

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

409B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 3, 2013

REVIEWED BY EXECUTIVE OFFICE

DATE 11/19/13
Tina Grande

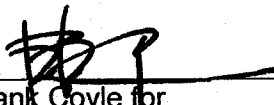
Departmental Concurrence

SUBJECT: GENERAL PLAN AMENDMENT NO. 1110, SPECIFIC PLAN NO. 288, AMENDMENT NO 2, CHANGE OF ZONE NO. 7767 (FAST TRACK 2011-13) - Applicant: Rancon Crossroads, LLC – Third/Third Supervisorial District – Southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly of Newport Road – 237 Gross Acres - REQUEST: The **General Plan Amendment proposes to revise the boundary of Specific Plan No. 288 "Winchester Crossroads" by adding a 15 gross acre parcel to the Specific Plan. The **Specific Plan Amendment** proposes to modify the approved Specific Plan by adding 15 acres gross to the total plan area, and revising the classifications on the Land Use Plan, the circulation plan, the landscape plan, the grading and drainage plan, and the water and sewer circulation plan. The total density is proposed to increase from 791 residential units to a potential maximum of 920 residential units. The **Change of Zone** is proposing to update the Specific Plan Boundary and revise the Specific Plan Zoning Ordinance.**

RECOMMENDED MOTION:

CONSIDERATION of **ADDENUM NO. 1** to **ENVIRONMENTAL IMPACT REPORT NO. 376**, based on the findings and conclusions, and subject to adoption of a resolution adoption by the Riverside County Board of Supervisors; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1110** amending the Land Use Designation for 15 acres being added to the Specific Plan to a Land Use Designation of Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the


Frank Coyle for
Carolyn Syms Luna, Planning Director

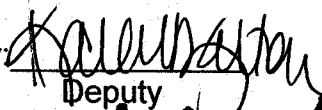
Initials:
MS

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and include amended conditions of approval to include palm trees in the landscaping and clarification that transfer of ownership of rock formations be allowed to the Pechanga Tribe.

Ayes: Jeffries, Tavaglione, Stone and Benoit
Nays: None
Absent: None
Disqualify: Ashley
Date: December 10, 2013 3:53
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board

By 
Deputy

Prev. Agn. Ref. District: 3/3 Agenda Number:

16-1

Dept's Recomm.: Policy Consent
Per Exec. Ofc.: Policy Consent

The Honorable Board of Supervisors

Re: GENERAL PLAN AMENDMENT NO. 1110, SPECIFIC PLAN NO. 288
AMENDMENT NO 2, CHANGE OF ZONE NO. 7767 (FAST TRACK 2011-13)
Page 2 of 2

Board of Supervisors; and,

APPROVAL of **SPECIFIC PLAN NO. 288 AMENDMENT NO. 2**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7723**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; and to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348 based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

BACKGROUND:

The Winchester Crossroads Specific Plan (SP288) was approved by the Board of Supervisors in 1997. An application was submitted for the first Amendment to the Specific Plan in 2002, but withdrawn in 2010. The second application for an Amendment was submitted in November of 2011. The Specific Plan is now owned by two parties, Rancon Real Estate owns all property south of Domenigoni Parkway (including 15 acres proposed to be added to the Specific Plan), and Regent Properties owns all property to the north. To the extent practicable, the Planning Department has worked with the applicants to revise the Specific Plan so that each half can work as independently as possible, while still staying one Specific Plan.

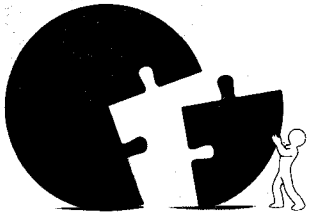
A staff report is attached explaining the proposed revisions in more detail. In general, the revisions are proposing to revise the Land Use Plan to increase the commercial acreage and add 15 acres of residential uses to the Specific Plan. No land subdivisions or Plot Plans are proposed at this time.

5013 NOV 12 6W 3:53

RECEIVED - CLERK OF SUPERVISORS

Clarke Cory

RIVERSIDE COUNTY
PLANNING DEPARTMENT



Carolyn Syms Luna
Director

Memorandum

DATE: December 9, 2013
TO: Board of Supervisors
FROM: Matt Straite, Project Planner
RE: **Agenda Item 16-1 revised Staff Report Clarification, Zoning Ordinance, Additional Findings, Revised Conditions of Approval**

Staff Report Clarification

The staff report and the Land Use Plan referenced an older version of the Land Use Plan. The unit counts in two planning areas were incorrect. Final edits were made that were reflected in the CD distributed to the Board. The information in the final CD exhibit (distributed with the Form 11) and in the PowerPoint presentation are accurate and supersede the information in the staff report.

Zoning Ordinance

The exhibits provided to you with the Form 11 included a DRAFT of the Zoning Ordinance for the Specific Plan. Since the Form 11 was submitted, staff and Council have finalized the Ordinance. Attached is the Council approved version (the final version) for your review.

Additional Findings

The following findings are included with the list provided in the Staff Report:

- General Plan Amendment No. 1110 consists of an entitlement/policy amendment that changes the land use designation from Community Development: Medium Density Residential (CD: MDR) to a Specific Plan Land Use Designation of High Density Residential (HDR) and Medium High Density Residential (MHDR) within the Specific Plan as reflected in Figure A-2-1 Land Use Plan for Specific Plan No. 288, Amendment No. 2.
- General Plan Amendment No. 1110 does not involve a change in or conflict with the Riverside County Vision. Specifically, the Riverside County Vision calls for density appropriate to the surroundings. When the 2003 General Plan was adopted, the 15 acre subject property was part of the neighboring Specific Plan No. 293, the Winchester Hills Specific Plan, with a land use designations of Medium High Density Residential. Due to the re-alignment of Rice Road and change in ownership, the 15 acres was removed from Specific Plan No. 293 in 2009 and became designated Medium Density Residential (MDR). In 2009 the intent was to add the 15 acres to Specific Plan No. 288,

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

however, due to the economic downturn that did not take place. Specific Plan No. 288, Amendment No. 2 is now adding the 15 acres to Specific Plan No. 288 and returning it to the Medium High Density Residential Land Use Designation, which it had in the 2003 General Plan. Additionally, maintaining this higher density implements the General Plan Housing and Economic Visions by providing a diversified housing base at lower price ranges for all residents within the County.

- General Plan Amendment No. 1110 does not change or conflict with any General Planning Principle set forth in General Plan Appendix B. The amendment most closely aligns with the Community Development Principles and the Community Design Principles of Appendix B of the General Plan. Efficient Land Use Principles of the General Plan encourages increased densities and intensities to reduce the land required for public infrastructure by reducing street widths and other such requirements. GPA No. 1110 maintains increased densities in an appropriate and comprehensive fashion that remains consistent with the surrounding proposed community and proposed adjacent residential densities.
- GPA No. 1110 contributes to the purposes of the General Plan and is not detrimental to them. Under the 2003 General Plan the subject 15 acres was designated Medium High Density Residential. When the 15 acres was removed from Specific Plan No. 293, its land use designation was changed from Medium High Density Residential to Medium Density Residential (MDR). Currently, the 15 acres is adjacent to property with a Medium High Density Residential land use designation. GPA No. 1110 returns the 15 acre site's land use designation back to Medium High Density Residential, which is consistent with the 2003 General Plan as well as the surrounding community and the overall intensity of residential uses with the immediate vicinity of the project site.
- Special and new conditions or circumstances disclosed during the review process justify modifying the General Plan. Specifically, new circumstances emerged when the 15 acre site was removed from Specific Plan No. 293 in 2009. This removal resulted from the re-alignment of Rice Road and changed the site's land use designation from Medium High Density Residential to Medium Density Residential (MDR). Returning the site to Medium High Density Residential makes it consistent with the surrounding properties.
- For the reasons stated above, General Plan No. 1110 is consistent with the goals and policies of the Harvest Valley/ Winchester Area Plan, with all policies of the Riverside County General Plan, it contributes to the achievement of the General Plan's purposes and conforms to the fundamental values stated in the Riverside County Vision. Additionally, it would not create an internal inconsistency among the elements of the General Plan and does not involve a change in or conflict with the Riverside County Vision or a General Plan Principle.
- GPA No. 1110 will not be detrimental to public health, safety, or welfare.

Revised Conditions of Approval

The Land Use plan was revised after the conditions of approval were created. Many of the conditions were edited to address the revised planning area numbers, the following suggests additional edits to revise numbers. The content of the conditions are not changing, just the references to the correct planning areas. Additionally, Planning Area 2 is shown on the Land Use Plan as Open Space Recreation, and thus, conditions of approval were added to require construction of a park on the site. However, that PA is intended as a basin, not a park. So all conditions requiring park construction are being deleted. These planning areas are planned to be designed as higher density projects that will include private recreation facilities. As such, the future residents of these planning areas will have

places to recreate. Any public park north of Dominagioni Parkway is not needed. Changes are shown in redlined strikeout.

30.Planning.6- ECS- Pit/ Mine Shaft

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

"An approximately 5-foot by 5-foot by 15-foot deep pit/mine shaft exists in the bedrock within the hillside located at the southwestern portion of the site (within Planning Area 42 14). This pit/mine shaft must be backfilled or otherwise secured and eliminated as a hazard as part of site development."

30.Planning.44- SP- MM BIO-1

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

MM Bio 1: A non-jurisdictional determination from USACE and CDFG staff shall be obtained or applicable permits obtained by implementing Project developers from these agencies prior to development of the planning areas PA-1 through PA-4 6.

30.Planning.44- SP- MM C.1-3

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.1-3 - According to maps contained in the County's Comprehensive General Plan, liquefaction potential exists in Planning Areas 1 through 7, 9, 11 and 42 14. For these areas, and as required by the County geologist, the Project developer shall submit detailed remediation reports. Remediation may include removal and recompaction of near surface soils. Soil removal shall be adequate to mitigate the liquefaction and settlement potential to the satisfaction of the County geologist

30.Planning.62- SP- MM BIO-1

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

MM Bio 1: A non-jurisdictional determination from USACE and CDFG staff shall be obtained or applicable permits obtained by implementing Project developers from these agencies prior to development of the planning areas PA-1 through PA-4 6.

~~30.Planning.84- SP- PA 2 PARK PLANS REQUIRED~~

~~*Plans for the Planning Area 2 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/ multifamily project in Planning Area 4. Any subdivision or multifamily project in Planning Area 4 shall not be approved unless the park plans for Planning Area 2 are approved concurrently.*~~

~~30.Planning.85- SP- PA 2 PARK CONSTRUCTION REQUIRED~~

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

implementing project:-

The park for Planning Area 2 shall be constructed prior to the 1st building permit issuance in Planning Area 4.

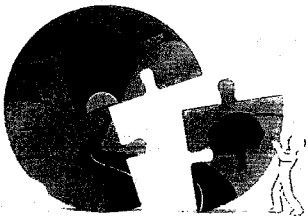
30.Planning.88- SP- PA 46 17 PARKS PLANS

Plans for the Planning Area 46 17 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/ multifamily project in Planning Area 45 16. Any subdivision or multifamily project in Planning Area 45 16 shall not be approved unless the park plans for Planning Area 46 17 are approved concurrently.

30.Planning.88- SP- PA 46 17 PARK CONSTRUCTION

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

The park for Planning Area 46 17 shall be constructed prior to the 1st building permit issuance in Planning Area 45 16.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

12/18/13
Date

kb *via Matt Straite*
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.

