

FORM APPROVED COUNTY COUNSEL 10/6/14
 BY: GREGORY P. PRIAMOS DATE

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

902B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
 September 11, 2014

SUBJECT: Adoption of Ordinance No. 348.4786 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2363 Change of Zone No. 7780 – Third/Third Supervisorial District.

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT ORDINANCE NO. 348. 4786 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2363 Change of Zone No. 7780, attached hereto and incorporated herein by reference.

Departmental Concurrence

Juan C Perez
 TLMA Director/ Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY:
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4786 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Stone and Ashley
 Nays: None
 Absent: Benoit
 Date: October 28, 2014
 xc: Planning, MC, COB

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 9/9/14, 16-2

District: 3/3

Agenda Number:

3-23

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: ORDINANCE NO. 348.4786**

DATE: September 11, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

Ordinance No. 348.4786 is associated with Change of Zone No. 7780 and Tentative Tract Map No. 36430 ("Project") which went before the Board of Supervisors on September 9, 2014, as Agenda Item No. 16-2. At the conclusion of public testimony on September 9, 2014, the Board closed the public hearing, considered the Project's Addendum to the previously adopted Mitigated Negative Declaration, approved Change of Zone No. 7780, adopted Ordinance No. 348.4786 and approved Tentative Tract Map No. 36430.

After the Board's action, it was discovered that Ordinance No. 348.4786 was inadvertently omitted from the Board's documents. As a result, it is necessary to conduct a new public hearing and bring Ordinance No. 348.4786 back to the Board for re-consideration and adoption. Change of Zone No. 7780 formalizes the boundaries of Planning Areas 34, 38, 39 and 40 within Specific Plan No. 260A2. The adoption of Ordinance No. 348.4786 will finalize the Board's approval of Change of Zone No. 7780 and amend the County's zoning map to reflect these boundaries.

Impact on Citizens and Businesses

The project is consistent with the General Plan density for the site and is implementing the General Plan Vision of the area. The Zone Change is making the site consistent with the General Plan as well. All infrastructure in the area has been designed to accommodate the project density.

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4786**

1 ORDINANCE NO. 348.4786

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Homeland / Winchester Area, the zone or zones
7 as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2363, Change of Zone Case No. 7780" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: _____

14 Jeff Stone
Chairman, Board of Supervisors
JEFF STONE

15 ATTEST:

16 Kecia Harper-Ihem
Clerk of the Board

17
18 By: _____

19 Kecia Harper-Ihem

20 (SEAL)

21
22
23 APPROVED AS TO FORM

24 October 6, 2014

25 By: _____

26 Michelle Clack
MICHELLE CLACK
Deputy County Counsel

27 MPC:sk
9/4/14

28 G:\Property\MDusek\CZ ZONING ORD & FORM1\FORMAT.348\4786.doc

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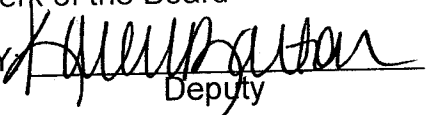
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on October 28, 2014, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Stone and Ashley
NAYS: None
ABSENT: Benoit

DATE: October 28, 2014

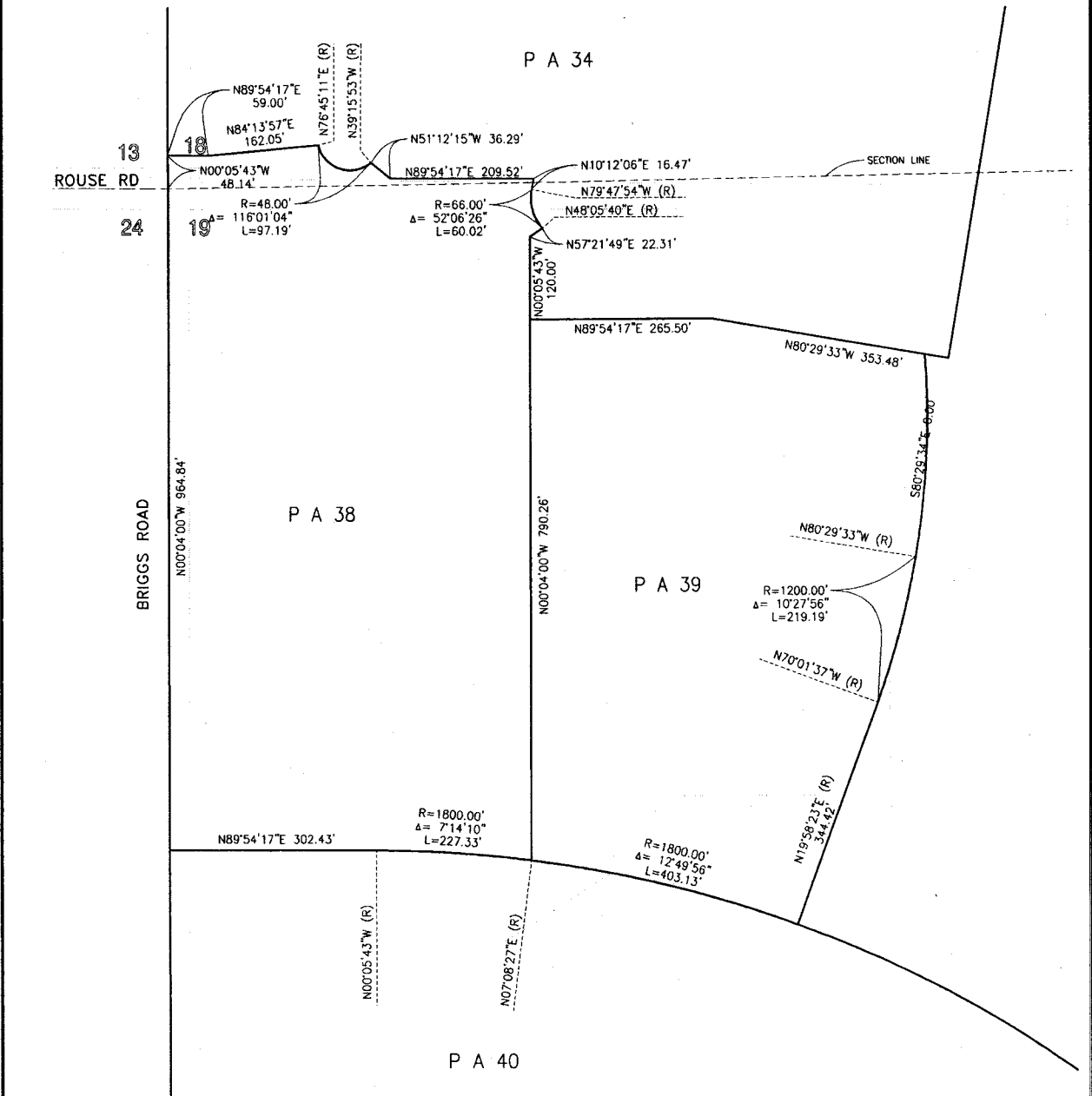
KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

HOMELAND AND WINCHESTER AREA

SEC 18 & 19, T 5 S, R 2 W S.B.B & M.



LEGEND

SP ZONE SPECIFIC PLAN (SP 260)

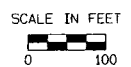
MAP NO. 2.2363

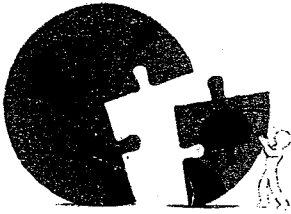
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07780
ADOPTED BY ORDINANCE NO. 348.4786

ADOPTION DATE:
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NUMBER: 459-030-010, 461-020-004, 461-020-006





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

11/3/14
Date

kb
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.

