT

COUNTY OF RIVERSIDE

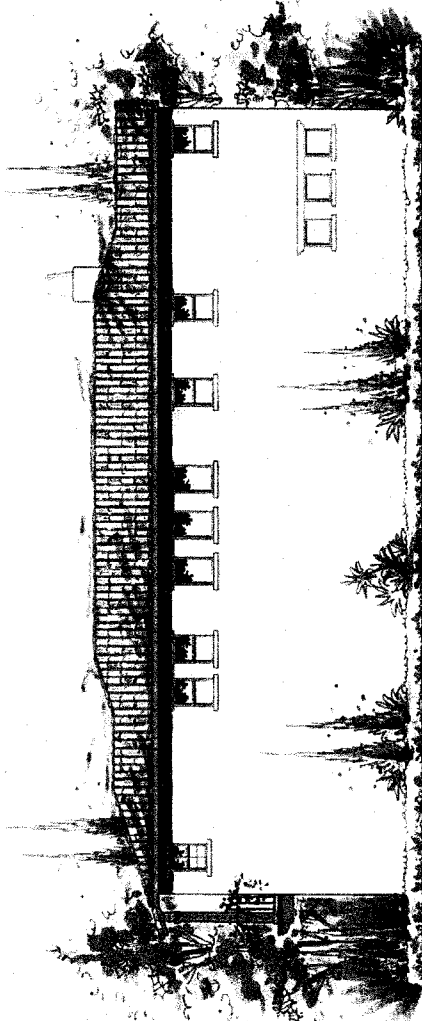
PLAN FOUR



**ahp**  
ARCHITECTS  
14000 WILSON BLVD  
SANTA ANA, CA 92705  
© 2001



LEFT



RIGHT



REAR

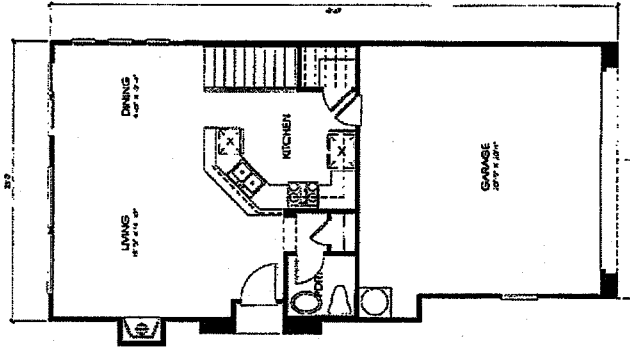
PLAN FOUR  
SPANISH COLONIAL

COUNTY OF RIVERSIDE

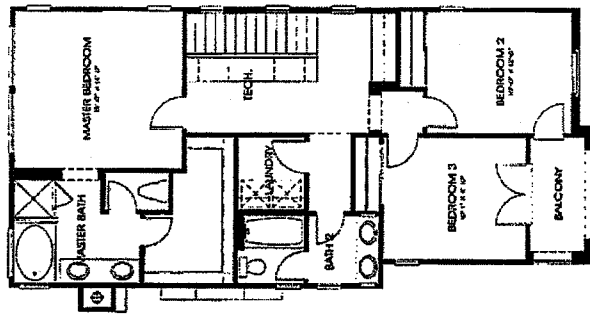
**WINCHESTER HILLS**  
**TRACT 36288**

SIERRA LINDA DEVELOPMENT

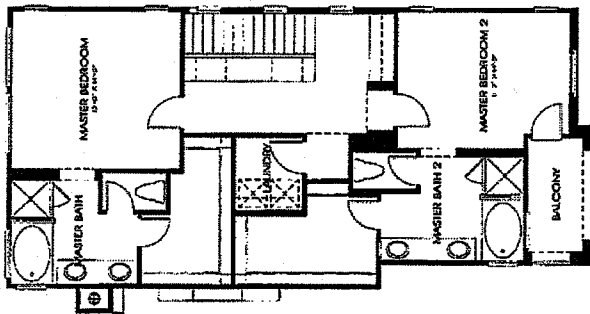
DHP ARCHITECTS  
ARCHITECTS AND PLANNERS  
14001 BENTLEY BLVD., SUITE 200  
SAN DIEGO, CA 92128



FIRST FLOOR PLAN  
50 S.F.  
1,248 S.F.



SECOND FLOOR PLAN  
50 S.F.