EA42485 (for Addendum No. 1 to EIR00376) GENERAL PLAN AMENDMENT NO. 1110, CHANGE OF ZONE NO. 7767, SPECIFIC PLAN NO. 288
AMENDMENT NO 2, FAST TRACK 2011-13
Project Title/Case Numbers

Matt Straite
County Contact Person 951-955-8631
Phone Number

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

Rancon Crossroads
Project Applicant 41391 Kalmia St No 200 Murrieta CA 92562
Address

Southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly of Newport Road
Project Location

The General Plan Amendment proposes to revise the boundary of Specific Plan No. 288 "Winchester Crossroads" by adding a 15 gross acre parcel to the Specific Plan. The Specific Plan Amendment proposes to modify the approved Specific Plan by adding 15 acres gross to the total plan area, and revising the classifications on the Land Use Plan, the circulation plan, the landscape plan, the grading and drainage plan, and the water and sewer circulation plan. The Change of Zone is proposing to update the Specific Plan Boundary and revise the Specific Plan Zoning Ordinance. The total density is proposed to increase from 791 residential units to a potential maximum of 920 residential units.
Project Description

This 12/17/13 to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to an earlier EIR was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

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

Karen [Signature]
Signature

Board Assistant
Title

12/17/13
Date

Date Received for Filing and Posting at OPR: _____

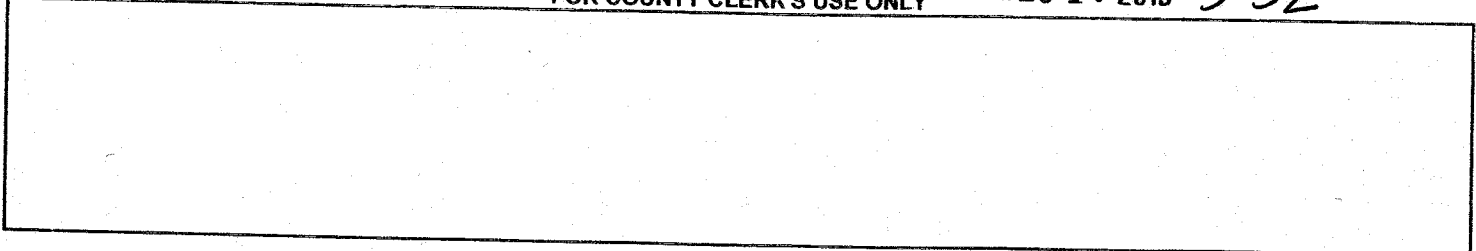
DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\WOD Form.doc

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

12.10.13 16-1

DEC 17 2013 3-52



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1110215

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: RANCON CROSSROADS LLC \$64.00
paid by: CK 1124
paid towards: CFG05856 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FEE FOR EA42485 FOR SP288A2
at parcel #:
appl type: CFG3

By MGARDNER Oct 31, 2011 09:50
posting date Oct 31, 2011

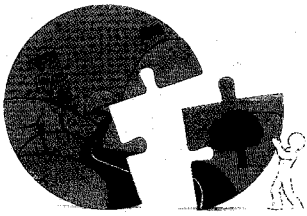
Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

~~XXXXXXXXXX~~

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**



Carolyn Syms Luna
Director

DATE: November 3, 2013

409B

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: GENERAL PLAN AMENDMENT NO. 1110, CHANGE OF ZONE NO. 7767, SPECIFIC PLAN NO. 288 AMENDMENT NO 2, FAST TRACK 2011-13

(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"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) | <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Addendum to earlier Environmental Document |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" 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
Fish & Game Receipt (CFG05856)

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

**3 Extra Sets were taken to:
Clerk of the Board**

*For
December 10
BOS Agenda*

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

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

12.10.13 10-1

Fast Track Authorization

Case No.:

FTA No. 2011-13

SUPERVISOR Jeff Stone

SUPERVISORIAL DISTRICT: 3

Company/Developer: Regent Properties

Contact: Daniel Gryczman

Address: 11990 San Vicente Blvd., Suite 200, Los Angeles, CA 90049

Phone: (310) 806-9822

Fax: _____

Email: dgryczman@regentproperties.com

Architectural Firm: The Planning Center

Contact: Randal Jackson

Address: 1580 Metro Drive, Costa Mesa, CA 92626

Phone: (714) 966-9220

Fax: (714) 966-9221

Email: rjackson@planningcenter.com

Engineering Firm: A.A. Webb & Associates

Contact: Bruce Davis

Address: 3788 McCray St., Riverside, CA 92506

Phone: (951) 248-4235

Fax: (951) 788-1258

Email: bruce.davis@webbassociates.com

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other SPA; EIR amendment

Site Information:

Assessor's Parcel Number(s) 461-220-010; 461-220-011

Streets/Address Domenigoni Parkway/Winchester Road

Site Acreage 50

Land Use Designation MDR; PS-R

Zoning Winchester SP #288

Redevelopment Project Area/Sub-Area: N/A

Unincorporated Community _____

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care
 Workforce Housing Other _____

Permanent Full-Time Jobs 497

Wages per Hour \$10-20

Construction Jobs 279

Capital Investment \$115,000,000

Taxable Sales \$45,360,000

Bldg Size: 171,000

Project Type

Commercial Industrial Office Residential Other _____

Industrial Classification N/A

Other _____

Commercial Classification Community Shopping Center

Other _____

Project Description:

Project will include SPA to allow for both commercial and residential development of the approved Crossroads in Winchester Specific plan #288. The project proposes 171,000 square feet of grocery store anchored retail development.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl 10/19/11
Lisa Brandl, Managing Director of EDA Date

Robert Moran 10/19/11
Robert Moran, EDA Development Manager Date

3077 10/19/11

Agenda Item No.:
Area Plan: Harvest Valley / Winchester
Zoning Area: Winchester
Supervisory District: Third/Third
Project Planner: Matt Straite
Board of Supervisors: December 10, 2013

GENERAL PLAN AMENDMENT NO. 1110
SPECIFIC PLAN NO. 288 AMENDMENT NO 2
CHANGE OF ZONE NO. 7767
FAST TRACK 2011-13
Applicant: Regent Winchester/ Rancon
Crossroads
Engineer/Representative: Webb and
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 288 Amendment No. 2 (Winchester Crossroads) proposes to modify the approved Specific Plan by adding 15 acres gross to the total plan area, and revising- the classifications on the Land Use Plan, the circulation plan, the landscape plan, the grading and drainage plan, and the water and sewer circulation plan. The total density is proposed to increase from 791 residential units to a potential maximum of 920 residential units. An application for Amendment No. 1 was filled, but withdrawn; thus, this is the first amendment to the Specific Plan. For a more detailed breakdown of the proposed Amendment see the project description in the attached Addendum. **General Plan Amendment No. 1110** proposes to revise the boundary of Specific Plan No. 288 "Winchester Crossroads" by adding a 15 gross acre parcel to the Specific Plan. **Change of Zone No. 7767** proposes to modify the Specific Plan boundary and revise the zoning ordinance for the Project and make revisions to the zoning ordinance for the site.

The project is located in the Harvest Valley/ Winchester Area Plan, more specifically it is located southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly Newport Road.

ISSUES OF POTENTIAL CONCERN:

Highway 79

The project is bordered to the east by Highway 79. The Riverside County Transportation Commission (RCTC) is currently proposing revisions to the Highway. They have outlined two possible alignments to the road; one of which will significantly impact the project. This alignment has been illustrated in the Specific Plan in figure A-3-2.A. The Project has been conditioned (10.PLANNING.5) to require a Specific Plan Amendment should this alignment be selected by RCTC in order to update and revise all of the exhibits and Project detail.

Revised Land Use Plan/CEQA documents

The project was full designed and the CEQA addendum was completed last year. However, an issue arose that required a redesign of the Land Use Plan. The Specific Plan provided to the Board has been revised in its entirety to incorporate all revisions based on the new design. The CEQA documentation, more specifically, the Addendum to the EIR was not revised in any way. The consultant assisting with the Addendum has provided a letter indicating that the revised project is consistent with the analysis and determinations of the CEQA documentation, including all technical analyses incorporated in the Addendum. No changes to the Addendum were required. The letter is attached to this staff report.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-

P.M.

- MHDR) (5-8 Dwelling Units Per Acre), Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space Recreation (OS-R), and Open Space Conservation (OS-C) as reflected on the Land Use Plan of SP288. For the area being added to the Specific Plan, the existing designations are Community Development: Medium Density Residential (MDR) and Medium High Density Residential (MHDR).
2. Surrounding General Plan Land Use (Ex. #5): Open Space- Recreation (OS-R) to the north, Public Facilities (PF), Commercial Retail (CR) to the east, Medium Density Residential (MDR) to the south, and Open Space- Conservation (OS-C), Medium Density Residential (MDR) and Medium High Density Residential to the west.
 3. Proposed Zoning (Ex. #2): Specific Plan (SP)
 4. Surrounding Zoning (Ex. #2): Specific Plan (SP) to the west, Rural Residential (RR) to the north and south, Rural Residential (RR), General Commercial (C-1/C-P) and Specific Plan (SP) to the east
 5. Existing Land Use (Ex. #1): Vacant to the north, south, east, and west
 6. Surrounding Land Use (Ex. #1): Vacant to the north, east, west, and scattered single family to the south.
 7. Project Data: Total Acreage: 243.4
 8. Environmental Concerns: See attached Addendum No. 1 to EIR No. 376

RECOMMENDATIONS:

CONSIDERATION of **ADDENUM NO. 1** to **ENVIRONMENTAL IMPACT REPORT NO. 376**, based on the findings and conclusions, and subject to adoption of a resolution adoption by the Riverside County Board of Supervisors; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 951** amending the Land Use Designation for 15 acres being added to the Specific Plan to a Land Use Designation of Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

APPROVAL of **SPECIFIC PLAN NO. 288 AMENDMENT NO. 2**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7723**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; and adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348 based upon

the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

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

1. The project site is designated Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space Recreation (OS-R), and Open Space Conservation (OS-C) as reflected on the Land Use Plan of SP288 on the Harvest Valley/ Winchester Area Plan. For the area being added to the Specific Plan, the existing designations are Community Development: Medium Density Residential (MDR) and Medium High Density Residential (MHDR).
2. The project site is surrounded by properties which are designated Open Space- Recreation (OS-R) to the north, Public Facilities (PF), Commercial Retail (CR) to the east, Medium Density Residential (MDR) to the south, and Open Space- Conservation (OS-C), Medium Density Residential (MDR) and Medium High Density Residential to the west.
3. The zoning for the subject site is Specific Plan. For the area being added to the Specific Plan the zoning is currently Heavy Agriculture - Two Acre Minimum (A-2-2).
4. The project site is surrounded by properties which are zoned Specific Plan (SP) to the west, Rural Residential (RR) to the north and south, Rural Residential (RR), General Commercial (C-1/C-P) and Specific Plan (SP) to the east.
5. Similar uses have been approved and to an extent, constructed and are operating in the project vicinity. Significant grading has occurred on several large scale residential projects surrounding the site, but to date, only scattered single family exists near the site.
6. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
7. The project does not propose any significant changes or introduce any significant environmental effects that will require major revisions to the previous EIR (for the Specific Plan) as defined in CEQA guidelines section 15162 for the following reasons:
 - a. Because the changes to the Specific Plan Land Use Plan are similar in nature and intensity to the original Specific Plan- the Commercial uses have increased, but revisions to the EIR studies were incorporated into an addendum indicating the impacts are less than significant.
 - b. Because the area being added to the project is also similar in character and intensity to those of the original Specific Plan.
 - c. Construction and operation of the Project would neither negate nor exacerbate the significance of adverse impacts on humans. The impacts would remain the same regardless of implementation of the Project. Thus, the previously identified significant and unmitigated impacts would not be made more severe as a result of the Project. Therefore, no new impacts, changes or new information are identified that would require preparation of a Supplemental EIR.

CONCLUSIONS:

1. The proposed project is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
6. Potential impacts regarding potential environmental effects that would substantially affect humans were addressed in EIR No. 376. The Specific Plan Amendment would result in identical significant cumulative impacts as the original Specific Plan EIR identified, specifically to air quality, agricultural resources, land use, and biological resources. The Riverside County Board of Supervisors adopted a Statement of Overriding Considerations for cumulative impacts related consumption of air quality, agricultural resources, land use, and biological resources impacts on April 22, 1997. (EIR376, p. V-221) No new Overriding Considerations are required. Other potential impacts were less than significant or can be mitigated to less than significant.

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 city sphere of influence;
 - b. An Alquist-Priolo earthquake fault zone;
 - c. An Airport Influence area;
 - d. A high fire area; or,
 - e. A redevelopment area.
3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District;
 - b. A dam inundation area;
 - c. The Highway 79 Policy Area;
 - d. A 100-year flood plain;
 - e. Valley-Wide Recreation & Park District;
 - f. A low potential liquefaction area;
 - g. Salt Creek Channel/Winchester/North Hemet Area Drainage Plan; and
 - h. San Jacinto Valley and Santa Margarita Watersheds.

GENERAL PLAN AMENDMENT NO. 1110, SPECIFIC PLAN NO. 288 AMENDMENT NO 2, CHANGE OF ZONE NO. 7767 (FAST TRACK 2011-13)

Board of Supervisors Staff Report: December 10, 2013

Page 5 of 5

4. The subject site is currently designated as Assessor's Parcel Number 461-210-019, 461-220-003, 461-220-004, 461-220-005, 461-220-006, 461-220-007, 461-220-010, 461-220-011, and 461-220-013.