TENTATIVE TRACT MAP NO. 36430 and CHANGE OF ZONE NO. 7780

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)

Strata Equity Group LLC
Project Applicant

4370 La Jolla Village Drive Suite 960 San Diego CA 92122
Address

Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.
Project Location

Tentative Tract Map No. 36430 proposes a Schedule A subdivision of 180 acres into 340 residential lots, 1 park, 1 school site, and community trail with a 6,000 square foot minimum lot size. Change of Zone No. 7780 proposes to formalize Planning Area to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 10/28/14, and has made the following determinations regarding that project:

- 1. The project WILL NOT have a significant effect on the environment.
- 2. An Addendum to an adopted Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$50.00 and reflect the independent judgment of the Lead Agency.
- 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 NOT adopted for the project.
- 6. Findings were made pursuant to the provisions of CEQA.

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

[Signature]
Signature

Board Assistant
Title

10/28/14
Date

DM/dm Revised 5/22/2014
Y:\Planning Case Files-Riverside office\TR36430\Administrative Docs\LDC Transmittal Forms\NOD Form.docx

9.9.14 16-2

Please charge deposit fee case#: ZEA42516 ZCFG5891

FOR COUNTY CLERK'S USE ONLY

OCT 28 2014 3-23

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1204564

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

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

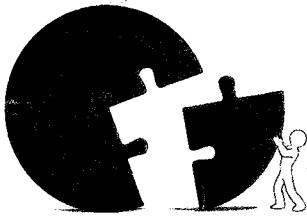
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: STRATA EQUITY GROUP LLC \$64.00
paid by: CK 001116
CA FISH AND GAME FEE FOR TR36430 & CZ07780
paid towards: CFG05891 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By MGARDNER May 23, 2012 16:51
posting date May 23, 2012

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

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



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Juan C Perez
Interim Director*

9026

DATE: October 2, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CHANGE OF ZONE NO. 7780

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> Addendum to earlier Environmental Document |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Fish & Game Receipt (CFG05891)

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**

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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

308 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 22, 2014

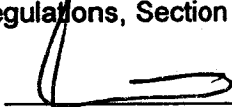
SUBJECT: CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430 – Consider Addendum to Adopted Mitigated Negative Declaration (MND) – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Areas – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan (SP No. 260 (Menifee North) – Planning Areas 34, 38, 39, 40 and portion of 36) - REQUEST: The Change of Zone proposes to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

Departmental Concurrence

THE PLANNING COMMISSION AND STAFF RECOMMENDED MOTION:

CONSIDER ADDENDUM to a **MITIGATED NEGATIVE DECLARATION- ENVIRONMENTAL ASSESSMENT NO. 40275**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations, Section 15162 exist;

(CONTINUED ON NEXT PAGE)


Juan C Perez
TLMA Director/ Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: N/A	Budget Adjustment: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: September 9, 2014
xc: Planning, Co.Co., COB

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

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

16-2

- Positions Added
- Change Order
- A-30
- 4/5 Vote

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7780 and TENTATIVE TRACT MAP NO. 36430**

DATE: July 22, 2014

PAGE: Page 2 of 2

(Continued from previous page)

APPROVE CHANGE OF ZONE NO. 7780, to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 34, 36, 38, 39 and 40, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

ADOPT ORDINANCE NO. 348. 4786 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2363 Change of Zone No. 7780, attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE TRACT MAP NO. 36430, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

On July 16, 2014, the Riverside County Planning Commission voted to recommend approval of this project 5-0. In conjunction with the Pechanga Tribe, the design of the project was significantly modified to avoid cultural areas. Additionally, significant biological areas were also avoided through the design of the tract. The project is proposed in the southern portion of the Menifee North Specific Plan (Planning Areas 34, 36, 38, 39 and 40 of SP 260). Half of this Specific Plan was incorporated into the City of Menifee upon their incorporation. The proposed project was consistent with the existing Specific Plan and no Amendment was required. The site previously featured a map that was recorded in phases, most of the units in that area have been constructed. The last portions of the approved map never recorded and ultimately expired. This map proposes to finish up the remaining portions of the previous map as well as mapping over the southernmost portion of the Specific Plan.

As part of the Planning Commission hearing the City of Menifee sent a letter requesting a number of conditions be added to the project. The Commission elected to add a requirement for co-processing of Matthews Road and Briggs Road (because they share ½ widths in the City). The Commission elected not to add a requirement for City of Menifee encroachment permits for haul routes through the City (because the site balances, so there will be no hauling), or require encroachment permits for offsite improvements within the City (because the applicant will need to permit any activity within the City by the City, so encroachment permits would be redundant).

Impact on Citizens and Businesses

The project is consistent with the General Plan density for the site and is implementing the General Plan Vision of the area. The Zone Change is making the site consistent with the General Plan as well. All infrastructure in the area has been designed to accommodate the project density.

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4786**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21162 of the California Public Resources Code.

TENTATIVE TRACT MAP NO. 36430 and CHANGE OF ZONE NO. 7780

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)

Strata Equity Group LLC

Project Applicant

4370 La Jolla Village Drive Suite 960 San Diego CA 92122

Address

Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.

Project Location

Tentative Tract Map No. 36430 proposes a Schedule A subdivision of 180 acres into 340 residential lots, 1 park, 1 school site, and community trail with a 6,000 square foot minimum lot size. Change of Zone No. 7780 proposes to formalize Planning Area to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 9/9/14, and has made the following determinations regarding that project:

The project WILL NOT have a significant effect on the environment.

An Addendum to an adopted Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$50.00 and reflect the independent judgment of the Lead Agency.

3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
3. A statement of Overriding Considerations WAS NOT adopted for the project.
3. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Addendum, and record of project approval is available to the general public at: Riverside County Planning Department, 1080 Lemon Street, 12th Floor, Riverside, CA 92501.


Signature

Board Assistant
Title

9/9/14
Date

M/dm Revised 5/22/2014

:Planning Case Files-Riverside office\TR36430\Administrative Docs\LDC Transmittal Forms\WOD Form.docx

Please charge deposit fee case#: ZEA42516 ZCFG5891

SEP 09 2014 10-2

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1204564

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

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

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

Received from: STRATA EQUITY GROUP LLC \$64.00
paid by: CK 001116
CA FISH AND GAME FEE FOR TR36430 & CZ07780
paid towards: CFG05891 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 23, 2012 16:51
MGARDNER posting date May 23, 2012

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

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

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



FROM: TLMA - Planning Department

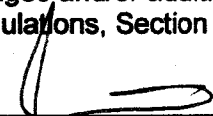
SUBMITTAL DATE:
July 22, 2014

SUBJECT: CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430 – Consider Addendum to Adopted Mitigated Negative Declaration (MND) – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Areas – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan (SP No. 260 (Menifee North) – Planning Areas 34, 38, 39, 40 and portion of 36) - REQUEST: The Change of Zone proposes to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

THE PLANNING COMMISSION AND STAFF RECOMMENDED MOTION:

CONSIDER ADDENDUM to a MITIGATED NEGATIVE DECLARATION- ENVIRONMENTAL ASSESSMENT NO. 40275, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations, Section 15162 exist;

(CONTINUED ON NEXT PAGE)


 Juan C Perez
 TLMA Director/ Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7780 and TENTATIVE TRACT MAP NO. 36430**

DATE: July 22, 2014

PAGE: Page 2 of 2

(Continued from previous page)

APPROVE CHANGE OF ZONE NO. 7780, to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 34, 36, 38, 39 and 40, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

ADOPT ORDINANCE NO. 348. 4786 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2363 Change of Zone No. 7780, attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE TRACT MAP NO. 36430, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

On July 16, 2014, the Riverside County Planning Commission voted to recommend approval of this project 5-0. In conjunction with the Pechanga Tribe, the design of the project was significantly modified to avoid cultural areas. Additionally, significant biological areas were also avoided through the design of the tract. The project is proposed in the southern portion of the Menifee North Specific Plan (Planning Areas 34, 36, 38, 39 and 40 of SP 260). Half of this Specific Plan was incorporated into the City of Menifee upon their incorporation. The proposed project was consistent with the existing Specific Plan and no Amendment was required. The site previously featured a map that was recorded in phases, most of the units in that area have been constructed. The last portions of the approved map never recorded and ultimately expired. This map proposes to finish up the remaining portions of the previous map as well as mapping over the southernmost portion of the Specific Plan.