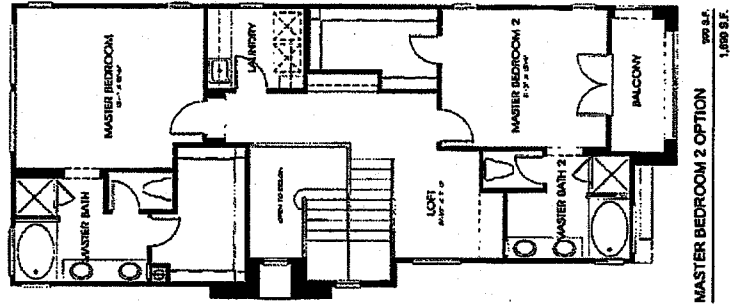
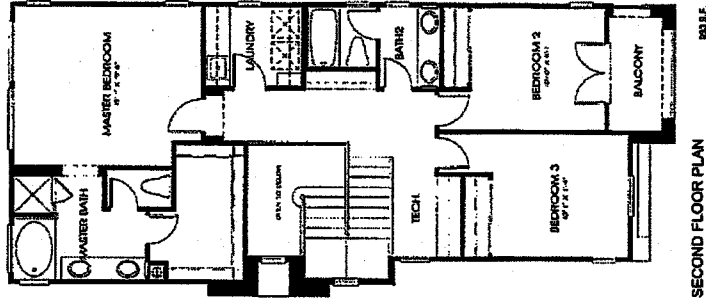
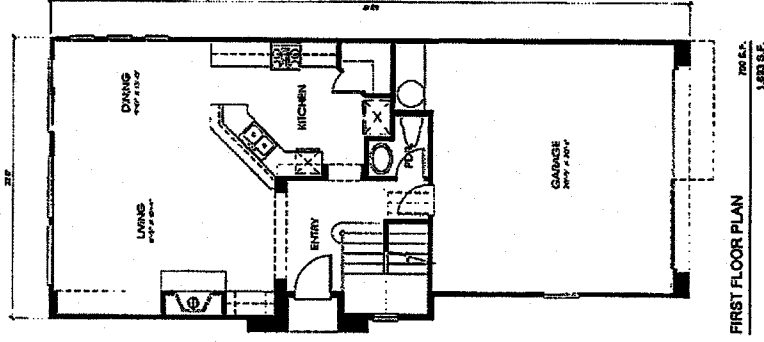


MASTER BEDROOM 2 OPTION

**WINCHESTER HILLS**  
**TRACT 36288**  
 SIERRA LINDA DEVELOPMENT

PLAN ONE



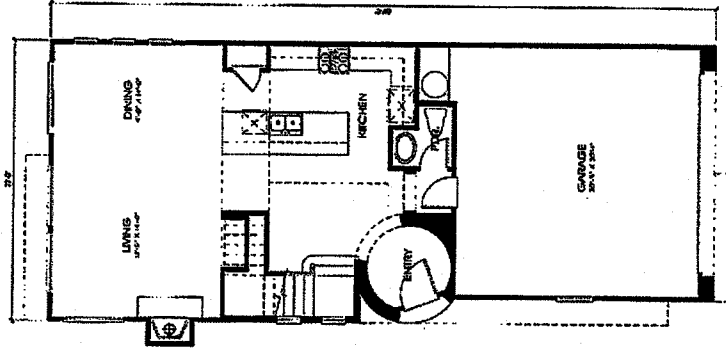


**WINCHESTER HILLS**  
**TRACT 36288**  
 SIERRA LINDA DEVELOPMENT

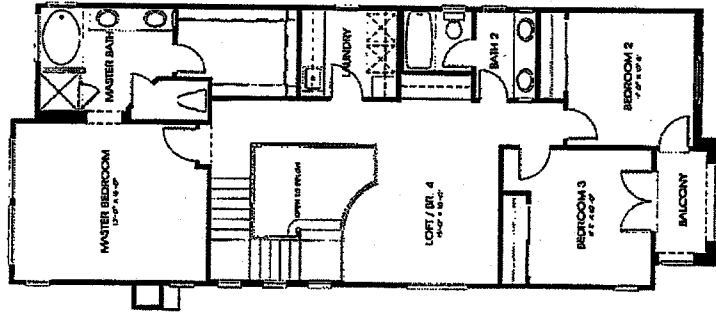
COUNTY OF RIVERSIDE

PLAN TWO

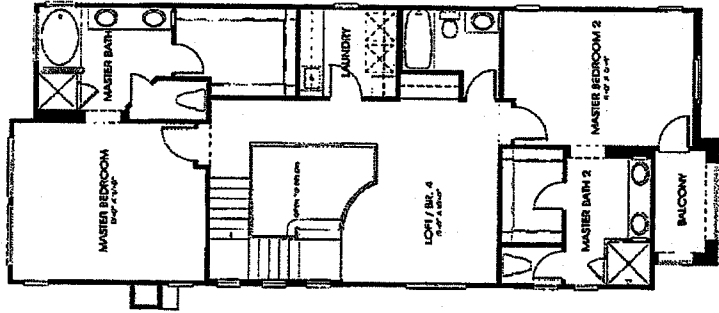
**chp**  
 CIVIL ARCHITECTS  
 10000 UNIVERSITY AVENUE  
 SUITE 100  
 RIVERSIDE, CALIFORNIA 92504  
 (951) 514-1100