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Date Prepared: 01/01/01

Date Revised: 11/12/13

RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00288A2_GPA01110_CZ07767

LAND USE

Supervisor Stone
District 3

Date Drawn: 11/29/2012

Exhibit 1



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33



Assessors Bk. Pg. 461-22
Thomas Bros. Pg. 869 E2
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.ltrm.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

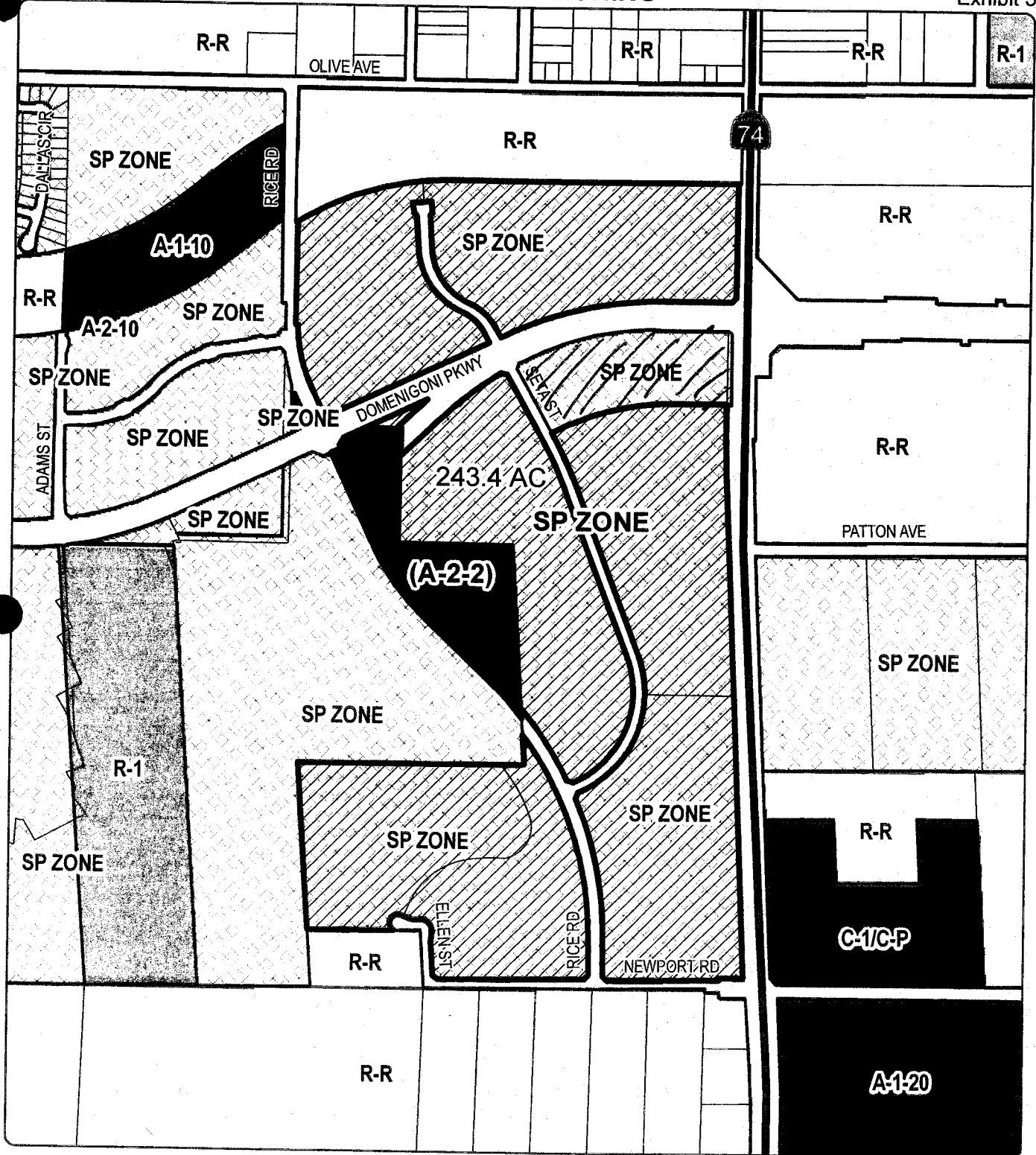
SP00288A2_GPA01110_CZ07767

PROPOSED ZONING

Date Drawn: 11/29/2012

Exhibit 3

Supervisor Stone
District 3



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33



Assessors Bk. Pg. 461-22
Thomas Bros. Pg. 869 E2
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>.



RIVERSIDE COUNTY PLANNING DEPARTMENT

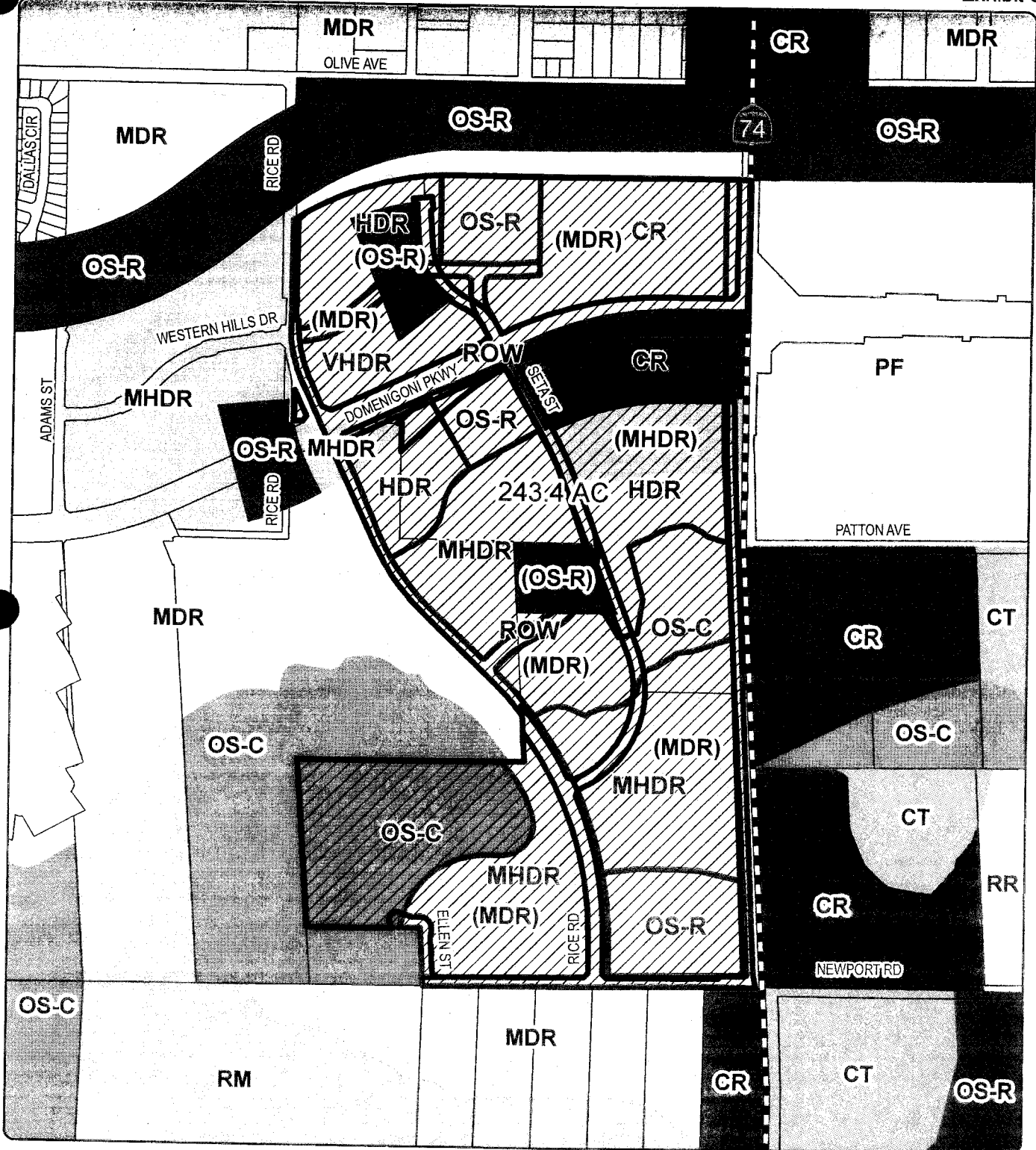
SP00288A2_GPA01110_CZ07767

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 11/29/2012

Exhibit 6



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33

Assessors Bk. Pg. 461-22
Thomas Bros. Pg. 869 E2
Edition 2011

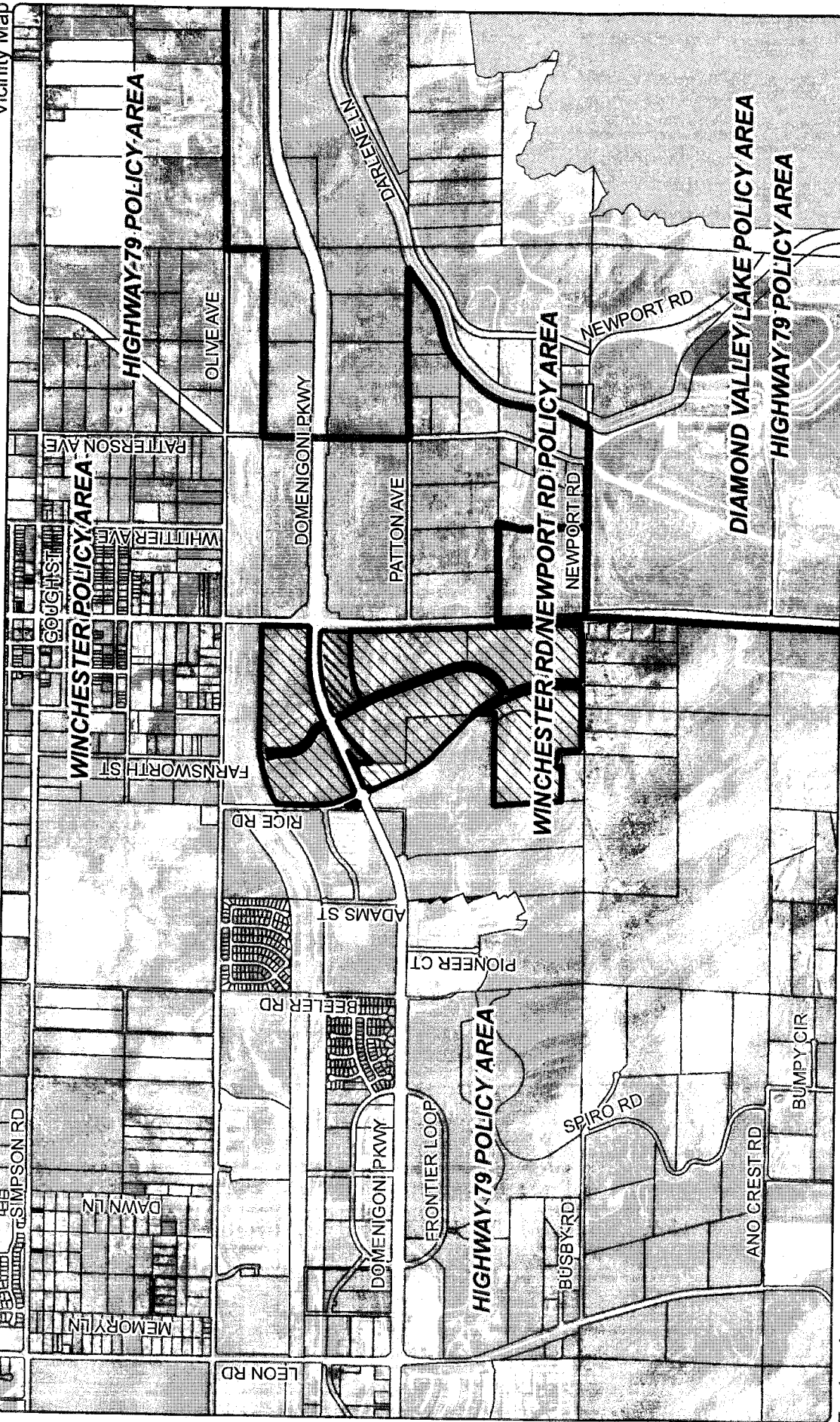


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07692 PM35849
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 12/4/2012
 Vicinity Map

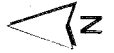


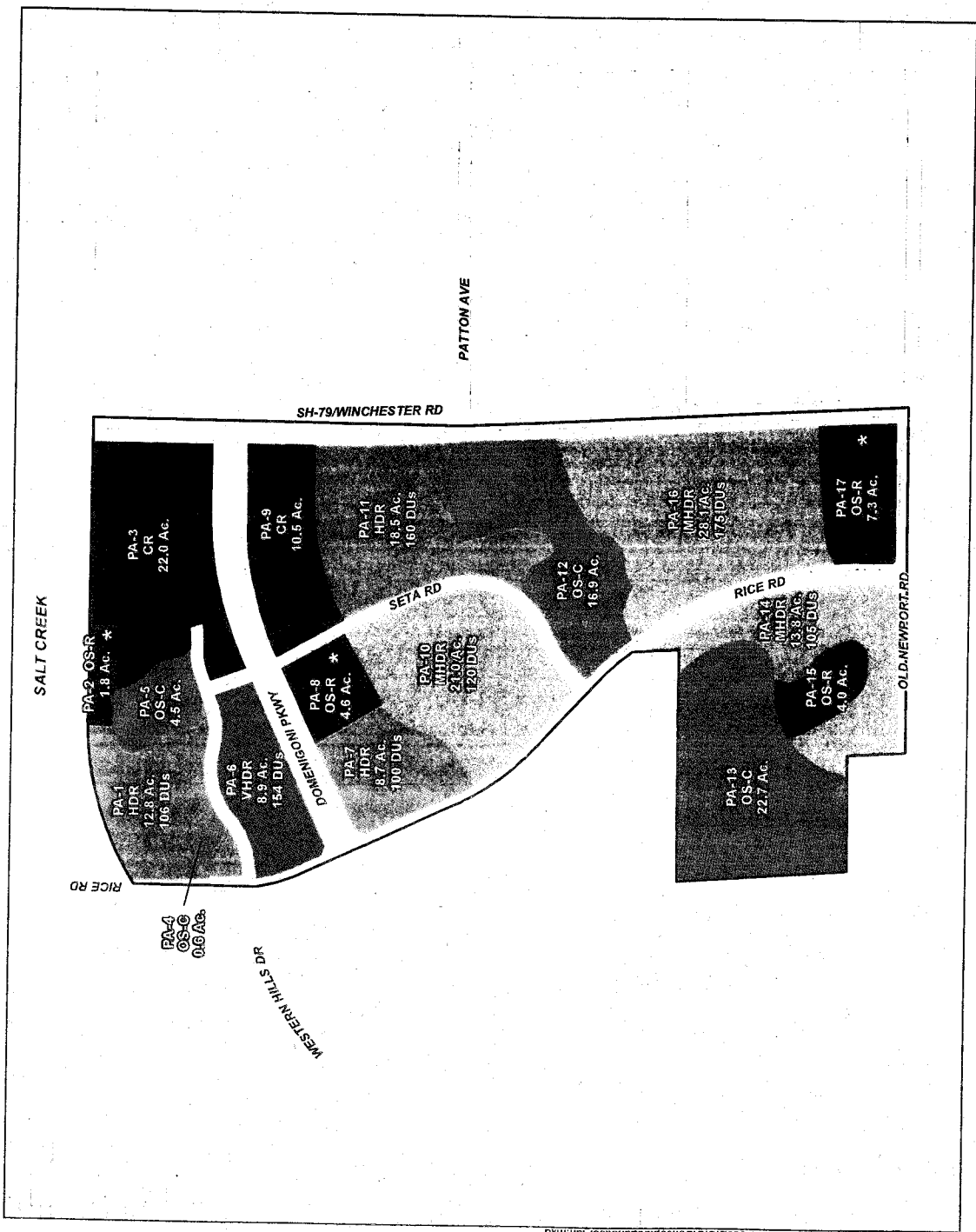
Zoning Area: Winchester
 Township/Range: T5SR2W
 Section: 33