As part of the Planning Commission hearing the City of Menifee sent a letter requesting a number of conditions be added to the project. The Commission elected to add a requirement for co-processing of Matthews Road and Briggs Road (because they share ½ widths in the City). The Commission elected not to add a requirement for City of Menifee encroachment permits for haul routes through the City (because the site balances, so there will be no hauling), or require encroachment permits for offsite improvements within the City (because the applicant will need to permit any activity within the City by the City, so encroachment permits would be redundant).

Impact on Citizens and Businesses

The project is consistent with the General Plan density for the site and is implementing the General Plan Vision of the area. The Zone Change is making the site consistent with the General Plan as well. All infrastructure in the area has been designed to accommodate the project density.

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4786**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JULY 16, 2014**

I. AGENDA ITEM 3.3

CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430 – Consider Addendum to Adopted Mitigated Negative Declaration (MND) – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan SP No. 260 [Menifee North] – Planning Areas 34, 38, 39, 40 and a portion of 36. (Legislative)

II. PROJECT DESCRIPTION:

The Change of Zone proposes to define the boundaries of Specific Plan No. 260, Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 392 residential lots, 1 park, 1 school site, and a community trail.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Spoke in favor of the proposed project:

- Eric Flodine, applicant

Spoke in opposition to the proposed project:

- Joe Miller, 30086 Meadow Oak St., Romoland (951) 926-3106

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Petty, 2nd by Commissioner Sloman

A vote of 5-0

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENDUM to a MITIGATED NEGATIVE DECLARATION; and,

APPROVE CHANGE OF ZONE NO. 7780; and,

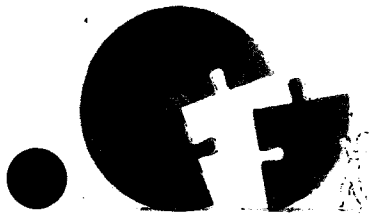
APPROVE the TENTATIVE TRACT MAP.



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

**PLANNING COMMISSION
MINUTE ORDER
JULY 16, 2014**

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Memorandum

To: Planning Commission

From: Matt Straite

RE: **Agenda Item 3.3- Tentative Tract Map No. 36430 and Change of Zone No. 7780**

Revised Conditions

Two conditions of approval were slightly modified after the Staff Report was printed.

10.Planning.12 Referenced an incorrect date for the exhibits. Those have been revised.

50.Trans.15 Two typos were revised regarding the ROW width and the side walk requirement. Those have been corrected.

Additional Letter

A letter from the City of Menifee, dated July 15th, was submitted after the staff report was printed. The letter is attached.

The letter asks that the City and County meet to discuss the complexities of developing the Specific Plan which is now in two jurisdictions (the incorporation of Menifee split the existing Menifee North Specific Plan into two parts). The County is happy to meet and discuss.

The letter indicates that truck trips through the City should be analyzed. The Addendum for the project, and the EIR processed for the project did a traffic analysis and Air Quality Analysis that included construction mitigation regarding both. These were not specific to the City, but all aspects of the construction must comport with mitigation regardless of the jurisdiction.

Additionally, the letter asks that additional conditions of approval be added to the project, including the requirement for encroachment permits by the City for all haul routes that would go through the City, and any construction required in the City limits. The Applicant will be required to have any construction of any kind permitted by the City if said construction is within the City limits. However, the County does not feel it is appropriate to add a requirement for encroachment permits on haul routes through the City. The streets within the City, open to the public, were designed to accommodate vehicles of all kinds including construction vehicles. It is common to have heavy trucks navigate City streets during construction of any kind. While it is true that heavy trucks can cause more damage than other vehicles, typical street construction can accommodate occasional heavy vehicle traffic.

Lastly, the City is requesting that all street improvements on Briggs Road and Matthews Road be conditioned by the map to process plans through the City as well. Staff has no comment on this request.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



Scott A. Mann
Mayor

Wallace W. Edgerton
Deputy Mayor

John V. Denver
Councilmember

Thomas Fuhrman
Councilmember

Greg August
Councilmember

July 15, 2014

Mr. Matt Straite, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Change of Zone No. 7780 and Tentative Tract Map No. 36430

Mr. Straite:

The City appreciates the opportunity to comment on Change of Zone No. 7780 and Tentative Tract Map No. 36430 located within Specific Plan No. 260 (Menifee North) Planning Areas 34, 36, 38, 39, and 40.

As previously stated in our September 18, 2012, our City is concerned with the post-entitlement processing of individual projects (e.g., Tract Maps) within the Specific Plan area. In particular, the City would like to discuss with the County how specific conditions of approval would be satisfied when two separate entities are responsible for approving separate post-entitlement permits. Park plans and park construction within the Specific Plan area are triggered prior to issuance of building permits at specific building permit numbers. The City is requesting a meeting with the County to discuss how post-entitlement permits will be tracked such that conditions (e.g., parks plan approvals and park construction) are met.

The proposed project will generate impacts related to construction truck hauling. If construction routes are proposed within the City of Menifee, impacts to the City should be analyzed in the environmental documentation. It should be noted that the City of Menifee has adopted truck routes which are intended to channel truck traffic onto specific roadways.

The City recommends the following conditions of approval for the proposed project:

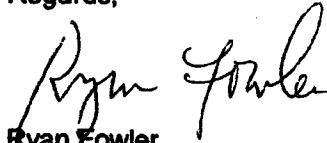
1. In the event there is any offsite haul required for this project which would be transported within the City of Menifee, an encroachment permit from the City of Menifee would be required.
2. An encroachment permit shall be required for all offsite improvements constructed within the City of Menifee.

29714 Haun Road
Menifee, CA 92586
Phone 951.672.6777
Fax 951.679.3843
www.cityofmenifee.us

3. The City of Menifee would like to coordinate with Riverside County on future improvements on Briggs Road and Matthews Road. A condition should be applied to the map to include processing roadway improvement plans through the City of Menifee for any improvements within the City of Menifee right-of-way.

The City is requesting additional future public notices, if any, regarding the project. Public notices can be sent to my attention at 29714 Haun Road, Menifee CA 92586 or via email.

Regards,



Ryan Fowler
Associate Planner

City of Menifee
29714 Haun Road
Menifee, CA 92586

Direct Line: 951.639.1368 ext. 127
City Hall: 951.672.6777

Agenda Item No.:
Area Plan: Harvest Valley/ Winchester
Zoning Area: Homeland and Winchester
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: July 16, 2014

TENTATIVE TRACT MAP NO. 36430
CHANGE OF ZONE NO. 7780
ADDENDUM TO MND- EA40275
Applicant: Strata Equity Group LLC
Engineer/Representative: Albert A Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36430 proposes a Schedule A subdivision of 180 acres into 340 residential lots, 1 park, 1 school site, and community trail with a 6,000 square foot minimum lot size.

Change of Zone No. 7780 proposes to formalize Planning Area to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40.

The project is located in the Harvest Valley/ Winchester Area plan, more specifically its located northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.

ISSUES OF POTENTIAL CONCERN:

Cultural concerns

In conjunction with the Pechanga Tribe, the design of the project was significantly modified to avoid cultural areas. The specifics of these features cannot be explained in this staff report as staff must be sensitive to the locations of the areas.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260. |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) and Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 to the east, the City of Menifee to the west, Medium Density Residential (MDR) as reflected on the Land Use Plan for Specific Plan No. 260 to the north and Community Development: Light Industrial and Commercial Retail (CR) to the south. |
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP) |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan Zone (SP 260), to the north, and east Agriculture Poultry (AP) to the south, and the City of Menifee to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant and Single Family Dwellings |

- | | |
|----------------------------|--|
| 7. Project Data: | Total Acreage: 180
Total Proposed Lots: 340
Proposed Min. Lot Size: 6,000
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDERATION of an **ADDENDUM** to a **MITIGATED NEGATIVE DECLARATION-ENVIRONMENTAL ASSESSMENT NO. 40275**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist;

APPROVAL of **CHANGE OF ZONE NO. 7780**, to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 34, 36, 38, 39 and 40, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE TRACT MAP NO. 36430**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 and on the Harvest Valley/ Winchester Area Plan.
2. The proposed residential use is consistent with the Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 designation.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) and Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 to the east, the City of Menifee to the west, Medium Density Residential (MDR) as reflected on the Land Use Plan for Specific Plan No. 260 to the north and Community Development: Light Industrial and Commercial Retail (CR) to the south.
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use, residential, is a permitted use in the Specific Plan (SP) zone.
6. The proposed use, residential, is consistent with the development standards set forth in the Specific Plan (SP) zone.