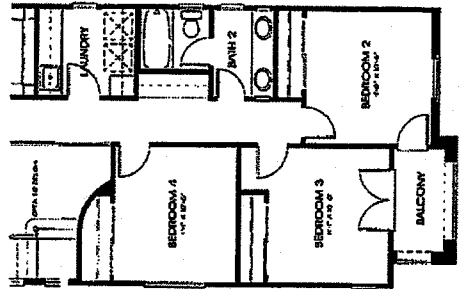
FIRST FLOOR PLAN 741 S.F. 1,087 S.F.



SECOND FLOOR PLAN 1,035 S.F.



MASTER BEDROOM 2 OPTION



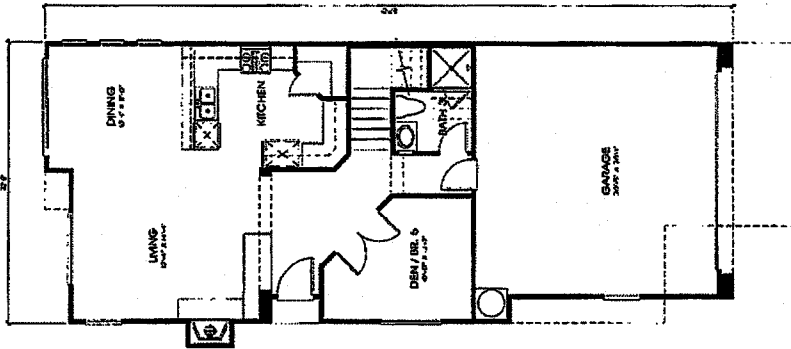
BEDROOM 4 OPTION

**PLAN THREE**  
  
 DWG PROJECTS  
 1000 S. GARDEN ST. SUITE 100  
 LOS ANGELES, CA 90006  
 (310) 551-1111

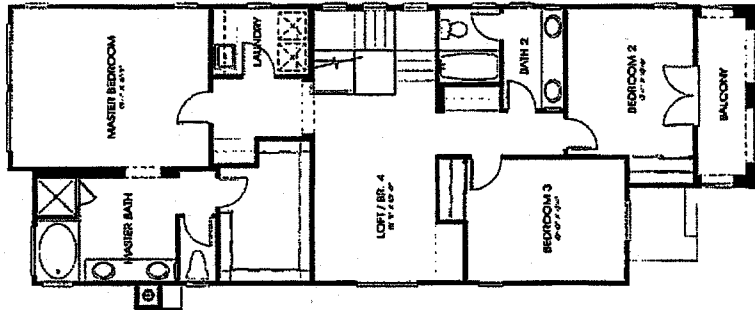
COUNTY OF RIVERSIDE

**WINCHESTER HILLS**  
**TRACT 36288**

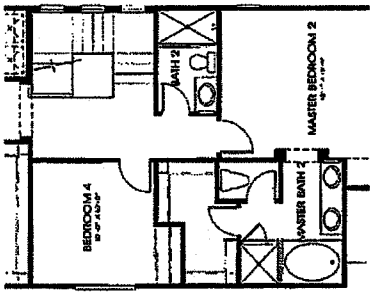
SIERRA LINDA DEVELOPMENT



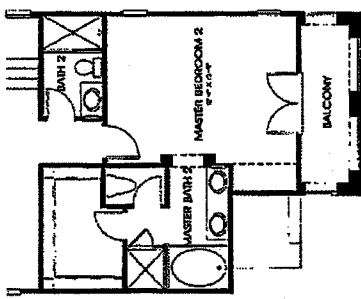
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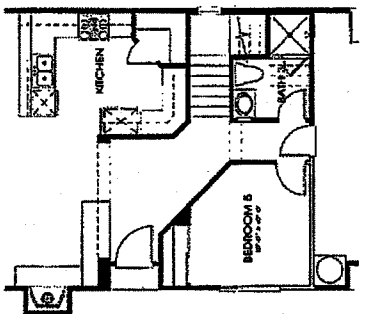
SECOND FLOOR PLAN  
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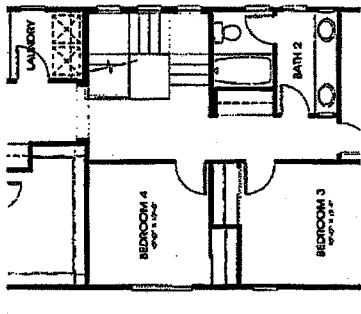
BEDROOM 4 OPTION AT MBR 2