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.irtmsa.co.riverside.ca.us/rtpepex.html>

Assessors Bk. Pg. 461-22
 Thomas Bros. Pg. 869 E2

Edition 2011



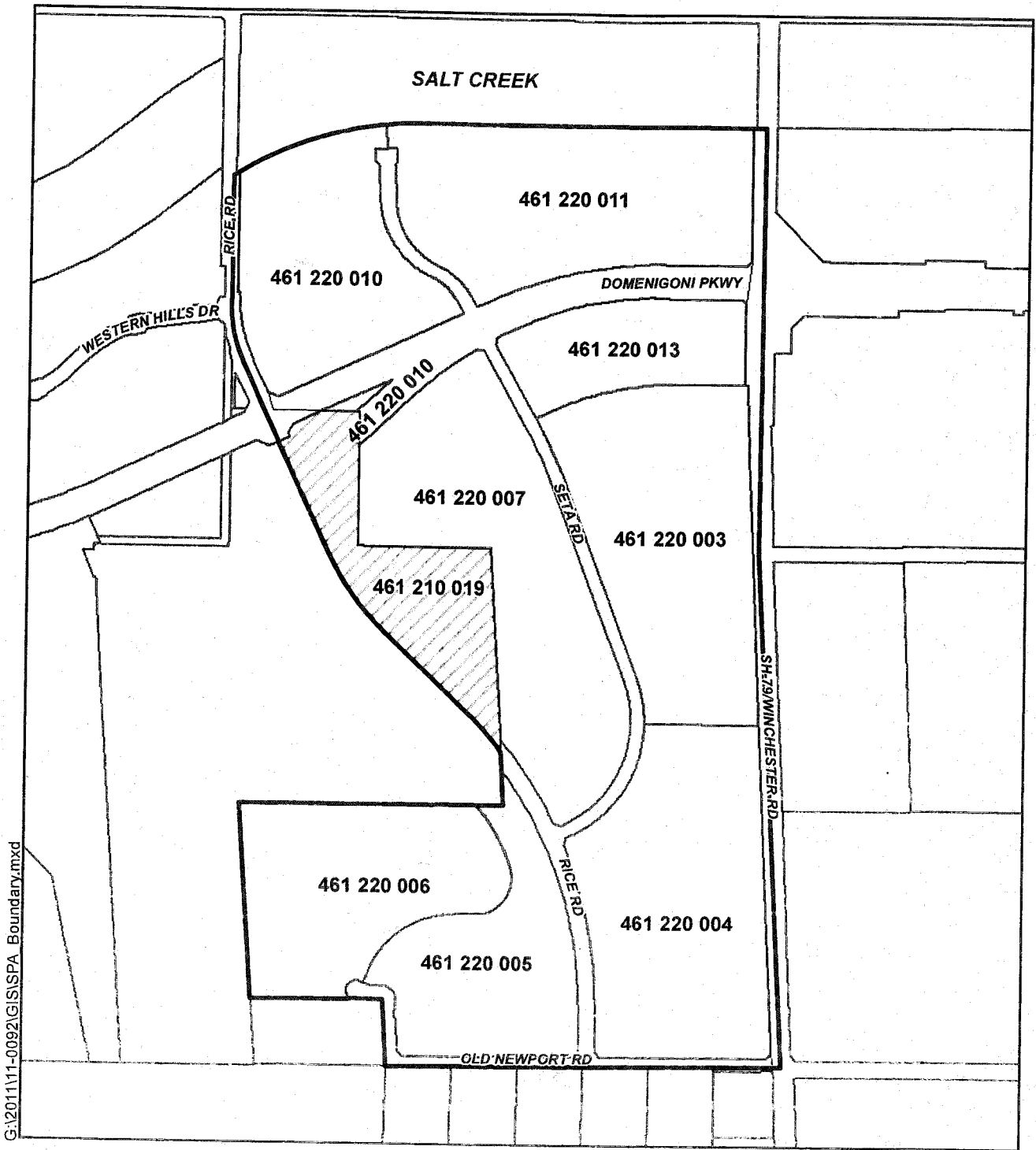


- LEGEND**
- Project Boundary
 - Medium High Density Residential (MHDR - 62.9 ac.)
 - High Density Residential (HDR - 40 ac.)
 - Very High Density Residential (VHDR - 8.9 ac.)
 - Commercial Retail (CR - 32.5 ac.)
 - Conservation (OS-C - 44.7 ac.)
 - Open Space Recreation (OS-R - 17.7 ac.)
 - Basin Locations

Sources: Webb Associates
Sept., 2013; Peachanga, Sept. 2013.







Figure A-7-2 - Land Use Plan
The Crossroads in Winchester Specific Plan Amendment No. 2



G:\2011\11-0092\GIS\SPA_Boundary.mxd

Source: Riverside County GIS, Oct. 2011

LEGEND

-  Project Boundary
-  Approved SP#288 Project Boundary
-  Addition to Project Boundary
-  Parcels (With APN's)

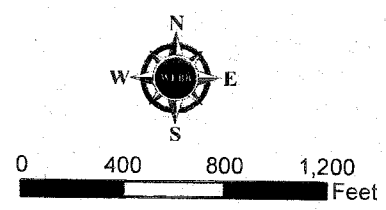


Figure II-3 - Revised Project Boundary

A. Project Summary

1. Context

a. Project Location

The Crossroads in Winchester, a proposed 243-acre community, is located in the southwestern portion of Riverside County, immediately south of the unincorporated community of Winchester, and adjacent to the easterly boundary of Specific Plan No. 293, "Winchester Hills," in west-central Riverside County (see **Figure II-1 - Regional Map**). The Crossroads in Winchester is surrounded by several features such as Salt Creek, State Route 79, and the Domenigoni Parkway.

The city of Hemet lies four miles to the northeast, city of Perris 12 miles to the northwest; and Temecula about 14 miles to the south via Highway 79 (see **Figure II-2 - Regional Setting**).

The Crossroads in Winchester is bounded by Rice Road to the east, Old Newport Road to the south, State Highway 79/Winchester Road to the west, and Salt Creek Channel to the north. The project site is mostly vacant and has been used for agricultural purposes in the past.

b. County of Riverside Plans and Policy Areas

The Crossroads in Winchester is located in an unincorporated portion of Western Riverside County. The governing planning document for the project site is the Riverside County Integrated Project, which divides the County into several area plans and institutes policy areas. The Crossroads in Winchester is situated within the 51-square mile Harvest Valley/Winchester Area Plan. The entire project site is also located within the Highway 79 Policy Area.

■ **Harvest Valley/Winchester Area Plan:** The Crossroads in Winchester is subject to the goals and policies set forth in the *Harvest Valley/Winchester Area Plan* (HVWAP). The HVWAP was adopted by the Riverside County Board of Supervisors on October 7, 2003 and implements the goals of the RCIP by setting forth programs and policies that address the unique concerns and needs within the HVWAP area. The HVWAP encompasses approximately 32,146 acres surrounding the intersection of Highways 74 and 79.

■ **Highway 79 Policy Area:** The Crossroads in Winchester lies within the Highway 79 Policy Area and is subject to its requirements. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting



from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. The Crossroads in Winchester has conducted such an analysis, and is consistent with the Highway 79 Policy Area requirements.

2. Background

The Crossroads in Winchester Specific Plan No. 288 was adopted by the Riverside County Board of Supervisors on April 29, 1997 by Resolution No. 97-091. Specific Plan No. 288 included a mix of residential and non-residential land uses on a 222-acre project site. At build-out, Specific Plan No. 288 would have provided a maximum of 791 homes with a mix of residential product types ranging in density from 3.9 to 7.0 dwelling units per acre, with an average density of 3.6 dwelling units per acre. Other non-residential land uses included commercial retail, parks, and open space.

In November 2005, Amendment No. 1 to Specific Plan No. 288 was initiated in order to revise the land use concept and add an additional 15 acres of property not originally included as a part of Specific Plan No. 288. However, Amendment No. 1 was filed, but was subsequently withdrawn and, thus, never approved by the County.

3. Project Description

The Crossroads in Winchester Specific Plan Amendment No. 2 proposes to modify certain land uses, as well as modify the Specific Plan boundary to include an additional 15-acre parcel (APN 461-210-019). This parcel was originally part of the Winchester Hills Specific Plan No. 293, and was removed as a part of Winchester Hills Specific Plan Amendment No. 5 due to change in alignment of Rice Road. The project boundary for the Crossroads community, including the addition of the 15-acre parcel (APN 461-210-019) is shown in **Figure II-3 - Revised Project Boundary**. The total acreage of the project site is 243.4 acres; the difference in size between Specific Plan No. 288 (222 acres) and the proposed Amendment No. 2 (to include an additional 15 acres) is 6.4 acres. The 6.4-acre discrepancy is a result of prior calculations that were taken from property lines rather than center lines, and changes in alignments to Rice Road that resulted in a lot line adjustment subsequent to the adoption of Specific Plan No. 288. Thus, Amendment No. 2 updates the Specific Plan boundary to accurately reflect these changes.

Amendment No. 2 ensures that the project will be developed in a coordinated manner. Infrastructure and public services, both on site and off site, are planned to accommodate the build-out requirements of Amendment No. 2, ensuring that the County's standards for orderly growth are implemented. This Specific Plan includes



updated guidelines and development standards which help create a cohesive community identity, while providing flexibility to accommodate future market demands. Amendment No. 2 also includes updated design guidelines which are consistent with the County-wide Design Standards and Guidelines.

The Crossroads in Winchester will provide a range of amenities including: 32.5 acres of commercial uses, three parks totaling 13.7 acres, and 48.1 acres of open space and passive recreational components.

The residential component of Amendment No. 2 provides for a maximum of 920 units to be constructed on 111.8 acres of the 243-acre site for an overall average residential density of 3.7 dwelling units per acre (du/ac). Amendment No. 2 has also been designed to accommodate a more affordable range of housing opportunities to attract a broad spectrum of potential buyers.

A total of 37.3 acres is devoted to major circulation. Roadways to be improved as part of Amendment No. 2 include: Domenigoni Parkway, State Highway 79/Winchester Road, Rice Road, Western Hills Drive, Seta Road, and Old Newport Road.

Amendment No. 2 will be phased in a logical sequence in response to market demands. A total of two development phases are planned through project build-out.

A land use summary for Amendment No. 2, presenting proposed land uses, acreages, densities, and dwelling units is provided in **Table II-1 - The Crossroads in Winchester Land Use Summary**, and a land use plan is depicted in **Figure A-2-1 - Land Use Plan**.

The major changes proposed for Amendment No. 2, as compared to the approved Specific Plan No. 288 are as follows:

- Amendment No. 2 will add approximately 15 acres (APN 461-210-019) to the Specific Plan boundaries.
- Amendment No. 2 will decrease the residential land use from 170.3 acres to 111 acres, but will include higher densities that will allow for an increase in the total number of housing units. The total number of units will increase from 791 to 920.
- Amendment No. 2 will increase the size of the commercial land uses from 12 acres to 32.5 acres.

SPECIFIC PLAN Case #: SP00288A2

Parcel: 461-220-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

SPA - Amendment Description

RECOMMND

The major changes proposed for Amendment No. 2, as compared to the approved Specific Plan No. 288 are as follows:

-Amendment No. 2 will modify certain land uses, as well as modify the Specific Plan boundary to include an additional 15-acre parcel (APN 461-210-019). Amendment No. 2 will add approximately 15 acres (APN 461-210-019) to the Specific Plan boundaries. The total acreage of the project site is 243.4 acres. ; the difference in size between Specific Plan No. 288 (222 acres) and the proposed Amendment No. 2 (to include an additional 15 acres) is 6.4 acres. The 6.4-acre discrepancy is a result of prior calculations that were taken from property lines rather than center lines, and changes in alignments to Rice Road that resulted in a lot line adjustment subsequent to the adoption of Specific Plan No. 288. Thus, Amendment No. 2 updates the Specific Plan boundary to accurately reflect these changes.

-Amendment No. 2 will decrease the residential land use from 170.3 acres to 111 acres, but will include higher densities that will allow for an increase in the total number of housing units. The total number of units will increase from 791 to 920.

-Amendment No. 2 will increase the size of the commercial land uses from 12 acres to 32.5 acres.

-Amendment No. 2 will update development standards.

-Amendment No. 2 will update design guidelines which are consistent with the County-wide Design Standards and Guidelines.