7. The proposed project is consistent with the subdivision requirements contained in Ordinance No. 460.
8. The project site is surrounded by properties which are zoned Specific Plan Zone (SP 260), to the north, and east Agriculture Poultry (AP) to the south, and the City of Menifee to the west.
9. Similar uses have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. This land division is located within a very high fire hazard severity zone.
12. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of the collective pad sites, requiring that the collective sites have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
13. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
14. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, to the satisfaction of the Fire Department, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use fuel brakes and green belts and other.
15. The Specific Plan was approved in 1994 using EIR No. 329. The first Amendment to the Specific Plan was approved in 2007 using a Mitigated Negative Declaration (EA No. 38625) which also approved Tentative Tract Map No. 29322 in Planning Areas 26 and 28. The second Amendment to the Specific Plan (SP260A2) was approved in 2008 and was processed concurrently with two Tentative Tract Maps, Numbers 34118 and 34600 in Planning Areas with a mitigated negative declaration (EA No. 40275).
16. The project meets the requirements of CEQA guidelines section 15162 because substantial evidence ion the record, including the environmental assessment attached to this staff report, exists to indicate:
 - a. The project is consistent with the Specific Plan and thus consistent with the previous CEQA documents that analyzed the project.
 - b. No new information of substantial importance which was not known at the time of the previous CEQA documents. To assure this was the case an initial study (environmental assessment) was created to accompany the addendum (see attached).
 - c. The potential impacts of the project will not be more significant than those analyzed in the previous CEQA documents. To assure this was the case an initial study (environmental assessment) was created to accompany the addendum (see attached).
 - d. All previous mitigation remains feasible and have been made requirements of the project.

17. An Addendum was processed for the project because only minor technical additions were necessary including additional hydrology studies, biological studies, and cultural studies that were more detailed and site specific than those used for the previous CEQA documents. Planning Staff acting as the lead agency, elected to not prepare a subsequent EIR or Mitigated Negative Declaration because, based in the analysis contained in the attached initial study (environmental assessment), the additional information did not result in any increases in impacts beyond those previously studied.
18. Environmental Assessment No. 42516 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Geological Resources
 - c. Cultural

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) Land Use Designations as reflected on the Land Use Plan for Specific Plan No. 260, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A dam inundation area; or,
 - c. The Stephens Kangaroo Rat Core Reserve Area;
3. The project site is located within:

TENTATIVE TRACT MAP NO. 36430 and CHANGE OF ZONE NO. 7780
Planning Commission Staff Report: July 16, 2014
Page 5 of 5

- a. Partially within a 100-year flood plain;
 - b. The Romoland Master Drainage Plan;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. A High Fire area; and,
 - e. Low, Medium and High areas of liquefaction.
4. The subject site is currently designated as Assessor's Parcel Numbers 459-030-010, 461-020-004, 461-020-006.

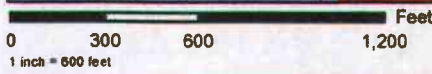
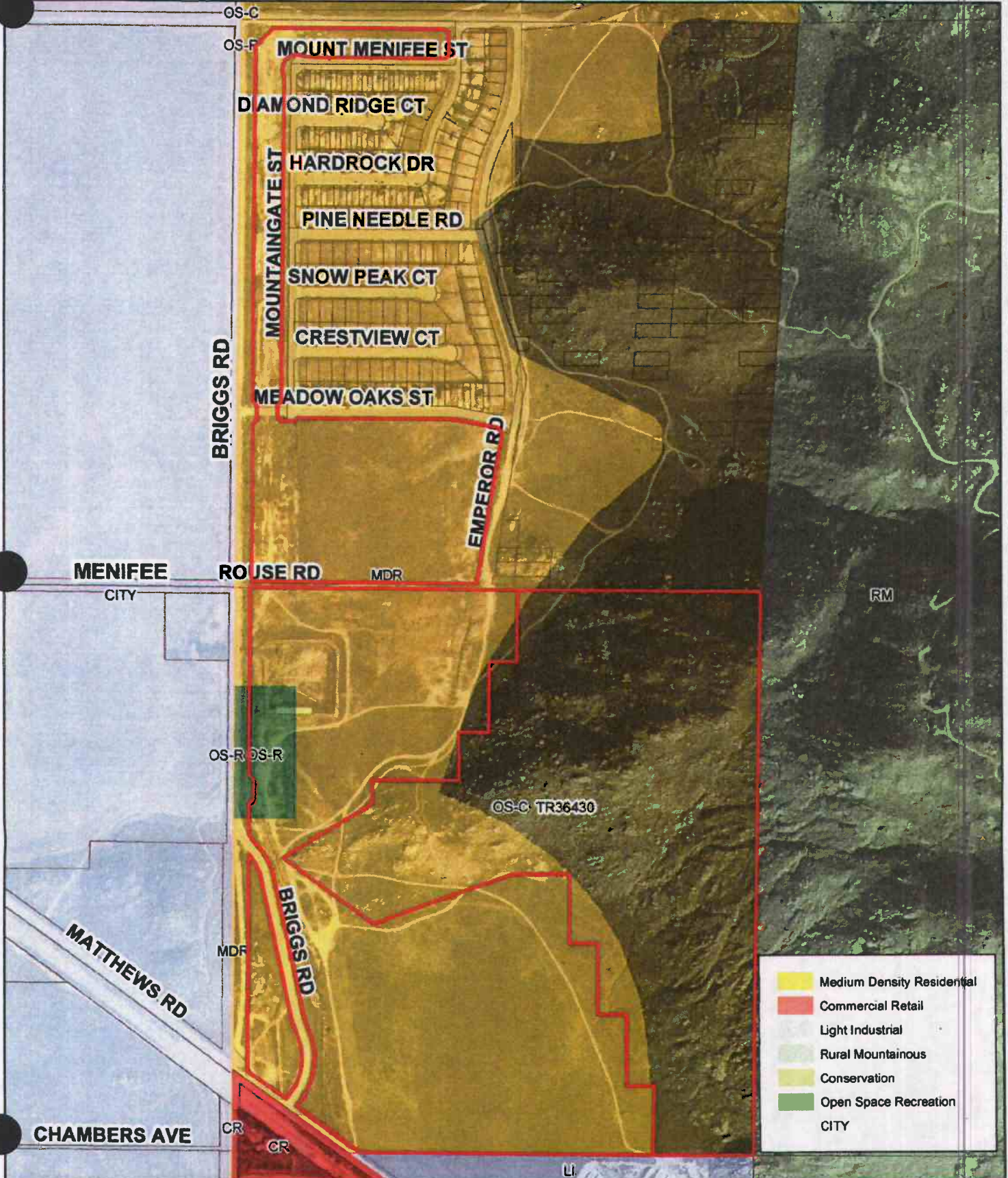
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Date Prepared: 01/01/01
Date Revised: 05/22/14

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36430 CZ07780

EXISTING GENERAL PLAN

Supervisor Stone
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by mstraitte on 5/22/2014

- Medium Density Residential
- Commercial Retail
- Light Industrial
- Rural Mountainous
- Conservation
- Open Space Recreation
- CITY

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36430 CZ07780

EXISTING ZONING

Supervisor Stone
District 3

N



Zoning	
ZONING	
	A-P
	R-R
	R-T
	SP ZONE

0 300 600 1,200 Feet
1 inch = 600 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraita on 5/22/2014



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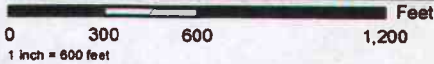
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36430 CZ07780