MASTER BEDROOM 2 OPTION



BEDROOM 5 OPTION



BEDROOM 4 OPTION

**PLAN FOUR**  
DJP ARCHITECTS  
11111 RIVERSIDE BLVD.  
SUITE 100  
RIVERSIDE, CA 92504  
TEL: 951-509-1111  
WWW.DJPARCHITECTS.COM

COUNTY OF RIVERSIDE

**WINCHESTER HILLS**  
**TRACT 36288**

SIERRA LINDA DEVELOPMENT



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42327  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 36288  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Kinika Hesterly, Project Planner  
**Telephone Number:** 951-955-1888  
**Applicant's Name:** Sierra Linda Development  
**Applicant's Address:** 2834 La Mirada Drive, Suite E, Vista, CA 92081

### I. PROJECT INFORMATION

**Project Description:** Tentative Tract Map No. 36288 is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with a minimum net lot sizes ranging from 3,600 to 7,200 square feet, and two (2) water quality basin lots.

The CEQA determination for this project is that an Addendum be prepared to include with previous Mitigated Negative Declaration for Environmental Assessment No. 41176. An addendum was determined appropriate in order to include an analysis of greenhouse gases that would be generated as a result of the proposed project. The results of this analysis concluded that greenhouse gases produced by the project were less than significant and this finding is discussed in more detail in the greenhouse gas section of this document. There are no major changes or additions to the previous CEQA document, as a result of the proposed subdivision. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared only if minor technical changes or additions are necessary or none of the conditions are present as described in Section 15162 calling for the preparation of a subsequent negative declaration.

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

**B. Total Project Area:** 10.00 gross acres

<b>Residential Acres:</b> 10.00	<b>Lots:</b> 72	<b>Units</b>	<b>Projected No. of Residents:</b> 210
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 461-160-044

**Street References:** The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South Range 2 West Section 31

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The project is currently vacant but disturbed without much vegetation. Surrounding properties within the SP 293 have been graded with pads for residential development. Property to the west is vacant and is designated Medium Density Residential in the General Plan, but no development activities have occurred at this time.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Specific Plan No. 293 Planning Area No. 19 land use designation and all applicable land use policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is partially located within a high fire hazard area, a subsidence susceptible area, the Diamond Valley Lake dam inundation area, and a 100-year FEMA flood zone. The proposed project is not located within any other special hazard zone (including fault zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design and conditioning of the project. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

C. **Foundation Component(s):** Specific Plan

D. **Land Use Designation(s):** Specific Plan

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

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

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

### H. 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:** Planning Area 19

I. Existing Zoning: Specific Plan

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Specific Plan and Rural Residential (R-R)

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

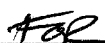
#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

  
Signature

  
Date

July 9, 2012

Kinika Hesterly, Project Planner  
Printed Name

For Carolyn Syms Luna, Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

a) The project is not located within, or proximate to a scenic highway corridor, therefore the project would not have a substantial effect upon a scenic highway corridor.

b) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project proposes lighting; however, the potential environmental impacts of the project were fully studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The project will not expose residential property to unacceptable light levels.

The project proposes lighting; however, the potential environmental impacts of the project were fully studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land

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

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

**Findings of Fact:**

a-d) Potential impacts to Agricultural Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>5. Forest</b>				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).

b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a-f) Potential impacts to Air Quality were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation	<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
plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

Potential impacts to Biological Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Potential impacts to Historic Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

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

Source: Project Application Materials

Findings of Fact:

a-d) Potential impacts to Archaeological Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Paleontological Resources</b>				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) Potential impacts to Paleontological Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>GEOLOGY AND SOILS</b> Would the project				
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

**Findings of Fact:**

a-b) Potential impacts to the Alquist-Priolo Earthquake Zone or County Fault Hazard Zones were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Potential impacts to Liquefaction were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. **Ground-shaking Zone**      
 Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

Potential impacts to Ground-shaking were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Potential Landslide Risk impacts were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**15. Ground Subsidence**

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

**Source:** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

**Findings of Fact:**

a) Potential impacts to Ground Subsidence were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**16. Other Geologic Hazards**

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

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

a) Potential impacts to Other Geologic Hazards were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

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

**17. Slopes**

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

**Findings of Fact:**

a-c) Potential impacts to Slopes were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

**Findings of Fact:**

a-c) Potential impacts to Soils were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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:

a-b) Potential impacts to Erosion were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Greenhouse Gas and Climate Change Impact Analysis, prepared by Pangaea Land Consultants, Inc. and Climate Change Report Review and Analysis, dated June 12, 2012, prepared by Hogle-Ireland Planning & Development Consulting