-Amendment No. 2 will provide a range of amenities including: 32.5 acres of commercial uses, three parks totaling 13.7 acres, and 48.1 acres of open space and passive recreational components.

-Amendment No. 2 will provide a total of 37.3 acres is devoted to major circulation. Roadways to be improved as part of Amendment No. 2 include: Domenigoni Parkway, State Highway 79/Winchester Road, Rice Road, Western Hills Drive, Seta Road, and Old Newport Road.

SPECIFIC PLAN Case #: SP00288A2

Parcel: 461-220-013

10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Replace all previous

RECOMMND

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

10. EVERY. 3 SP - SP Document

RECOMMND

Specific Plan No. 288 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. 376 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 (on CD)
7. All addendums

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan

SPECIFIC PLAN Case #: SP00288A2

Parcel: 461-220-013

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) RECOMMND

conditions of approval shall take precedence.

10. EVERY. 4 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 288 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 288 Amendment No. 2, Screencheck No. 2 dated October 2012.

CHANGE OF ZONE = Change of Zone No. 7767.

GPA = Comprehensive General Plan Amendment No. 1110.

EIR = Environmental Impact Report No. 376 including all Addendums.

10. EVERY. 5 SP - Ordinance Requirements RECOMMND

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

10. EVERY. 6 SP - Limits of SP DOCUMENT RECOMMND

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

10. EVERY. 7 SP - HOLD HARMLESS 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

SPECIFIC PLAN Case #: SP00288A2

Parcel: 461-220-013

10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.)

RECOMMND

attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 SP-ORD. NOT SUPERSEDED

RECOMMND

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

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

RECOMMND

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

SPECIFIC PLAN Case #: SP00288A2

Parcel: 461-220-013

10. GENERAL CONDITIONS

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

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

10.BS GRADE. 4 SP-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of 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.E HEALTH DEPARTMENT

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

All projects subject to Specific Plan 288 A2 shall be required to connect to Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the project applicant to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT 8/30/12 RECOMMND

Specific Plan 288 (Crossroads in Winchester) is proposal to develop approximately 200-acres for various uses. The specific plan is located south of the Winchester area roughly bounded by Salt Creek Channel to the north, Winchester Road (Highway 79) to the east and Old Newport Road to the south. No specific development proposals within the specific plan were submitted.

The topography of the site consists of a wide flat valley in the northern portion and steep rocky hills in the southern portion. The specific plan straddles two major watersheds with the northern two-third (2/3) portion of the site in the Santa Ana River watershed and the remaining

SEMI-ANNUAL SPECIFIC PLAN Case #: SP00288A2

Parcel: 461-220-013

10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT 8/30/12 (cont.)

RECOMMEND

one-third (1/3) southerly portion in the Santa Margarita River watershed. Specifically, the northern portion drains to Salt Creek Channel while the southerly portion flows to Warm Springs Creek. As development proposals are submitted, it is important that flows are not diverted from one watershed to another and the existing drainage patterns are perpetuated.

The center portion of the site predominantly drains under Domenigoni Parkway through two (2), 48-inch RCP. A small portion in this area drains to the east to an 18-inch CMP under Winchester Road and eventually joins offsite flows entering the site from the east through existing three (3) 30-inch CMP under Winchester Road, near the intersection of Patton Avenue and Old Newport Avenue. These combined flows join the northern portion of the site and outlet to the adjacent Salt Creek Channel.

The southern portion drains to the southeast corner of the site to a 30-inch CMP under Winchester Road. These flows eventually flow to Warm Springs Creek.

The District received The Crossroads in Winchester Preliminary Drainage Study, Albert A. Webb and Associates, dated May 2012. The drainage study identified the existing condition drainage problems and proposed condition drainage solutions. The District finds the overall drainage study acceptable for the specific plan, and therefore, a more refined study shall be submitted at the development stage.

While improvements to District's Salt Creek Channel (Project No. 4 - 0 - 00110) have eliminated a majority of the floodplain which crossed the site, the northwest portion of the site is still located within a Zone A floodplain as delineated on Panel No. 06065C - 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This 'bulge' is a result of backwater caused by the restrictions of the Rice Road crossing. Improvements will be required to eliminate this floodplain so the site can be fully developed. As a result of Salt Creek Channel, a Conditional Letter of Map Revision (CLOMR) has been approved for a section that is just downstream of the project. A LOMR for the channel section north of the project, constructed as part of TR3022-1, is pending.

SPECIFIC PLAN Case #: SP00288A2

Parcel: 461-220-013

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT 8/30/12 (cont.) (cont.RECOMMND

All developments will be required to provide flood protection from the 100-year storm and discharge flows to an adequate outlet. Increased runoff mitigation will be required for developments which drain within the Warm Springs Creek watershed. No mitigation for increased runoff is required for developments which drain to Salt Creek Channel.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, the SP reflects four (4) water quality basins at the north portion of the project and one (1) water quality/detention basin at the southeast corner of the project. The proposed water quality features are acceptable for the specific plan. However, each individual development proposal will be required to submit a preliminary project-specific Water Quality Management Plan (WQMP) as part of their development proposal. The WQMP shall address the site specific development proposed and be consistent applicable regulations in effect at that time.

Drainage fees have been adopted by the Board of Supervisors. The properties which drain to Salt Creek Channel are subject to the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP). The properties which drain to Warm Springs Creek are subject to the Warm Springs Valley sub-watershed of the Murrieta Creek ADP. As development proposal(s) are submitted to the County for processing, these fees will be included in the conditions of approval.

PLANNING DEPARTMENT

10.PLANNING. 2 SP - GEO02288

RECOMMND

County Geologic Report (GEO) No. 2288 submitted for this development (SP00288A2) was prepared by Petra Geotechnical, Inc. and is entitled: "Geologic Update of Geotechnical Investigation Report, Crossroads in Winchester Specific Plan SPA 288A2, Winchester Area of Riverside County, California", dated January 17, 2012. In addition, the following documents were submitted for this development:

Petra Geotechnical, Inc., March 27, 2012, "Response to Riverside County Planning Department Review Comments,

SP-150 SPECIFIC PLAN Case #: SP00288A2

Parcel: 461-220-013

10. GENERAL CONDITIONS

10.PLANNING. 2 SP - GEO02288 (cont.)

RECOMMND

County Geologic Report No. 2288, Crossroads in Winchester Specific Plan SPA 288A2, Winchester Area of Riverside County, California".

Petra Geotechnical, Inc., December 21, 2001, "Geotechnical Investigation, Winchester Specific Plan No. 288 (The Crossroads in Winchester), 222-Acre Parcel, Located Northwest of the Intersection of Winchester Road and (sic) East Newport Road, Winchester Area of Riverside County, California".

EnGEN Corporation, Geotechnical/Geological Engineering Study, Assessor's Parcel Numbers: 461-210-003, 461-210-004, 461-210-007, 461-200-002, 461-200-011, 461-200-013, 461-200-014 and 461-200-016, SF-150 - Tracts 31632 and 31633, Rice Road and Olive Avenue, Winchester Area of Riverside County, California".

These documents are herein incorporated as a part of GEO02288.

GEO02288 concluded:

- 1.The site will experience ground motion and effects from earthquakes generated along active faults located off-site.
- 2.No active or potentially active faults project through or toward the site.
- 3.The potential for active fault rupture at the site is considered to be very low.
- 4.Areas of potentially liquefiable soils have been identified on the site. Surface manifestation of the effects of liquefaction are anticipated to be limited to liquefaction-induced settlement on the order of 1.3 to 2 inches with a corresponding differential settlement component of 0.75 to 1.0 inches over a distance of 40 feet.
- 5.Lateral spreading is not anticipated within the site.
- 6.No evidence of slope failures including landslides, slumps or talus deposits, have been mapped or were observed during the geologic reconnaissance.
- 7.The onsite natural slopes, including the southwest

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10. GENERAL CONDITIONS

10. PLANNING. 2 SP - GEO02288 (cont.) (cont.)

RECOMMND

portion of the site, are considered grossly stable.

8. There is a potential for rockfall and debris flow emanating from the natural granitic slopes in the southwest portion of the site.

9. The site contains potentially compressible alluvium, specifically the northeast corner of the site. Because of the presence of shallow groundwater, overexcavation and re-compaction of compressible alluvium will be restricted by earthmoving equipment and limitations in near-saturated conditions.

10. The potential impacts of a seiche affecting the subject site are considered remote.

11. The potential impacts of a dam failure of the west dam at the Diamond Valle Reservoir during a catastrophic event and subsequent inundation of the subject site are considered low.

12. A 5-foot by 5-foot wide opening possibly as deep as 15 feet below grade (pit/mine shaft) is present in the bedrock hill within the southwestern portion of the site.

13. Blasting of corestones and within cuts in the hillsides will likely be necessary below a depth of 15+/- feet.

14. Fairly fresh bedrock which may be marketable as Class 2 aggregate base is present within the site.

GEO02288 recommended:

1. Structures within the site should be designed and constructed to resist the effects of seismic ground motions.

2. Depending on the ultimate depth of fills to be placed on the site, settlement monitoring may be required.

3. Liquefaction induced settlement can generally be mitigated with a cap of engineered fill and/or special foundation systems.

4. Where the development creates lots adjacent to ascending natural slopes, mitigation of rockfall and debris flow by

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10. GENERAL CONDITIONS

10.PLANNING. 2 SP - GEO02288 (cont.) (cont.) (cont.) RECOMMND

way of concrete deflector walls is anticipated.

5.The open pit/mine shaft should be infilled with onsite soil to the top of the shaft during site grading.

GEO No. 2288 satisfies the requirement for a Geotechnical study for Planning /CEQA purposes for this Specific Plan. GEO No. 2288 is hereby accepted for Planning purposes for this Specific Plan. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for any future implementing projects (i.e. tract maps or use permits) or grading permits. Additional studies and reports may be required for future implementing projects. 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.

It should be noted that an environmental constraints sheet (ECS) shall be required for all implementing maps relative to the potential geologic hazards enumerated above, as described elsewhere in this conditions set.

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES RECOMMND

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

10.PLANNING. 4 SP - NO P.A. DENSITY TRANSPER RECOMMND

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

10.PLANNING. 5 SP - 79 ALT ALIGNMENT RECOMMND

In the event that State Route 79 alignment is selected by the RCTC such that it will impact the project as depicted in the SPECIFIC PLAN on figure A-3-2.a, an Amendment to the SPECIFIC PLAN will be required to revise all sections of the document to reflect the significant change to the

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - 79 ALT ALIGNMENT (cont.) RECOMMND
document.

10.PLANNING. 6 SP - GENERAL EIR MM RECOMMND

The following Mitigation measures are listed in the EIR as required; however, all are required by either the Specific Plan, Ordinances or State Requirements and thus do not need to be required as a condition of approval in order to implement the measure. They are listed here as a reference:

Mitigation Measures- D.11-1, C.6-1, C.6-5, C.1-1, C.2.1-1, C.2-9, C.13-1, D.2-1, D.2-2, H.1.C-3, GHG 5, C.8-1, C.8-5, C.7-1, C.7-2, C.7-3, C.4-6, C.4-8, C.5-1, D.3-1, D.3-2, D.3-3, D.3.4, D.3-5, D.3-6, D.4-1, D.5-1, D.5-2, D.9-1, D.6-1, D.6-4, D.6-5, D.2-2, D.2-4, D.2-5, D.2-6, D.2-7, D.2-8, D.2-9, D.2-10, D.2-11, D.2-13, D.2-3, D.2-15, D.7-ELC-1, D.7- ELC-2, D.7-ELC-3, D.7-ELC-5, D.7-GAS-1, D.7-GAS-2, D.7-TEL-1, C.6-1, MM Cultural 4, C.8-1, C.6-3, C.6-4, C.6-14, D.1-2, D.8-1, H.1.C-3, C.8-2, C.8-3, and C.8-4.

In addition, all Transportation mitigation measures were added as conditions by Transportation in this condition set. Specific references to mitigation measures were not included.

10.PLANNING. 7 SP - EIR MITIGATION RECOMMND

The Following is required by EIR376 and/or any and all Addenda:

Mitigation Measure D.11-2 -Because of the property's location within the 30-mile radius of Mount Palomar Observatory, low pressure sodium vapor lamps shall be used for all street lighting. Other potentially lighted areas, (i.e., entry monuments and signage), shall orient light downward and shield lights to prevent direct upward illumination.

Mitigation Measure C-11.4 - The adjacent Winchester Hills Specific Plan proposes all contiguous mountainous areas to be maintained as permanent open space under the control of a Master Homeowner's Association or the Valley-Wide Parks and Recreation District. The open space-conservation areas within the Crossroads at Winchester Specific Plan shall similarly be maintained as permanent open space under the control of Valley-Wide Parks and Recreation District or by a common entity or agency such as the CSA, or similar public/private agency.

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10. GENERAL CONDITIONS

10. PLANNING. 7

SP - EIR MITIGATION (cont.)

RECOMMND

Mitigation Measure C.2-10 - All streets shall have a gradient not to exceed 15 percent.

Mitigation Measure C.2-13 - The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.

Mitigation Measure C.13-2 - All development shall incorporate energy-saving devices where feasible. These devices may include the following:

- The use of individual meters versus multiple meters;
- The installation of lighting switches and multi-switch provisions for control by occupants and building personnel; and

- The use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property.