LAND USE

Supervisor Stone
District 3

N



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by mstrate on 5/22/2014



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RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36430 CZ07780
VICINITY MAP

Supervisor Stone
 District 3



0 500 1,000 2,000 Feet
 Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by nstrate on 5/22/2014

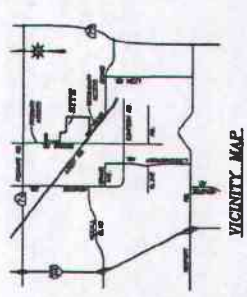
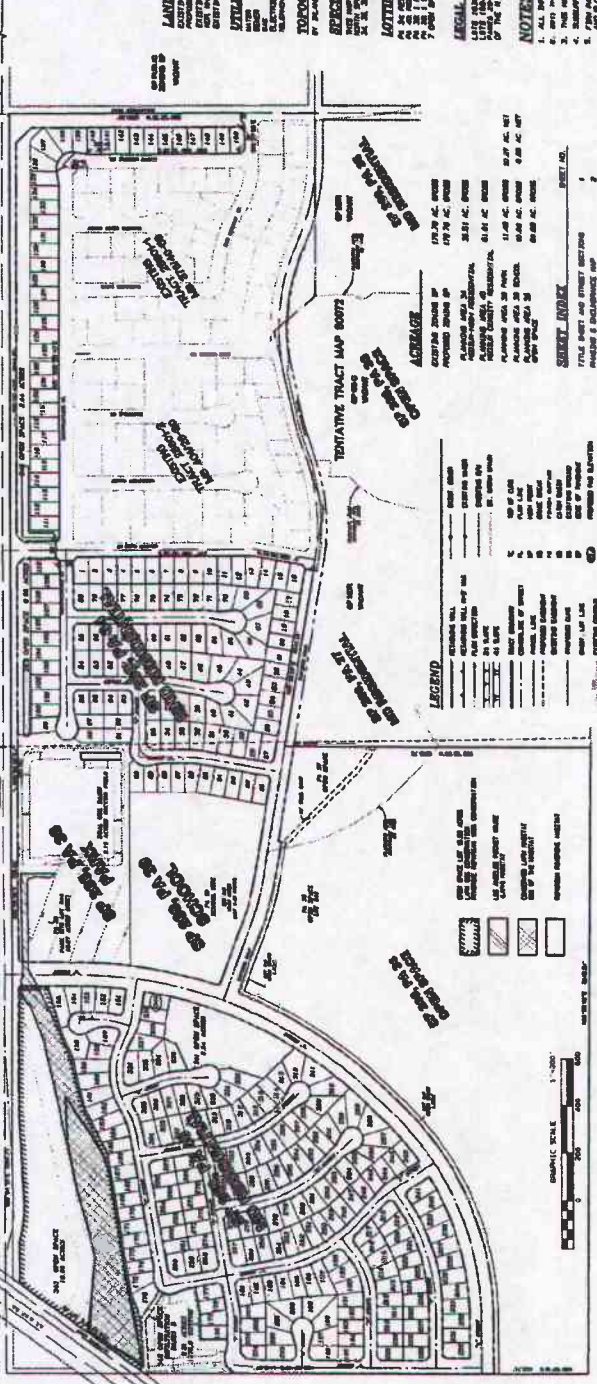
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TENTATIVE TRACT MAP 36430

CITY OF LANSING
OFFICE NUMBER 17045

CITY OF LANSING
OFFICE NUMBER 17045

CITY OF LANSING
OFFICE NUMBER 17045



LAND USE
 General Residential - Single-Family Detached
 Minimum Lot Area: 5,000 sq. ft.
 Minimum Lot Width: 30 ft.
 Minimum Front Setback: 10 ft.
 Minimum Side Setback: 5 ft.
 Minimum Rear Setback: 5 ft.
 Maximum Building Height: 35 ft.
 Maximum Floor Area Ratio: 0.35

UTILITIES
 Water: City of Lansing
 Sewer: City of Lansing
 Gas: City of Lansing
 Electric: City of Lansing

TOPOGRAPHY
 Proposed contours are shown at 2-foot intervals.
 Elevation of highest point: 120 feet above sea level.

SUBDIVISION
 This map is submitted for the purpose of dividing the land into lots.
 The subdivision is shown by dashed lines.
 The lots are numbered 1 through 100.

NOTES
 1. ALL IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION APPLICANT.
 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL IMPROVEMENTS.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL LEGAL FEES.
 5. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL RECORDING FEES.
 6. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL SURVEYING FEES.
 7. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL ENGINEERING FEES.
 8. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL ARCHITECTURAL FEES.
 9. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL LANDSCAPING FEES.
 10. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER FEES.

LEGAL DESCRIPTION
 This map is a subdivision of the land described in the following legal description:
 The East 1/2 of Section 16, Township 24 N., Range 24 E., 3rd Meridian, City of Lansing, Michigan, containing 32.00 acres, more or less, as shown on the plat of the same recorded in the office of the Register of Deeds for the City of Lansing, Michigan, under the name of [Name], and as the same may hereafter be amended, enlarged, extended, or otherwise modified.

APPLICANT
 [Name]
 [Address]
 [City, State, Zip]

ENGINEER
 [Name]
 [Address]
 [City, State, Zip]

ASSESSOR'S MAP NO.
 [Number]

LEGEND

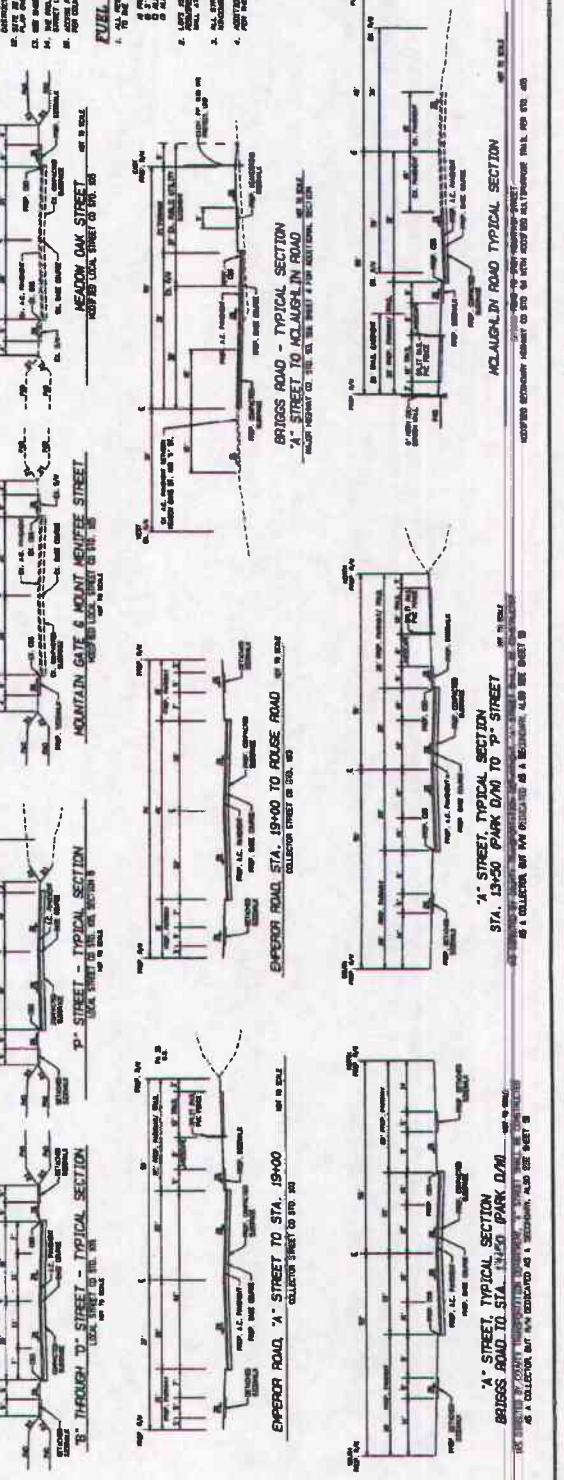
[Symbol]	Proposed Street
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[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Utility
[Symbol]	Proposed Boundary
[Symbol]	Proposed Lot
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking Space
[Symbol]	Proposed Landscape
[Symbol]	Proposed Water Feature
[Symbol]	Proposed Other