**Findings of Fact:**

a) The Greenhouse Gas and Climate Change Impact Analysis, prepared by Pangaea Land Consultants, Inc. and Climate Change Report Review and Analysis, dated June 12, 2012, prepared by Hogle-Ireland Planning & Development Consulting indicates that the project's annual GHG emissions will be 1,710 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). This total is below the threshold of 3,500 MTY CO<sub>2</sub>e per year for residential projects proposed by the South Coast Air Quality Management District. Therefore, the project will not result in significant generation of greenhouse gases that will have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. With implementation of State Regulations and design features, the GHG emissions from the proposed project will be reduced by 30% to 1,179 MTCO<sub>2</sub>e per year. This meets the County's 30% Business As Usual (BAU) reduction standard and will not be considered a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

<b>22. Hazards and Hazardous Materials</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of	<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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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?

Source: Project Application Materials

a-e) Potential impacts to Hazards and Hazardous Materials were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Potential impacts to Airports were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>24. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Potential impacts due to a Hazardous Fire Area were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

<b>25. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment	<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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Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

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

Findings of Fact:

a-h) Potential impacts to Hydrology and Water Quality were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potential impacts to Floodplains were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

Findings of Fact:

a-b) Potential impacts to Land Use/Planning were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

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 General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-e) Potential impacts to Planning were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-5 "Mineral Resources Area"

**Findings of Fact:**

a-d) Potential impacts to Mineral Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan	<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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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  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Potential impacts to Airport Noise were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

Potential impacts to Railroad Noise were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

<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:** On-site Inspection, Project Application Materials

**Findings of Fact:**

Potential impacts due to Highway Noise were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**33. Other Noise**

NA     A     B     C     D                

**Source:** Project Application Materials, GIS database

**Findings of Fact:**

a) 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 measures are required.

**Monitoring:** No monitoring measures are required.

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?               

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?               

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?               

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?               

**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

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

a-d) Potential impacts due to Noise Effects on or by the Project were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a-f) Potential impacts to Population and Housing were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potential impacts to Fire Services were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Sheriff Services were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential impacts to Schools were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Libraries were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Health Services were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**RECREATION**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Parks and Recreation</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) Potential impacts to Parks and Recreation were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Potential impacts to Recreation Trails were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Transportation/Traffic were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Potential impacts to Bike Trails were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

Potential impacts to Water were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>46. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Potential impacts to Sewer were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) Potential impacts to Solid Waste were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**48. Utilities**

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a-g) Potential impacts to Utilities were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a) Potential impacts to Energy Conservation were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: Environmental Assessment No. 41176

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92502

Revised: 7/24/2012 10:54 AM  
Environmental Assessment.TR36288\_8.15.12

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Parcel: 461-160-044

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule "A" subdivision of ten (10) gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.

10. EVERY. 1

SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of



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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 2 SPA - Amendment Description

INEFFECT

This Specific Plan Amendment alters the Specific Plan as follows:

- 1) Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12;
- 2) Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and 10B;
- 3) Reallocate dwelling units within Planning Areas 7, 8, and 9;
- 4) Designate Planning Area 9A and 9B as High Density Residential;
- 5) Designate Planning Areas 8A and 8B as Medium High Density Residential;
- 6) Designate Planning Areas 10A and 10B as Open Space;
- 7) Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54;
- 8) Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53;
- 9) Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B, 47C, 50A, 50B, 50C, 50D, 54A, and 54B;
- 10) Designate Planning Area 47A as Medium Density Residential;
- 11) Designate Planning Area 47B as Medium Density Residential;
- 12) Designate Planning Area 47C as Low Density Residential;
- 13) Designate Planning Area 50C as Medium High Density

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10. GENERAL CONDITIONS

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

- Residential;  
14) Designate Planning Area 50D as Medium Density Residential;  
15) Designate Planning Area 53 as High Density Residential;  
16) Designate Planning Area 54B as open space;  
17) Redesignate Planning Area 49 as Planning Areas 49A and 49B;  
18) Create Planning Areas 62A and 62B and designate as Open Space;  
19) Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units;  
20) Redesignate Planning Area 39 from Commercial to High Density Residential;  
21) Expand Planning Area 40, thereby expanding the Specific Plan boundaries;  
22) Contract Planning Area 45B, thereby contracting the Specific Plan boundaries;  
23) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units);  
24) Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan;  
25) Adjust park construction triggers in accordance with updated funding plans for the parks.

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36288 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36288, Amended No. 1, dated April 23, 2012.