Mitigation Measure C.13-3 - Specific measures shall be implemented to reduce natural gas consumption including:

- Use of an automatic flue gas damper when using a gas heating system;

- Use of electrically-lighted pilot lights for all gas systems; and

- Insulation of all gas-heated hot water tanks.

Mitigation Measure C.13-4 - The project applicant will consult with the Southern California Gas Company during the design phase to ensure that the architectural design maximizes energy efficiency through passive heating and cooling, with the use of building orientation, insulations, construction materials, window glazing and roof over-hangs.

Mitigation Measure C.4-7 - Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground.

Mitigation Measure C.5-2 - To reduce construction related noise and to protect the health of persons employed at construction sites, hearing protection equipment shall be worn in compliance with regulations established by the California Occupational Safety and Health Administration.

Mitigation Measure C.5-4 - To reduce construction-related noise, construction operations which produce the highest levels of noise shall be arranged to occur together in the construction program, where practical and feasible, in order to avoid continuing periods of greater annoyance.

Mitigation Measure D.4.2 - For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each

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10. GENERAL CONDITIONS

10. PLANNING. 7 SP - EIR MITIGATION (cont.) (cont.)

RECOMMND

individual tract:

- Circulation for pedestrian, vehicles, and police patrols.
- Lighting of streets and walkways.
- Prioritize the effort to provide visibility of doors and windows from the street and between buildings, where practical.
- Privacy fencing meeting minimum height and material standards.

The Sheriffs' Department will continue to be involved in the review of development projects to ensure the Department's concerns are addressed in project design.

Mitigation Measure 9.1 - If library-specific impact fees are established in the future, the developer(s) will pay any such fees in effect at the building permit stage.

Mitigation Measure D.6-2 - The project applicant will be required to dedicate and improve a minimum of 15.5 acres of useable, developed active parkland as identified in the Crossroads in Winchester Specific Plan (this is enforced through the park implementation conditions of approval).

Mitigation Measure D.7-ELC-4 - The project applicant will provide SCE with development plans and schedules for construction as they become available so that SCE may begin long-range planning of facilities.

Mitigation Measure D.7-GAS-3 - An engineering study will be required to ensure that existing facilities are adequate to accommodate the new development. Detailed information including tract maps and plot plans must be submitted for review by SCG.

Mitigation Measure D.7-TEL-2 - The project applicant will provide SCG with a development phasing schedule so that required upgrades may be scheduled in advance of development.

Mitigation Measure C.6-6 - To reduce construction-related air quality impacts, the contractor shall ensure that ozone precursor emissions from all vehicles and construction equipment are controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.6-7 - To reduce construction-related air quality impacts, grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour. Compliance with this measure shall

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10. GENERAL CONDITIONS

10.PLANNING. 7 SP - EIR MITIGATION (cont.) (cont.) (cont.) RECOMMND

be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.6-8 - To reduce construction-related air quality impacts, during grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.6-9 - To reduce construction related air quality impacts, all unpaved roads and parking areas will be watered down or chemically treated for dust control purposes. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.6-10 - To reduce construction-related air quality impacts, trucks leaving construction sites will be washed off. Compliance with this measure shall be subject to periodic inspections by the County Building and Safety Department.

Mitigation Measure C.2-13 - The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.

Mitigation Measure C.4-7 - Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground.

Mitigation Measure C.6-11 - Major developers will work with the Riverside Transit Agency (RTA) to establish new bus routes and stops to service new development within the Specific Plan area. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits/final inspection. Coordination materials shall include a Staff Report or Meeting Minutes.

10.PLANNING. 8 SP - PA 4 NATURAL STATE RECOMMND

Planning Area 4 shall remain in its natural as much as possible throughout the life of the project. The rock

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10. GENERAL CONDITIONS

10.PLANNING. 8 SP - PA 4 NATURAL STATE (cont.)

RECOMMND

outcroppings are a visual amenity to the community and shall remain.

TRANS DEPARTMENT

10.TRANS. 1 SP - SP288A2/CONDITIONS

RECOMMND

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

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

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

- Haun Road (NS) at:
 - Newport Road (EW)
- I-215 Southbound Ramps (NS) at:
 - Newport Road (EW)
- I-215 Northbound Ramps (NS) at:
 - Newport Road (EW)
- Antelope Road (NS) at:
 - Newport Road (EW)
- Menifee Road (NS) at:
 - Newport Road (EW)
 - La Piedra Road (EW)
 - Holland Road (EW)
- Lindenberger Road (NS) at:
 - Simpson Road (EW)
 - Domenigoni Parkway (EW)
- Leon Road (NS) at:
 - Domenigoni Parkway (EW)
- Rice Road (NS) at:
 - Project Driveway (EW)
 - Domenigoni Parkway (EW)
 - Seta Street (EW)
 - Old Newport Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP288A2/CONDITIONS (cont.)

RECOMMND

Seta Street (NS) at:
Domenigoni Parkway (EW)
Project Driveway (NS) at:
Domenigoni Parkway (EW)
Winchester Road (SR-79) (NS) at:
SR-74 (EW)
Stowe Road (EW)
9th Street (EW)
Simpson Road (EW)
Olive Avenue (EW)
Project Driveway (EW)
Domenigoni Parkway (EW)
Old Newport Road (EW)
Scott Road/Washington Road (EW)
Warren Road (NS) at:
Domenigoni Parkway (EW)
Sanderson Avenue (NS) at:
Mustang Way (EW)
Domenigonia Parkway (EW)

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

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

10.TRANS. 2 SP - SP288A2/TRAFFIC STUDY

RECOMMND

Subsequent implementing projects of the Specific Plan shall submit a traffic study in order to identify which geometric and signal improvements shall be required. If the traffic study shows additional improvement(s) are required beyond those identified in the specific plan conditions, the implementing project shall be responsible for the improvement(s) or as approved by the Transportation Department.

20. PRIOR TO A CERTAIN DATE

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20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE

RECOMMND

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

A General Condition shall be placed on the project indicating the following:

- 1) Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels.
 - A) 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
 - B) 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
- 2) A six (6) foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along Domenigoni Parkway.
- 3) Whenever a construction site is within one-quarter mile (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m. during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition, or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.
- 4) To inform potential sensitive receivers within 1/4 mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities associated with the project site. Notification shall take place a minimum of five working days prior to anticipated blasting activities.

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20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE (cont.)

RECOMMND

- 5) All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications.
- 6) During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of existing sensitive receptors, when and where feasible.
- 7) To reduce noise impacts associated with temporary diesel or gasoline powered generators, and where a portable diesel or gas powered generator is necessary, it shall have maximum noise muffling capacity and be located as far as technically feasible placed a minimum of 500 feet from noise sensitive uses.
- 8) To minimize or eliminate motor driven noise from construction equipment, contractors shall utilize construction equipment that is either propane or electric powered, when technically feasible.
- 9) To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

Prior to the Issuance of any Building Permit, the following shall be provided to the Department of Environmental Health, Industrial Hygiene Program for review and approval:

- 1) A copy of the Precise Grading Plans and Building Architectural Plans.
- 2) A final acoustical impact analysis study performed for each planning area within Crossroads in Winchester (SP 288 A2). The final acoustical impact analysis will be utilized to confirm this preliminary acoustical impact analysis' findings and to determine building and/or unit specific interior noise levels and potential mitigation measures necessary for the Project to insure interior noise levels will be consistent with County standards.
- 3) To reduce impacts from loading docks, an analysis shall

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20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 1 SP - INDUSTRIAL HYGIENE (cont.) (cont.) RECOMMND

be done to determine the proposed noise impact to adjacent properties and the loading docks shall be sited or designed such that the applicable noise standards of the adjacent properties are not exceeded.

- 4) The Industrial Hygiene Program must receive, review and approve the final acoustical report (as listed above) addressing the noise that might be produced from traffic and retail locations, etc. Building design must be shown to reduce interior noise to at or below 45 Ldn for those residential units along Winchester Road (SH-79), Domenigoni Parkway, and Rice Road.
- 5) The applicant shall pay review fees to the Department of Environmental Health for all time spent in review of this project. Fees shall be assessed at time of project submittal for review.

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

20.E HEALTH. 2 ENVIRONMENTAL CLEANUPS PROGRAM RECOMMND

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

Prior to the approval of any Planning Case project subject to SP 288 A2, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanups Program (ECP) for review and consideration an original copy of an Environmental Assessment Phase 1 Study (EA Phase 1). Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Assessment Phase 2 Study (EA Phase 2) shall be submitted to ECP for review if the information provided in the EA Phase 1 study indicates the requirements. Applicable review fees shall be required.

For further information, please contact ECP at (951) 955-8982.

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20. PRIOR TO A CERTAIN DATE

FLOOD RI DEPARTMENT

20.FLOOD RI. 1 SP ADDITIONAL REVISION REQD

RECOMMND

Within 60 days or prior to the County approval of the final SPECIFIC PLAN document (as required by 20.PLANNING.2), additional edits are required to be incorporated. The SP document shall be edited as noted below:

1. Section 4 - Drainage Plan includes passing references to water quality basins. The document shall include further discussions on post-construction water quality mitigation measures in this section and other sections as applicable.

2. The basin locations and size differs between the drainage plan (Figure A-4-2) and grading plan (Figure A-7-2). The figures shall be revised accordingly.

It is the District's opinion that these items can be incorporated into the Draft SP prior to release for public review and thus are not issuing a denial for the project at this time. If these changes have not been included in the Draft SP during the public review process, corrections will be issued.

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Within 60 days of the tentative approval of the project by the Board of Supervisors and prior to the closing of the DBF accounts for the project, the following documents shall be provided or the case shall be locked:

Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution (three hard copies and twelve CD's/DVD's). The documents shall include all the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.)

RECOMMND

items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- One hard copy to the Planning Counter Services Division,
- One hard copy to the Planning Department Library,
- One hard copy to the Planning Department Project Manager,
- Digital versions (CD) to the following:
 - Building and Safety Department 1 copy
 - Department of Environmental Health 1 copy
 - Fire Department 1 copy
 - Flood Control and Water Conservation District 1 copy
 - Transportation Department 1 copy
 - Executive Office - CSA Administrator 1 copy
 - Clerk of the Board of Supervisors 1 copy
 - Any park provider if not the CSA 1 copy

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

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

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 2 RETENTION BASINS - NO VECTORS

RECOMMND

A General Condition shall be placed on any implementing project within the SPECIFIC PLAN, indicating that any proposed retention basin shall be constructed and maintain in a manner that prevents vector breeding and/or vector nuisances.

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30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - BURROWING OWL SURVEY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as a 60-Milestone Prior to Grade Condition:

BUOW PRECONSTRUCTION SURVEY

Potential suitable habitat for burrowing owl is present with the Specific Plan, thus pursuant to Objective 6 of the species account for burrowing owl in the MSHCP, within 30 days prior to issuance of any grading permit or site preparation related to the approved Specific Plan00288A2 a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the findings submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. This condition applies to any and all grading permits associated with any entitlement processed under SP00288A2. If the grading permit is not obtained within 30 days of this survey a new survey shall be required. Any owls located during the survey that cannot be avoided according to current avoidance buffers will need to be relocated according to an approved relocation plan. The relocation plan must be submitted to EPD for review and approval.

30.EPD. 2 SP - NESTING BIRD SURVEY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as a 60-Milestone Prior to Grade Condition:

NESTING BIRD CLEARANCE SURVEY

Prior to issuance of any grading permit or site preparation between February 1st and August 31st a Nesting Bird Clearance Survey must be conducted by a qualified biologist. The results of the survey shall be submitted directly to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If the grading permit is not obtained within 30 days of this survey a new survey shall be required. This condition applies to any and all grading permits associated with any entitlement processed under SP00288A2

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 3 EPD - OPEN SPACE CONSERVATION

RECOMMND

Per SP00288 PAs 11 & 12 are to be open space conservation. These open space areas must be dedicated to a conservation district or other land management authority prior to approval of any entitlement south of Domenigoni Parkway. Proof of this dedication must be provided to EPD.

PARKS DEPARTMENT

30.PARKS. 1 SP - REGIONAL/COMM TRAILS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), future implementing projects shall be subject to the Non Vehicular System requirements in Section IV.A of the Specific Plan subsection "b" and Figures A-3-7 through A-3-11, and Figure A-8-1.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR

RECOMMND

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

"This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP."

30.PLANNING. 2 SP - PALEO MONITORING REPORT RECOMMND

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

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - PALEO MONITORING REPORT (cont.)

RECOMMND

into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

30.PLANNING. 3 SP - GEOLOGIST'S COMMENTS

RECOMMND

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

"County Geologic Report (GEO) No. 2288 was previously reviewed and approved by the County Geologist for the SPECIFIC PLAN. The geotechnical consultant of record for this implementing project shall, at a minimum, update GEO02288 with regards to the specific project design and current standards of practice. Alternatively, a new study focused on the implementing project alone may be submitted.

This update or new study shall be submitted as a new GEO report attached specifically to implementing project (tract map, CUP, etc.). Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The new GEO shall be reviewed and approved by the County Geologist prior to scheduling this project for public hearing."

30.PLANNING. 4 SP - ECS LIQUEFACTION

RECOMMND

Prior to the approval of any implementing map within the SPECIFIC PLAN, the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - ECS LIQUEFACTION (cont.)

RECOMMND

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

'This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2288, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site.'"