ACREAGE

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Lot 100	0.10

STREET INDEX

Street Name	Sheet No.
Mountain Gate Street	1
Headdon Oak Street	2
Bridges Road	3
Emperor Road	4
Briggs Road	5
Mountain Gate & Mount Menzies Street	6
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Briggs Road Sta. 13+50 Park D/M to P Street	8
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8' Street Typical Section	10
9' Street Typical Section	11
10' Street Typical Section	12
11' Street Typical Section	13
12' Street Typical Section	14
13' Street Typical Section	15
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76' Street Typical Section	78
77' Street Typical Section	79
78' Street Typical Section	80
79' Street Typical Section	81
80' Street Typical Section	82
81' Street Typical Section	83
82' Street Typical Section	84
83' Street Typical Section	85
84' Street Typical Section	86
85' Street Typical Section	87
86' Street Typical Section	88
87' Street Typical Section	89
88' Street Typical Section	90
89' Street Typical Section	91
90' Street Typical Section	92
91' Street Typical Section	93
92' Street Typical Section	94
93' Street Typical Section	95
94' Street Typical Section	96
95' Street Typical Section	97
96' Street Typical Section	98
97' Street Typical Section	99
98' Street Typical Section	100



MOUNTAIN GATE
 MOUNTAIN GATE
 IN THE COUNTY OF INDIANAPOLIS, INDIANA
TENTATIVE TRACT MAP NO. 36430
 CONVEYED BY [Name]

ASSIGNED MAP NO. 1

APPLICANT
 [Name]
 [Address]
 [City, State, Zip]

ENGINEER
 [Name]
 [Address]
 [City, State, Zip]

ASSESSOR'S MAP NO.
 [Number]


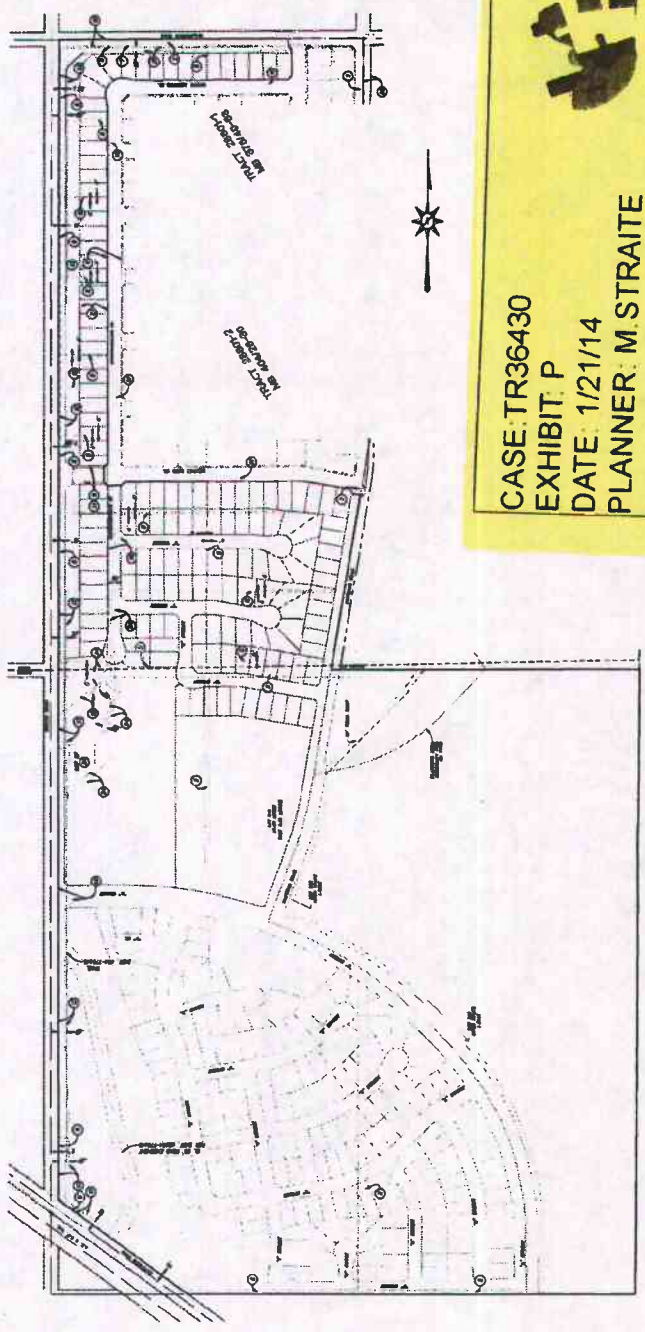
DATE
 [Date]

RECORDING INFORMATION

Tract Map No.	36430
Assessor's Map No.	1
City of Lansing Office No.	17045
Recorded	[Date]
Filed	[Date]
Approved	[Date]
Registered	[Date]
Submitted	[Date]
Received	[Date]

COUNTY OF INVERDE, CALIFORNIA
 MOUNTAIN GATE
 TENTATIVE TRACT MAP 36430
 PHASING & ENCUMBRANCE MAP
 PREPARED BY: **WEBB**
 CIVIL ENGINEER
 1000 N. GARDEN AVENUE, SUITE 100
 GARDEN GROVE, CALIFORNIA 92640
 PHONE: (714) 947-8888
 FAX: (714) 947-8889
 PROJECT NO.: 14-0100-01-01

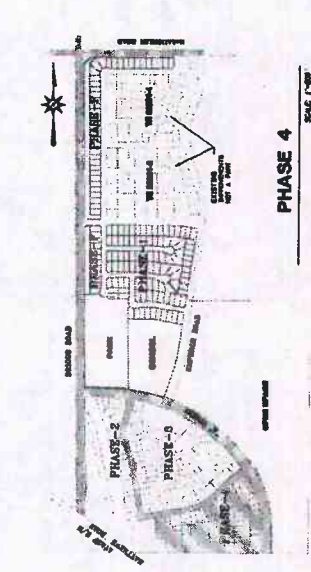
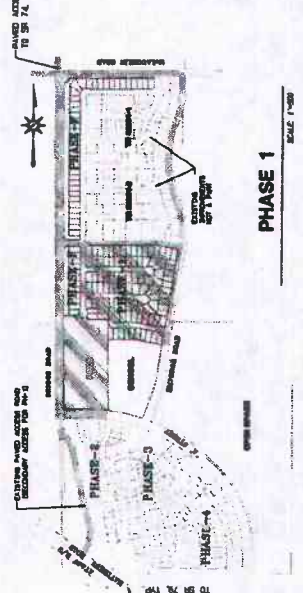
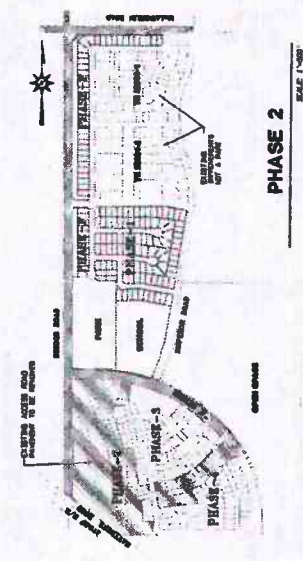
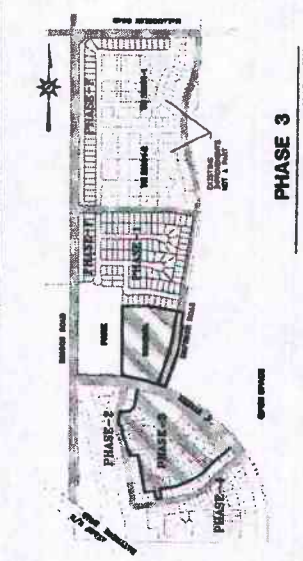
CASE: TR36430
EXHIBIT: P
DATE: 1/21/14
PLANNER: M. STRAITE