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

10. EVERY. 3 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous

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10. GENERAL CONDITIONS

10. EVERY. 3 SPA - Replace all previous (cont.) INEFFECT

amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

10. EVERY. 4 SP - SP Document INEFFECT

Specific Plan No. 293 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 380 Document, which must include, but not be limited to, the following items:

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

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10. GENERAL CONDITIONS

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

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

10. EVERY. 5                      SP - Definitions                      INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 293 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 293 , Amendment No. 5.

CHANGE OF ZONE = Change of Zone No. 7461.

GPA = General Plan Amendment No. 1061.

EIR = Environmental Impact Report No. 380.

10. EVERY. 6                      SP - Ordinance Requirements                      INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 7                      SP - Limits of SP DOCUMENT                      INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 3                    MAP - OBEY ALL GDG REGS                    RECOMMND

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

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

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

10.BS GRADE. 4                    MAP - DISTURBS NEED G/PMT                    RECOMMND

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

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

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

10.BS GRADE. 5                    MAP - PRE-CONSTRUCTION                    RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5

SP-NO GRADING & SUBDIVIDING (cont.)

INEFFECT

LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are

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10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                    MAP - EROS CNTRL PROTECT                    RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 10                    MAP - SLOPE STABL'TY ANLYS                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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10. GENERAL CONDITIONS

10.BS GRADE. 11                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

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

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

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

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

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

10.BS GRADE. 17                    MAP - FAULT LOCATIONS                    RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 19                    MAP - RETAINING WALLS                    RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 22                    MAP - NO GRDG & SUBDIVIDING                    RECOMMND

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

10.BS GRADE. 23                    MAP - MANUFACTURED SLOPES                    RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought



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10.BS GRADE. 23                    MAP - MANUFACTURED SLOPES (cont.)                    RECOMMND

tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                    MAP - FINISH GRADE                    RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    EMWD WATER AND SEWER SERVICE                    RECOMMND

Tract Map#36288 is proposing Eastern Municipal Water District (EMWD) potable water service and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Any existing onsite wastewater treatment systems (OWTS) and/or water wells shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 1                    SP - SCREEN CHECK NO 2 A5                    INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the SP002932A5 and has no objections.

10.E HEALTH. 2                    ENV CLEANUPS PROGRAM-COMMENTS                    RECOMMND

The standard practice is for Riverside County Department of Environmental Health, Environmental Cleanups Program (RCDEH-ECP) to review Phase 1 Environmental Site Assessments and provide clearances prior to grading and/or disturbance of the soil. However, rough grading was previously conducted at this project area. As such, the soil has been disturbed and representative sampling in any potential areas of environmental concern will not be possible.

As with any real property, if previously unidentified contamination is discovered at this property, assessment, investigation, and/or cleanup shall be required. For further information, contact RCDEH-ECP at (951) 955-8982.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 ENV CLEANUPS PROGRAM-COMMENTS (cont.) RECOMMND

This information has also been added to the County of Riverside, Planning Department project file.

FIRE DEPARTMENT

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

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

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

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

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

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

10.FIRE. 3 SP-#56-IMPACT MITIGATION INEFFECT

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

10.FIRE. 4 SP-#87-OFF-SET FUNDING INEFFECT

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

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10. GENERAL CONDITIONS

10.FIRE. 5 SP-#95-HAZ FIRE AREA INEFFECT

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

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

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

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

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

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

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

10.FIRE. 9 SP\*-#100-FIRE STATION INEFFECT

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/ or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to \_ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

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10. GENERAL CONDITIONS

10.FIRE. 10                      SP-#101-DISCL/FLAG LOT                      INEFFECT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- ) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 11                      SP-#47 SECONDARY ACCESS                      INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 12                      SP-#71-ADVERSE IMPACTS                      INEFFECT

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

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 36288 is a proposal to subdivide an approximately 10-acre site for single family residential lots along with 2 water quality basins. The site is located in the Winchester area on the north side of Domengoni Parkway west of Leon Road. The site is Planning Area 19 of Specific Plan 293 (Winchester Hills)

The improvements associated with the construction of Domengoni Parkway and the grading of the development located south of the site (Tract 31892) provides this development protection from offsite runoff.

Onsite runoff is directed to one of two water quality basins located in the northwest or northeast corners of the development along Winchester Hills Drive. The site's drainage is essentially divided in 2 halves with each basin receiving approximately half of the site's storm runoff. It is proposed that the outlets for the basins will connect to storm drains constructed by Tract 30266 - 1 located north of this development. Tract 30266 - 1 has been rough graded but the drainage infrastructure or street improvements have not been constructed. Tract 36288 will be required to construct the storm drains from the basins to Salt Creek Channel or wait until these facilities are constructed. Since these storm drains discharge directly into Salt Creek Channel, Tract 36288 does not have to mitigate for increased runoff. The storm drain plans for the downstream facilities have been signed (Project No. 4-0-00574) and the necessary rights of way and easements for these facilities recorded on the final map for Tract 30266 - 1.