30.PLANNING. 5 SP - ECS DEBRIS FLOW

RECOMMND

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

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

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2288, contain areas of potential debris flow and/or rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained protect against erosion and future potential slope failure."

30.PLANNING. 6 SP - ECS PIT/MINE SHAFT

RECOMMND

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

"An approximately 5-foot by 5-foot by 15-foot deep pit/mine shaft exists in the bedrock within the hillside located at the southwestern portion of the site (within Planning Area

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ECS PIT/MINE SHAFT (cont.)

RECOMMND

12). This pit/mine shaft must be backfilled or otherwise secured and eliminated as a hazard as part of site development."

30.PLANNING. 7 SP - CULTURAL RESOURCES

RECOMMND

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

"Prior to issuance of grading permits where archaeological monitoring is required, the County Archaeologist or her/his representative shall attend the pre-grade meeting to ensure that cultural sensitivity training is adequately presented by the Project Archaeologist and Tribal Monitor, as appropriate.

The selected Project Archaeologist for archaeological monitoring work shall be the consultant-of-record for that scope of work. Any changes in archaeological consultant shall require county approval.

The County Archaeologist may make site inspections at any time during site grading to ensure compliance with monitoring requirements."

30.PLANNING. 8 SP - M/M PROGRAM (GENERAL)

RECOMMND

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

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

30.PLANNING. 9 SP - NON-IMPLEMENTING MAPS

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - NON-IMPLEMENTING MAPS (cont.)

RECOMMND

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 10 SP - DURATION OF SP VALIDITY

RECOMMND

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements. If the applicant is in violation of this condition the County may begin revocation hearings for the Project. This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 12 SP - PROJECT LOCATION EXHIBIT

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - PROJECT LOCATION EXHIBIT (cont.)

RECOMMND

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 17 SP - ADDENDUM EIR

RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 18 SP - EA REQUIRED

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - EA REQUIRED (cont.)

RECOMMND

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

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

30.PLANNING. 19 SP - SUPPLEMENT TO EIR

RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 20 SP - SUBSEQUENT EIR

RECOMMND

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

"This implementing project has been reviewed in the context

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - SUBSEQUENT EIR (cont.)

RECOMMND

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

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

30.PLANNING. 21 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

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

30.PLANNING. 22 SP - AMENDMENT REQUIRED

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - AMENDMENT REQUIRED (cont.)

RECOMMND

implementing project:

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

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 23 SP - PARK AGENCY REQUIRED

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP. - AG/DAIRY NOTIFICATION

RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 25 SP *- PA PROCEDURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP *- COMMON AREA MAINTENANCE

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

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

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area[s] _____."

30.PLANNING. 27 SP *- CC&R RES PUB COMMON AREA

RECOMMND

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

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27

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

RECOMMND

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

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

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP *- CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28

SP *- CC&R RES PRI COMMON AREA

RECOMMND

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

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area',

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP *- CC&R RES PRI COMMON AREA (cont.)

RECOMMND

more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

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

30.PLANNING. 29 SP - ARCHAEO M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - ARCHAEO M/M PROGRAM (cont.)

RECOMMND

monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

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

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 32 SP - F&W CLEARANCE

RECOMMND

Prior to the approval of any implementing project within planning areas 1,2 and/or 3 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - ACOE CLEARANCE

RECOMMND

Prior to the approval of any implementing project within planning areas 1,2 and/or 3 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 34 SP - SKR FEE CONDITION

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 184.9 acres in accordance with the SPECIFIC PLAN.* If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - SKR FEE CONDITION (cont.)

RECOMMND

required.

* The fee may be applied to the proposed area of disturbance or the entire SPECIFIC PLAN site at the discretion of the County Fee Administrator"

30.PLANNING. 35 SP - ENTRY MONUMENTATION

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Tentative Tract Map or Use Permit.
2. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN."

30.PLANNING. 36 SP - POST GRADING REPORT

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 37 SP - SCHOOL MITIGATION

RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified School District shall be mitigated in accordance with state law."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - GEO STUDY REQUIRED

RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

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

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

30.PLANNING. 39 SP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this SPECIFIC PLAN's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 40 SP - IF HUMAN REMAINS FOUND

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

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 a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 41 SP - LANDSCAPE CONCEPTUAL PLAN

RECOMMND

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

"Provide 2 sets of plans on 24" x 36" sheets at 20 scale that include a title block, north arrow, limit of work

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41

SP - LANDSCAPE CONCEPTUAL PLAN (cont.)

RECOMMND

lines, hardscape features, graphic scale, street names, elevation drawings etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The Conceptual Landscape Plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The Conceptual Landscape Plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

This condition shall be considered NOT APPLICABLE for all parcel maps within the SPECIFIC PLAN."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - MM D.11-3

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:
Mitigation Measure D.11-3 - Prior to approval of the site plan for the commercial center, a lighting plan shall be prepared and approved by the County. The County shall ensure that low-pressure sodium vapor lights are identified in the plan for outdoor areas, and that security lighting and signage will not impact adjacent residential areas

30.PLANNING. 43 SP - MM C.6-13

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:
Mitigation Measure C.6-13 - All parking lots serving new development will be paved. Proof of compliance shall be required prior to approval of the Plot Plan/Tract Map for individual implementing development projects.

30.PLANNING. 44 SP - MM BIO- 1

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

MM Bio 1: A non-jurisdictional determination from USACE and CDFG staff shall be obtained or applicable permits obtained by implementing Project developers from these agencies prior to development of the planning areas PA-1 through PA-4.

30.PLANNING. 45 SP - MM C.1-2

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.1-2 -- Pursuant to General Plan policy, detailed geotechnical reports shall be prepared for specific development projects within The Crossroads in Winchester Specific Plan Area. The ground shaking potential, groundwater levels, and areas prone to liquefaction shall be evaluated in the detailed geotechnical reports. These reports shall be prepared when tentative maps and development applications are submitted to the County.

30.PLANNING. 46 SP - MM C.1-3

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.1-3 - According to maps contained in the County's Comprehensive General Plan, liquefaction

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 46 SP - MM C.1-3 (cont.)

RECOMMND

potential exists in Planning Areas 1 through 7, 9, and 12. For these areas, and as required by the County geologist, the Project developer shall submit detailed remediation reports. Remediation may include removal and recompaction of near surface soils. Soil removal shall be adequate to mitigate the liquefaction and settlement potential to the satisfaction of the County geologist.

30.PLANNING. 47 SP - MM C.1-4

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.1-4 - All grading plans for Specific Plan development projects shall be reviewed by the County Geologist to ensure that adequate measures are implemented to eliminate liquefaction and ground shaking hazards.

30.PLANNING. 48 SP - MM C.2-3

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.2-3 - Prior to any development within any planning area of the Specific Plan, an overall conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each such planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area and shall include: (i) techniques employed to prevent erosion and (ii) approximate time frames for grading; (iii) identification of areas which may be graded during higher probability rain months (January through March); and (iv) preliminary pad and roadway elevations.

30.PLANNING. 49 SP - MM D.2-12

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.2-12 - A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 50 SP - MM GHG 4

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

MM GHG 4: The Project will reduce vehicle miles traveled by: designing a master-planned community that creates a suburban center setting, increasing the diversity in land uses, improving the design elements to enhance walkability and connectivity as well as incorporating bicycle lanes and paths, improving the on-site pedestrian network and connecting off-site, and providing traffic calming measures (improvements) on 50 percent of the Project's streets and intersections.

30.PLANNING. 51 SP - MM C.5-5

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.5-5 -To reduce impacts of roadway noise to future on-site residential uses, noise attenuation shall be required. Placement of a six-foot perimeter wall along Domenigoni Parkway shall effectively minimize noise impacts to future residential land uses adjacent to that roadway.

30.PLANNING. 52 SP - MM D.3-8

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.3-8 - The Master Homeowner's Association or appropriate community service district will be responsible for the maintenance of the open space areas. Prior to the approval of any development plan for lands for lands adjacent to openspace areas, a fire protection/vegetation management plan shall be submitted to the Fire Department for approval.

30.PLANNING. 53 SP - MM D.6-6

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.6-6 - The developer(s) will work with Valley-Wide Recreation and Park District to determine the types of facilities to be installed in the on-site parks. No building permits shall be issued for any project until the developer assures, to the satisfaction of the County Planning Department, that agreement between the developer and Valley-Wide has been reached.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 54 SP - MM D.2-12

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.2-12 - A separate water transmission system shall be installed to facilitate the use of reclaimed water for irrigation of the following areas: landscaping for the commercial center, community parks, paseos, and roadway medians. A plan shall be submitted and approved by EMWD prior to approval of tentative maps.

30.PLANNING. 55 SP - MM D.2-14

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.2-14 - Final designs of the water and wastewater transportation systems will be reviewed and approved by EMWD prior to approval of the first tentative tract map or other discretionary permit issued by the County.

30.PLANNING. 56 SP - MM C.4-8

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.4-8 - Off-site drainage improvements, if any, will be provided at the subdivision phase of the project as required by the Flood Control District.

30.PLANNING. 57 SP - MM C.6-12

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure C.6-12 - Bus stops and/or bus shelters will be provided at the commercial center. The RTA shall be responsible for construction and maintenance of any bus stop facilities. Proof of coordination with RTA shall be provided to the Transportation Department prior to the issuance of occupancy permits.

30.PLANNING. 58 SP - MM D.1-3

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.1-3 - Designate a portion of the commercial parking areas for Park-n-ride use on weekdays between 6:00 a.m. and 6:00 p.m., to encourage ridesharing/transit ridership and reduce commute traffic.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 59 SP - MM D.1-9

RECOMMND

PRIOR TO ANY IMLEMENTING PROJECT APPROVAL:

Mitigation Measure D.1-9 - Anticipate transit stops at the far side of major intersections as recommended in a traffic study, to accommodate future bus service on key roadways. Provide pedestrian access to the bus stops.

30.PLANNING. 60 SP - MM D.8-3

RECOMMND

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

Mitigation Measure D.8-3 - Prior to recordation of the first subdivision map on the property, a comprehensive waste recycling program for the project shall be submitted and approved by Riverside County Waste Resources Management District.

30.PLANNING. 61 SP - MM AIR 1

RECOMMND

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

MM Air 1: To reduce construction equipment emissions during site grading in Phase 1, the contractor's fleet of off-road diesel-powered construction equipment greater than 25 hp shall meet the Tier 2 off-road emissions standards or better. Prior to issuance of grading permits, proof of compliance shall be provided to the County in Project construction specifications, which shall include, but is not limited to, a copy of each unit's certified tier specification.

30.PLANNING. 62 SP - MM BIO 1

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 62 SP - MM BIO 1 (cont.)

RECOMMND

MM Bio 1: A non-jurisdictional determination from USACE and CDFG staff shall be obtained or applicable permits obtained by implementing Project developers from these agencies prior to development of the planning areas PA-1 through PA-4.

30.PLANNING. 63 SP - MM CULTURAL 2

RECOMMND

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

MM Cultural 2 - Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for mitigation services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all mass or rough grading activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, and structure demolition. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. Monitoring may be stopped or reduced if in the professional opinion of the Project Archaeologist, and the concurrence of the County Archaeologist, there is no further need for monitoring after a reasonable period of monitoring with negative results.

Pursuant to the recommendation in the Phase II Archeological Testing and Evaluation the soil in and around the central and east central portions of the Locus B, Site 33-0020292, shall be removed under the direction of the archaeological monitor (i.e. controlled removal) and screened for artifacts as part of the monitoring program. The developer/permit holder shall submit a fully executed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 63 SP - MM CULTURAL 2 (cont.)

RECOMMND

copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

-The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/ permit holder and any required tribal or special interest group monitor throughout the process.

-This agreement shall not modify any approved condition of approval or mitigation measure

30.PLANNING. 64 SP - MM CULTURAL 5

RECOMMND

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

MM Cultural 5 - 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 its sacred or cultural importance.

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

-At the meeting, the significance of the discoveries shall be discussed and after coordination with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Project Archaeologist, a decision

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 64 SP - MM CULTURAL 5 (cont.)

RECOMMND

is made, with the concurrence of the County Archaeologist, as to whether the resource will be subject to preservation in place or documentation and/or data recovery. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties.

30.PLANNING. 65 SP - MM C.15-4

RECOMMND

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

Mitigation Measure C.15-4 - For any grading activity that involves excavation below a depth of five feet from natural grade, a paleontological resource monitoring program shall be developed and submitted to the County Department of Building and Safety prior to the issuance of the associated grading permit. The program shall include for monitoring the site, by a qualified professional, for paleontological resources during 50 percent of the time of mass grading activities.

If paleontological resources are discovered during the monitoring activities, and such resources are determined to be potentially significant, resource recovery and/or recordation operations shall occur as directed by a qualified professional. Such operations may include resource salvage, preparation of recovered specimens, identification and curation, and written documentation.

The qualified monitor is empowered to temporary halt or divert grading equipment to allow removal of abundant or large specimens.

30.PLANNING. 66 SP - MM C.2-2

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 66 SP - MM C.2-2 (cont.)

RECOMMND

Mitigation Measure C.2-2 -All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan of the SPECIFIC PLAN and shall implement all the grading-related recommendations in the Geotechnical Investigation Report prepared by the Garret Group, LLC, and the supplemental Geologic Update prepared by Petra Geotechnical, Appendix B.

30.PLANNING. 67 SP - MM C.2-4

RECOMMND

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

Mitigation Measure C.2.4 - Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control erosion and dust.