- EXHIBIT NOTES:**
- 1. THE SUBDIVISION IS TO BE DEVELOPED IN PHASES. PHASE 1, PHASE 2, PHASE 3, PHASE 4, PHASE 5, PHASE 6, PHASE 7, PHASE 8, PHASE 9, PHASE 10, PHASE 11, PHASE 12, PHASE 13, PHASE 14, PHASE 15, PHASE 16, PHASE 17, PHASE 18, PHASE 19, PHASE 20, PHASE 21, PHASE 22, PHASE 23, PHASE 24, PHASE 25, PHASE 26, PHASE 27, PHASE 28, PHASE 29, PHASE 30, PHASE 31, PHASE 32, PHASE 33, PHASE 34, PHASE 35, PHASE 36, PHASE 37, PHASE 38, PHASE 39, PHASE 40, PHASE 41, PHASE 42, PHASE 43, PHASE 44, PHASE 45, PHASE 46, PHASE 47, PHASE 48, PHASE 49, PHASE 50, PHASE 51, PHASE 52, PHASE 53, PHASE 54, PHASE 55, PHASE 56, PHASE 57, PHASE 58, PHASE 59, PHASE 60, PHASE 61, PHASE 62, PHASE 63, PHASE 64, PHASE 65, PHASE 66, PHASE 67, PHASE 68, PHASE 69, PHASE 70, PHASE 71, PHASE 72, PHASE 73, PHASE 74, PHASE 75, PHASE 76, PHASE 77, PHASE 78, PHASE 79, PHASE 80, PHASE 81, PHASE 82, PHASE 83, PHASE 84, PHASE 85, PHASE 86, PHASE 87, PHASE 88, PHASE 89, PHASE 90, PHASE 91, PHASE 92, PHASE 93, PHASE 94, PHASE 95, PHASE 96, PHASE 97, PHASE 98, PHASE 99, PHASE 100.

SUMMARY OF RESIDENTIAL LOTS

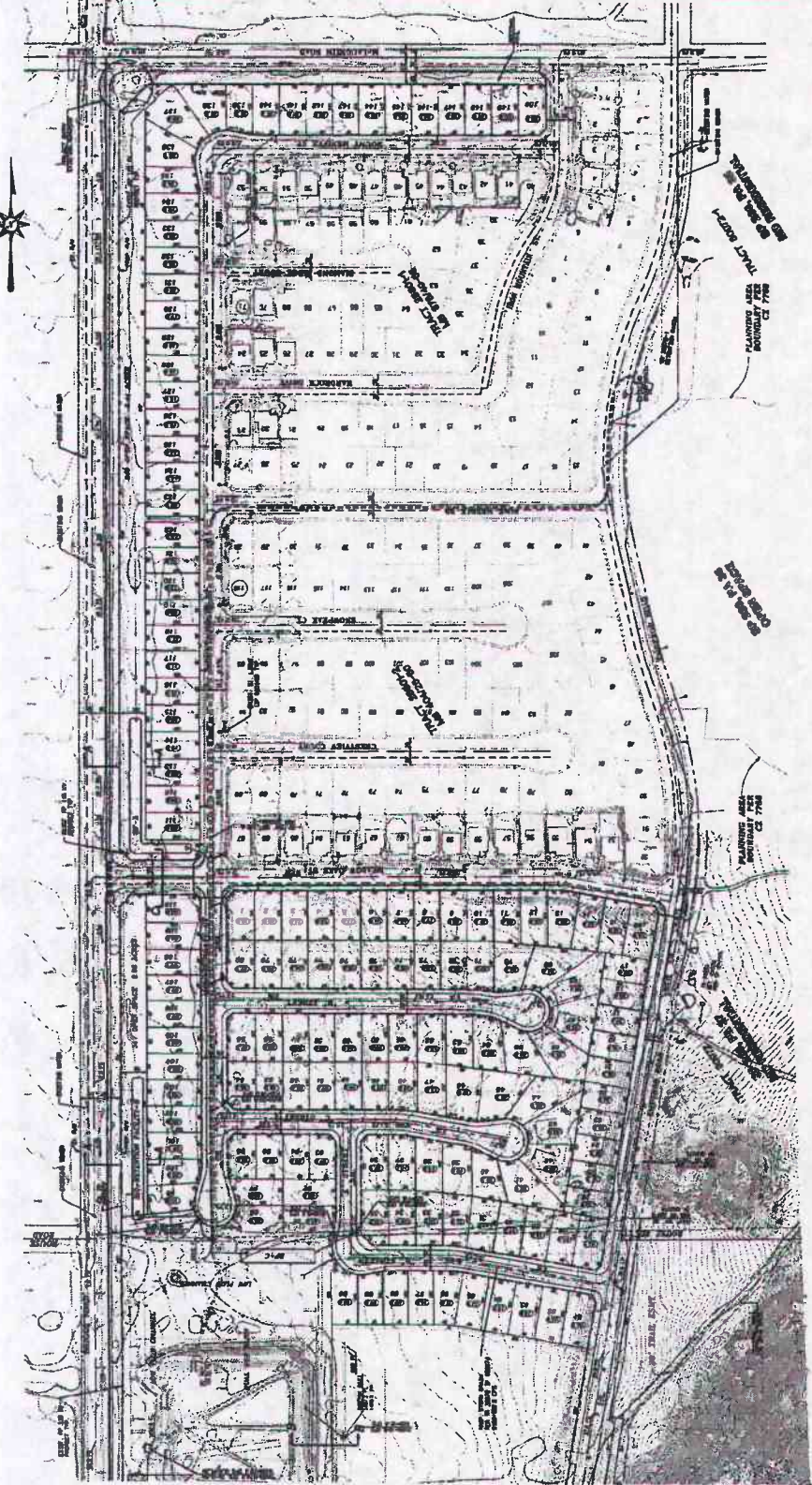
PHASE	LOTS	RESIDENTIAL	TOTAL RESIDENTIAL LOTS
PHASE 1	320	320	320
PHASE 2	320	320	320
PHASE 3	320	320	320
PHASE 4	320	320	320
PHASE 5	320	320	320
PHASE 6	320	320	320
PHASE 7	320	320	320
PHASE 8	320	320	320
PHASE 9	320	320	320
PHASE 10	320	320	320
PHASE 11	320	320	320
PHASE 12	320	320	320
PHASE 13	320	320	320
PHASE 14	320	320	320
PHASE 15	320	320	320
PHASE 16	320	320	320
PHASE 17	320	320	320
PHASE 18	320	320	320
PHASE 19	320	320	320
PHASE 20	320	320	320
PHASE 21	320	320	320
PHASE 22	320	320	320
PHASE 23	320	320	320
PHASE 24	320	320	320
PHASE 25	320	320	320
PHASE 26	320	320	320
PHASE 27	320	320	320
PHASE 28	320	320	320
PHASE 29	320	320	320
PHASE 30	320	320	320
PHASE 31	320	320	320
PHASE 32	320	320	320
PHASE 33	320	320	320
PHASE 34	320	320	320
PHASE 35	320	320	320
PHASE 36	320	320	320
PHASE 37	320	320	320
PHASE 38	320	320	320
PHASE 39	320	320	320
PHASE 40	320	320	320
PHASE 41	320	320	320
PHASE 42	320	320	320
PHASE 43	320	320	320
PHASE 44	320	320	320
PHASE 45	320	320	320
PHASE 46	320	320	320
PHASE 47	320	320	320
PHASE 48	320	320	320
PHASE 49	320	320	320
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PHASE 53	320	320	320
PHASE 54	320	320	320
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PHASE 59	320	320	320
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PHASE 75	320	320	320
PHASE 76	320	320	320
PHASE 77	320	320	320
PHASE 78	320	320	320
PHASE 79	320	320	320
PHASE 80	320	320	320
PHASE 81	320	320	320
PHASE 82	320	320	320
PHASE 83	320	320	320
PHASE 84	320	320	320
PHASE 85	320	320	320
PHASE 86	320	320	320
PHASE 87	320	320	320
PHASE 88	320	320	320
PHASE 89	320	320	320
PHASE 90	320	320	320
PHASE 91	320	320	320
PHASE 92	320	320	320
PHASE 93	320	320	320
PHASE 94	320	320	320
PHASE 95	320	320	320
PHASE 96	320	320	320
PHASE 97	320	320	320
PHASE 98	320	320	320
PHASE 99	320	320	320
PHASE 100	320	320	320