The water quality basins will be designed to mitigate the water quality impacts associated with this development and would be designed to pass through the tributary 100-year flow rate. To remove pollutants, pathogens and viruses, an 18-inch thick layer of sand will be required for the bottom of the basin. If the depth of the basin exceeds 4-feet, access ramps for maintenance will be required. The outlet pipe shown for the northwest basin shall be designed to not cross through a residential lot (Lot 47). An emergency escape spillway onto an adjacent street shall be provided for the basins.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

If Tract 36288 proceeds prior to the construction of the approved street improvements for Tract 30266 - 1, then Tract 36288 will construct those street improvements as required by the Transportation Department. Additional water quality mitigation measures may be required than those shown on the approved street improvement plans for Tract 30266 - 1 in order to comply with the current requirements of the permit. A maintenance entity such as a Lighting and Landscaping Maintenance District (LLMD) will be required for the maintenance of any bio-swailes or other mitigation BMP's.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

10.FLOOD RI. 1

SP- FLOOD HAZARD REPORT

INEFFECT

Specific Plan 293, Amendment No. 5, Screencheck No. 2 is a proposal to develop 2841 acres with approximately 5,245 dwelling units, commercial and industrial uses, schools and parks. The site is located in the Harvest Valley/Winchester Area Plan westerly of State Highway 79, easterly of Briggs Road and northerly of Holland Road.

The Specific Plan Amendment No. 5 in general proposes to adjust boundaries, re-designate planning areas and change densities.

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south. Thus, the Specific Plan (SP) can be divided into two regional drainage basins. Most of the SP (northern) drains to Salt Creek while the southern 3/4 square mile of the SP drains southerly and then west.

Northern Portion Drainage Plan-

The master drainage plan for the northern portion originally proposed with the SP collects flows and conveys them to Salt Creek. The master drainage plan has been modified and expanded in scope (2006) to more completely accomplish the intent of the original SP drainage plan.

Ultimate improvements for the Salt Creek Channel from

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP- FLOOD HAZARD REPORT (cont.)

INEFFECT

Lindenberger Road upstream through the City of Hemet have been completed and the existing undersized box culverts under Rice Road were removed and replaced by a dip crossing to allow full containment of storm water within Salt Creek Channel. Salt Creek Channel is considered as a regional facility that would serve as an adequate outlet to all of the developments in the northern basin of the SP. Therefore, any development in the northern drainage basin has to construct the necessary drainage facility to Salt Creek.

Although the improvements to Salt Creek Channel and the removal of the boxes have reduced flooding, some portion of the SP is still shown within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2060G and 060245 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Sothern Portion Drainage Plan- The master drainage plan proposed with the original SP for the southern portion (Planning Areas 47b, 49, 50, and 51 thru 61) of the site (specifically for Tract 30976, 30977, and 32318) proposed to terminate the storm drain for these tracts at the intersection of Holland Road and Leon Road.

A drainage plan prepared by Artiga Civil Design and dated May 2007 was reviewed and approved by the District. This drainage plan proposes to construct a regional facility that would collect storm runoff from the southern portion of the SP and the valley south of the SP. This drainage plan, proposed by the developer to the south of the SP, is a regional facility from the intersection of Leon Road and Holland Road to Lindenberger Road. The facility would generally run parallel to and south of Holland Road. These developments (the southern basin of the SP) are conditioned to construct what is referred to as Holland Channel from Leon Road to Lindenberger Road.

A Conditional Letter of Map of Revision (CLOMR) based on the Salt Creek improvements and the removal of Rice has been obtained. While the existing undersized box culverts were removed and replaced by a dip crossing, the floodplain limits have not been revised.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP- FLOOD HAZARD REPORT (cont.) (cont.)

INEFFECT

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

1.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.Unless a Letter of Map Revision (LOMR) has been obtained by the District, the developer shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain. 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.

b.The applicant shall be responsible for payment of all processing fees required by FEMA for the LOMR. FEMA submittals for a LOMR shall be reviewed by the District on a fee for service basis and a minimum deposit will be required before processing is initiated.