30.PLANNING. 68 SP - MMC.2-5

RECOMMND

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

Mitigation Measure C.2-5 - Prior to any on-site grading for each project or group of projects, a detailed grading plan shall be prepared. A grading permit shall be obtained from the County of Riverside, as required by County Ordinance No. 457, prior to grading.

30.PLANNING. 69 SP - MM C.2-6

RECOMMND

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

Mitigation Measure C.2-6 - Grading work on the entire project site shall be balanced on-site whenever possible.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 70 SP - MM C.2-7

RECOMMND

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

Mitigation Measure C.2-7 - The graded form shall reflect natural terrain in conference with General Plan slope grading practices.

30.PLANNING. 71 SP - MM C.2-8

RECOMMND

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

Mitigation Measure C.2-8 - Potential brow ditches, terrace drains, or other minor swales shall be lined with natural erosion control materials or concrete and shall comply with NPDES "Best Management Practices.

30.PLANNING. 72 SP - MM C.2-11

RECOMMND

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

Mitigation Measure C.2-11 - The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.

30.PLANNING. 73 SP - MM C.2-12

RECOMMND

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

Mitigation Measure C.2-12 - Where cut and fill slopes are created higher than ten feet, detailed landscaping and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 73 SP - MM C.2-12 (cont.)

RECOMMND

irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.

30.PLANNING. 74 SP - MM C.2-14

RECOMMND

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

Mitigation Measure C.2-14 - Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.

30.PLANNING. 75 SP - MM C.5-3

RECOMMND

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

Mitigation Measure C.5-3 - To reduce construction related noise resulting from poorly tuned or improperly modified vehicles and construction equipment, the contractor shall ensure that all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the County of Riverside Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County of Riverside Building Department. The contractor shall place stationary equipment at a minimum of 500 feet from the property line of existing sensitive receptors (residences to the south), when and where feasible. To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either low-emission propane powered or electric (i.e. forklifts), where practical and feasible.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 76

SP - MM C.6-2

RECOMMND

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

Mitigation Measure C.6-2 -To reduce construction-related fugitive dust emissions, the contractor shall provide the County Building and Safety Department with sufficient proof of compliance with SCAQMD Rule 403 and other dust control measures including, but not limited to:

- watering active sites three times daily,
- requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain),
- requiring all trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered and maintain a freeboard height of 12 inches,
- suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour, post contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, will occur as soon as possible,
- sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets,
- posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads,
- installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track out,
- replacing ground cover in disturbed areas as quickly as possible, and
- paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77 SP - MM D.2-13

RECOMMND

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

Mitigation Measure D.2-13 - Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped areas. Mulch will improve the water storage capacity of the soil by reducing the evaporation and compaction.

30.PLANNING. 78 SP - MM D.8-2

RECOMMND

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

Mitigation Measure D.8-2 - All commercial use shall be required to use trash compactors for non-recyclable wastes. Enclosures for the collection of recyclable materials shall be provided at the commercial center.

30.PLANNING. 79 SP - MM GHG 2

RECOMMND

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

Mitigation Measure GHG 2: To reduce energy consumption, the Project shall install Energy Star-rated appliances. A Title 24 worksheet shall be submitted with all building plans to be approved by Building and Safety.

30.PLANNING. 80 SP - MM GHG 3

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 80 SP - MM GHG 3 (cont.)

RECOMMND

Mitigation Measure GHG 3: To reduce energy consumption, the Project shall install high efficiency lighting in 50 percent of the Project. A Title 24 worksheet shall be submitted with all building plans to be approved by Building and Safety.

30.PLANNING. 81 SP - MM C.5-6

RECOMMND

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

Mitigation Measure C.5-6 -. Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for each planning area within the Crossroads in Winchester SPA No. 2. The final acoustical impact analysis shall be utilized to confirm this preliminary acoustical impact analysis' findings and to determine building- and/or unit-specific interior noise levels and potential mitigation measures necessary for the Project to ensure interior noise levels will be consistent with County standards.

In general, the following principles should be followed:

- Loading areas will be located away from any adjacent residential uses and will be screened as necessary to reduce noise impacts.
- Block walls will be required as necessary to separate loud commercial and park activities from adjacent residential uses.
- Outdoor mechanical equipment will be screened with noise-attenuating barriers.
- The commercial and community park parking lots should be located away from residential and other noise sensitive uses.
- Additional rear yard setbacks, where appropriate, for residential uses which back up to the commercial or parks.
- Within the community parks, facilities for active recreational uses-such as basketball courts and playgrounds-should be located away from residential lots to the extent feasible.

As part of the development plan review process for any portion of the proposed Project that proposes loading

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 81 SP - MM C.5-6 (cont.)

RECOMMND

docks, an analysis shall be done to determine the potential noise impacts to adjacent properties and the loading docks shall be sited or designed such that the applicable noise standards of the adjacent properties are not exceeded.

30.PLANNING. 82 SP - MM D.3-7

RECOMMND

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

Mitigation Measure D.3-7 - Fire flow requirements shall be incorporated into overall project design. A fire flow of 1,000 gpm at 20 psi residual pressure for a two-hour duration shall be required for single-family residential uses. Fire flows for commercial uses shall be 5,000 gpm for three hours.

30.PLANNING. 83 SP - MM CULTURAL 3

RECOMMND

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

MM Cultural 3 - Prior to final inspection of the first building permit, the developer/permit holder shall submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Archeologist's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

30.PLANNING. 84 SP - PA 2 PARK PLANS

RECOMMND

Plans for the Planning Area 2 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/ multifamily project in Planning Area 4. Any subdivision or multifamily

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 84 SP - PA 2 PARK PLANS (cont.)

RECOMMND

project in Planning Area 4 shall not be approved unless the park plans for Planning Area 2 are approved concurrently.

30.PLANNING. 85 SP - PA 2 PARK CONSTRUCTION

RECOMMND

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

The park for Planning Area 2 shall be constructed prior to the 1st building permit issuance in Planning Area 4.

30.PLANNING. 86 SP - PA 8 PARK PLANS

RECOMMND

Plans for the Planning Area 8 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/ multifamily project in Planning Area 7 and/or 10, whichever comes first. Any subdivision or multifamily project in Planning Area 7 and/or 10 shall not be approved unless the park plans for Planning Area 8 are approved concurrently.

30.PLANNING. 87 SP - PA 8 PARK CONSTRUCTION

RECOMMND

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

The park for Planning Area 8 shall be constructed prior to the 1st building permit issuance in Planning Area 7 and/or 10.

30.PLANNING. 88 SP - PA 16 PARKS PLANS

RECOMMND

Plans for the Planning Area 16 park, including landscaping, facilities, maintenance, and ownership, shall be reviewed concurrently with the first subdivision/ multifamily project in Planning Area 15. Any subdivision or multifamily project in Planning Area 15 shall not be approved unless the park plans for Planning Area 16 are approved concurrently.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 89 SP - PA 16 PARK CONSTRUCTION

RECOMMND

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

The park for Planning Area 16 shall be constructed prior to the 1st building permit issuance in Planning Area 15.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP288A2/SIGNALS

RECOMMND

The project proponent shall be responsible for the design and installation of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Seta Street (NS) at Domenigoni Parkway (EW)

Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW)
(signal modification for additional lanes)

Signals eligible for fee credit only if constructed in the ultimate location:

Rice Road (NS) at Domenigoni Parkway (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

30.TRANS. 2 SP - SP288A2/GEOMETRICS

RECOMMND

The intersection of Rice Road (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane - stop controlled

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - SP288A2/GEOMETRICS (cont.)

RECOMMND

The intersection of Rice Road (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, one shared through/right-turn lane
- Southbound: one left-turn lane, one shared through/right-turn lane
- Eastbound: one left-turn lane, three through lanes, one right-turn lane
- Westbound: one left-turn lane, three through lanes, one right-turn lane

The intersection of Rice Road (NS) at Seta Street (EW) shall be improved to provide the following geometrics:

- Northbound: one through lane, one shared through/right-turn lane
- Southbound: one left-turn lane, two through lanes
- Eastbound: N/A
- Westbound: one shared left-turn/right-turn lane - stop controlled

The intersection of Rice Road (NS) at Old Newport Road (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one right-turn lane - stop controlled
- Eastbound: one shared left-turn/through lane
- Westbound: one shared through/right-turn lane

The intersection of Seta Street (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, one shared through/right-turn lane
- Southbound: one left-turn lane, one shared through/right-turn lane
- Eastbound: one left-turn lane, three through lanes, one right-turn lane
- Westbound: one left-turn lane, three through lanes, one right-turn lane

The intersection of Project Driveway (NS) at Domenigoni

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - SP288A2/GEOMETRICS (cont.) (cont.)

RECOMMND

Parkway (EW) shall be improved to provide the following geometrics:

Northbound: one right-turn lane

Southbound: one right-turn lane

Eastbound: three through lanes, one right-turn lane

Westbound: three through lanes, one right-turn lane

NOTE: This intersection is restricted to right-in/right-out turning movements. Applicant shall provide appropriate channelization to enforce this turning movement restriction.

The intersection of Winchester Road (SR-79) (NS) at Project Driveway (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one through lane

Southbound: one shared through/right-turn lane

Eastbound: one right-turn lane

Westbound: N/A

NOTE: This intersection is restricted to right-in/right-out turning movements. Applicant shall provide appropriate channelization to enforce this turning movement restriction.

The intersection of Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one right-turn lane with overlap

Southbound: one left-turn lane, two through lanes, one right-turn lane

Eastbound: two left-turn lanes, three through lanes, one right-turn lane

Westbound: two left-turn lanes, three through lanes, one right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP288A2/GEOMETRICS (cont.) (cont.) (cont)RECOMMND

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

30.TRANS. 3 SP - SP288A2/CREDIT/REIMBURSEM RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

30.TRANS. 4 SP - SP288A2/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW) to the signal at Seta Street (NS) and Domenigoni Parkway (EW) and to the signal at Rice Road (NS) and Domenigoni Parkway (EW).

The traffic signal at Winchester Road (SR-79) (NS) at Domenigoni Parkway (EW) shall be ultimately interconnected with a signal at Seta Street and Rice Road. The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnections.

or as approved by the Transportation Department.



To: Matt Straite, Project Planner, Riverside Country Planning
From: Sonya Hooker, Director, Planning and Environmental Services
Date: October 22, 2013
Re: Crossroads Specific Plan Amendment No. 2/ Addendum to EIR No. 376

In 1997 the County of Riverside adopted the Crossroads in Winchester Specific Plan No. 288 (SP288), which was prepared pursuant to the authority granted to the County by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 655450 to 65457. In conjunction with its approval, the County complied with the California Environmental Quality Act ("CEQA") by preparing and certifying Environmental Impact Report No. 376 ("EIR No. 376").

The applicants are currently in the process of preparing an amendment to the Crossroads Specific Plan (Case No. SP00288A2) to modify the land use plan, as well as modify the Specific Plan boundary to include an additional 15-acre parcel (APN 461-210-019). In addition, General Plan Amendment No. 1110 and Change of Zone No. 07767 are also being processed in conjunction with SP00288A2 (collectively referred to as the "Pending Applications").

In processing the Pending Applications in conformity with CEQA, an Addendum to EIR No. 376 was prepared to determine if the proposed Pending Applications would trigger any new or more severe significant environmental impacts as compared to those analyzed in the context of EIR No. 376. The findings of the Addendum are that the environmental impacts of the Pending Applications will not require substantial changes to EIR No. 376, or create new significant environmental impacts which were not previously analyzed in EIR No. 376, or be more severe than those already analyzed in EIR No. 376.

Subsequent to the Addendum being reviewed and tentatively approved by County staff, the Applicants entered into further negotiations with the Pechanga Tribe of Luiseno Indians. Additional concessions were made by the applicants to reduce the development footprint and preserve more open space-conservation as identified and requested by Pechanga. These concessions by the applicants result in a reduction of development footprint and corresponding reduction of developable residential dwelling units/lots.

The "proposed Project" analyzed in the Addendum includes 63.5 acres of Medium High Density Residential (MDRH), 39.1 acres of High Density Residential and 10.4 acres of Very High Density Residential (VHDR) for a total of 945 units. Non-residential land uses include 30.1 acres of Commercial Retail (CR), 22 acres of Open Space Recreation (OS-R) and 39.6 acres of Open Space Conservation (OS-C).

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Desert Region
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T: 760.568.5005 | F: 760.568.3443

The "revised Project" presented in Conceptual Land Use Plan and Conceptual Circulation Plan exhibits includes 63.5 acres of Medium High Density Residential (MDRH), 39.9 acres of High Density Residential (HDR) and 8.9 acres of Very High Density Residential (VHDR) for a total of 925 units. Non-residential land uses include 32.5 acres of Commercial Retail (CR) (increase in 3,000 square feet), 13.8 acres of Open Space Recreation (OS-R) and 48.1 acres of Open Space Conservation (OS-C).

In conclusion, the Addendum will not need to be updated since the analysis would be considered conservative for the revised land use plan (i.e. the "proposed" land use plan contains more residential units and less Open Space Conservation). There are no additional trips generated and therefore no additional impacts to air quality from the minor changes than were previously analyzed in the Addendum. Consequently, the implications of the land use changes would not result in new significant impacts nor would they increase the severity of the previously analyzed impacts. All of the findings that are identified in the Addendum remain valid.