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

Portions of Specific Plan 293 are located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors. However, the portion of the SP within the Murrieta Creek/Warm Springs Valley Area Drainage Plan is designated as open space and therefore ADP fees would not be imposed for those areas.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount



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10. GENERAL CONDITIONS

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

of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

The specific plan proposes to use the District's maintenance roads for the proposed Salt Creek Channel as multi-use recreational trails. These recreational corridors are proposed to be a minimum of 20 feet wide with a landscaped area of about 10 feet on each side of the access road. The District does not object to this proposal. However, the Parks District, CSA or other public entity(s) must undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

10.FLOOD RI. 2 MAP D/S DRAINAGE FACILITIES RECOMMND

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

10.FLOOD RI. 2 SP- COLLECT AND CONVEY RUNOFF INEFFECT

Each development within this Specific Plan will be required to collect and convey all onsite and offsite runoff to an edequate outlet.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 3                    SP- CONSTRUCT REGIONAL BASIN                    INEFFECT

Any development within the southern basin of this project shall construct a regional basin facility from Leon Road to Lindenberger Road.

10.FLOOD RI. 4                    MAP 100 YR SUMP OUTLET                    RECOMMND

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

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

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

10.FLOOD RI. 6                    MAP COORDINATE DRAINAGE DESIGN                    RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7                    MAP OWNER MAINT NOTICE                    RECOMMND

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

10.FLOOD RI. 9                    MAP MAJOR FACILITIES                    RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP MAJOR FACILITIES (cont.)

RECOMMND

including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including

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10. GENERAL CONDITIONS

10.FLOOD RI. 18                      MAP SUBMIT FINAL WQMP =PRELIM (cont.)                      RECOMMND

site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19                      MAP BMP MAINTENANCE & INSPECT                      RECOMMND

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

PLANNING DEPARTMENT

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 1                    GEN - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 1                    MAP - IF HUMAN REMAINS FOUND                    INEFFECT

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

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND                    RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 2

MAP - INADVERTENT ARCHAEO FIND

INEFFECT

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

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

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10.PLANNING. 2                    MAP - INADVERTENT ARCHAEO FIND (cont.)                    INEFFECT

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

10.PLANNING. 3                    MAP - LC LANDSCAPE REQUIREMENT                    RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

CT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

10.PLANNING. 3

SP - GEO NO. 1246

INEFFECT

County Geologic Report (GEO) No. 1246 was prepared for this development (SP00293 & TR31892) by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Investigation and Rock Rippability Study, Proposed Menifee Heights Project, Southwest of Patton Avenue and Leon Road, Riverside County, California", dated December 16, 2003. In addition, Leighton prepared "Geotechnical Review Update, Report No. GEO 1246, Tentative Tr5act Map No. 31892, Winchester Ridge, Menifee Area, County of Riverside, California", dated June 22, 2004. This document is herein incorporated as a part of GEO No. 1246.

GEO No. 1246 concluded:

1.No evidence of on-site landslides was observed during the field investigation.

2.The steep north and east-sloping hillsides on the western portion of the site contains many loose boulders. The potential for rockfall due to either erosion or seismic groundshaking is significant in this area.

3.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during the investigation.

4.The potential for site ground rupture is considered low.

5.The potential for liquefaction, due to the design earthquake event, to affect structures at this site is low.

6.The site is not anticipated to be at risk for seismically induced flooding.

7.Adequate safety factors relative to slope stability for proposed 2:1 cut and fill slopes, 90 feet and 42 feet high respectively, were obtained.

8.Potential geologic constraints on the proposed development include but are not limited to strong ground motion, locally unrippable bedrock, and compressible and/or hydrocollapsible alluvium.

GEO No. 1246 recommended:

1.Remedial measures such as rock removal, catchment areas,



TRACT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

10.PLANNING. 3 SP - GEO NO. 1246 (cont.)

INEFFECT

rock fences, or setbacks should be considered in the site design. The potential hazard from individual rocks should be assessed during grading.

2.Compressible native soils and undocumented fill soils should be removed down to competent material.

3.Cut slopes should be observed by an engineering geologist during grading.

GEO No. 1246 satisfies the requirement for a geotechnical study for CEQA/planning purposes. GEO No. 1246 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet shall be prepared identifying the potential rockfall hazard as described elsewhere in this conditions set.

10.PLANNING. 4 MAP - GEOLOGIST'S COMMENTS

RECOMMND

This site was previously planned to be used as a school site and was mass graded along with the adjacent tract map properties. Given the site's already graded condition, and given the geologic/geotechnical consultant of record's letter acknowledging the condition of the site and recommendation for specific mitigation (GeoTek, Inc., November 9, 2011, "Geotechnical Review and Update, Winchester Hills Former School Site, Tentative Tract No 36288 Addendum No 1, Riverside County, California") no GEO was required or deemed necessary for this project at this time. However, additional studies, as recommended by GeoTek, Inc. and as required by Building Code shall be prepared and reviewed by the County Geologist as indicated elsewhere in this conditions set.

GeoTek, Inc.'s November 9, 2011 report concluded:

"Removals were performed prior to fill placement.

"Fill up to 10 feet deep is present.

"Mass grading was not completed and the site was left 1 to