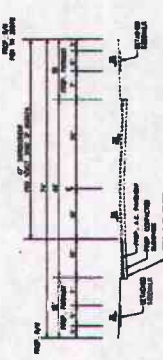
PROPOSED LOTS		LOT AREA		TOTAL AREA	
LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES
1	0.12	101	0.12	201	0.12
2	0.12	102	0.12	202	0.12
3	0.12	103	0.12	203	0.12
4	0.12	104	0.12	204	0.12
5	0.12	105	0.12	205	0.12
6	0.12	106	0.12	206	0.12
7	0.12	107	0.12	207	0.12
8	0.12	108	0.12	208	0.12
9	0.12	109	0.12	209	0.12
10	0.12	110	0.12	210	0.12
11	0.12	111	0.12	211	0.12
12	0.12	112	0.12	212	0.12
13	0.12	113	0.12	213	0.12
14	0.12	114	0.12	214	0.12
15	0.12	115	0.12	215	0.12
16	0.12	116	0.12	216	0.12
17	0.12	117	0.12	217	0.12
18	0.12	118	0.12	218	0.12
19	0.12	119	0.12	219	0.12
20	0.12	120	0.12	220	0.12
21	0.12	121	0.12	221	0.12
22	0.12	122	0.12	222	0.12
23	0.12	123	0.12	223	0.12
24	0.12	124	0.12	224	0.12
25	0.12	125	0.12	225	0.12
26	0.12	126	0.12	226	0.12
27	0.12	127	0.12	227	0.12
28	0.12	128	0.12	228	0.12
29	0.12	129	0.12	229	0.12
30	0.12	130	0.12	230	0.12
31	0.12	131	0.12	231	0.12
32	0.12	132	0.12	232	0.12
33	0.12	133	0.12	233	0.12
34	0.12	134	0.12	234	0.12
35	0.12	135	0.12	235	0.12
36	0.12	136	0.12	236	0.12
37	0.12	137	0.12	237	0.12
38	0.12	138	0.12	238	0.12
39	0.12	139	0.12	239	0.12
40	0.12	140	0.12	240	0.12
41	0.12	141	0.12	241	0.12
42	0.12	142	0.12	242	0.12
43	0.12	143	0.12	243	0.12
44	0.12	144	0.12	244	0.12
45	0.12	145	0.12	245	0.12
46	0.12	146	0.12	246	0.12
47	0.12	147	0.12	247	0.12
48	0.12	148	0.12	248	0.12
49	0.12	149	0.12	249	0.12
50	0.12	150	0.12	250	0.12
51	0.12	151	0.12	251	0.12
52	0.12	152	0.12	252	0.12
53	0.12	153	0.12	253	0.12
54	0.12	154	0.12	254	0.12
55	0.12	155	0.12	255	0.12
56	0.12	156	0.12	256	0.12
57	0.12	157	0.12	257	0.12
58	0.12	158	0.12	258	0.12
59	0.12	159	0.12	259	0.12
60	0.12	160	0.12	260	0.12
61	0.12	161	0.12	261	0.12
62	0.12	162	0.12	262	0.12
63	0.12	163	0.12	263	0.12
64	0.12	164	0.12	264	0.12
65	0.12	165	0.12	265	0.12
66	0.12	166	0.12	266	0.12
67	0.12	167	0.12	267	0.12
68	0.12	168	0.12	268	0.12
69	0.12	169	0.12	269	0.12
70	0.12	170	0.12	270	0.12
71	0.12	171	0.12	271	0.12
72	0.12	172	0.12	272	0.12
73	0.12	173	0.12	273	0.12
74	0.12	174	0.12	274	0.12
75	0.12	175	0.12	275	0.12
76	0.12	176	0.12	276	0.12
77	0.12	177	0.12	277	0.12
78	0.12	178	0.12	278	0.12
79	0.12	179	0.12	279	0.12
80	0.12	180	0.12	280	0.12
81	0.12	181	0.12	281	0.12
82	0.12	182	0.12	282	0.12
83	0.12	183	0.12	283	0.12
84	0.12	184	0.12	284	0.12
85	0.12	185	0.12	285	0.12
86	0.12	186	0.12	286	0.12
87	0.12	187	0.12	287	0.12
88	0.12	188	0.12	288	0.12
89	0.12	189	0.12	289	0.12
90	0.12	190	0.12	290	0.12
91	0.12	191	0.12	291	0.12
92	0.12	192	0.12	292	0.12
93	0.12	193	0.12	293	0.12
94	0.12	194	0.12	294	0.12
95	0.12	195	0.12	295	0.12
96	0.12	196	0.12	296	0.12
97	0.12	197	0.12	297	0.12
98	0.12	198	0.12	298	0.12
99	0.12	199	0.12	299	0.12
100	0.12	200	0.12	300	0.12

AS SHOWN ON THE ABOVE MAP, THE TOTAL AREA OF THE TRACT IS 1.20 ACRES. THE TOTAL AREA OF THE PROPOSED LOTS IS 1.20 ACRES. THE TOTAL AREA OF THE OPEN SPACE LOTS IS 0.00 ACRES.

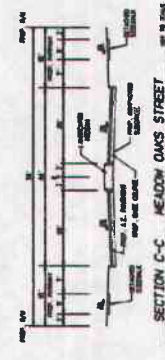
MOUNTAIN GATE	
IN THE COUNTY OF INDIANA, COVINGTON	
TENTATIVE TRACT MAP 36430	
GRADING PLAN AND SECTIONS	
DATE: 11/11/11	SCALE: 1" = 100'
DRAWN BY: J. J. JONES	CHECKED BY: J. J. JONES
DESIGNED BY: J. J. JONES	APPROVED BY: J. J. JONES
PROJECT NO.: 11111	TRACT NO.: 36430



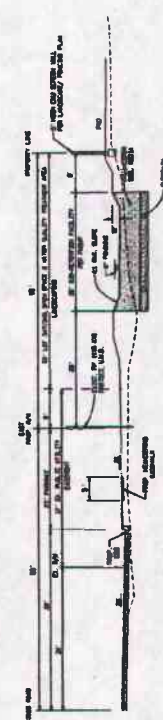
OPEN SPACE LOTS	
LOT NO.	ACRES
1	0.00
2	0.00
3	0.00
4	0.00
5	0.00
6	0.00
7	0.00
8	0.00
9	0.00
10	0.00
11	0.00
12	0.00
13	0.00
14	0.00
15	0.00
16	0.00
17	0.00
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22	0.00
23	0.00
24	0.00
25	0.00
26	0.00
27	0.00
28	0.00
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31	0.00
32	0.00
33	0.00
34	0.00
35	0.00
36	0.00
37	0.00
38	0.00
39	0.00
40	0.00
41	0.00
42	0.00
43	0.00
44	0.00
45	0.00
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47	0.00
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49	0.00
50	0.00
51	0.00
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57	0.00
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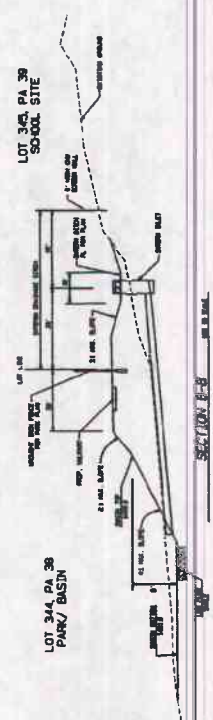
SECTION A-A
EMPEROR ROAD, ROUSE RD. TO MEADOW OAKS ST. SEE SHEET 3



SECTION C-C
MEADOW OAKS STREET SEE SHEET 3

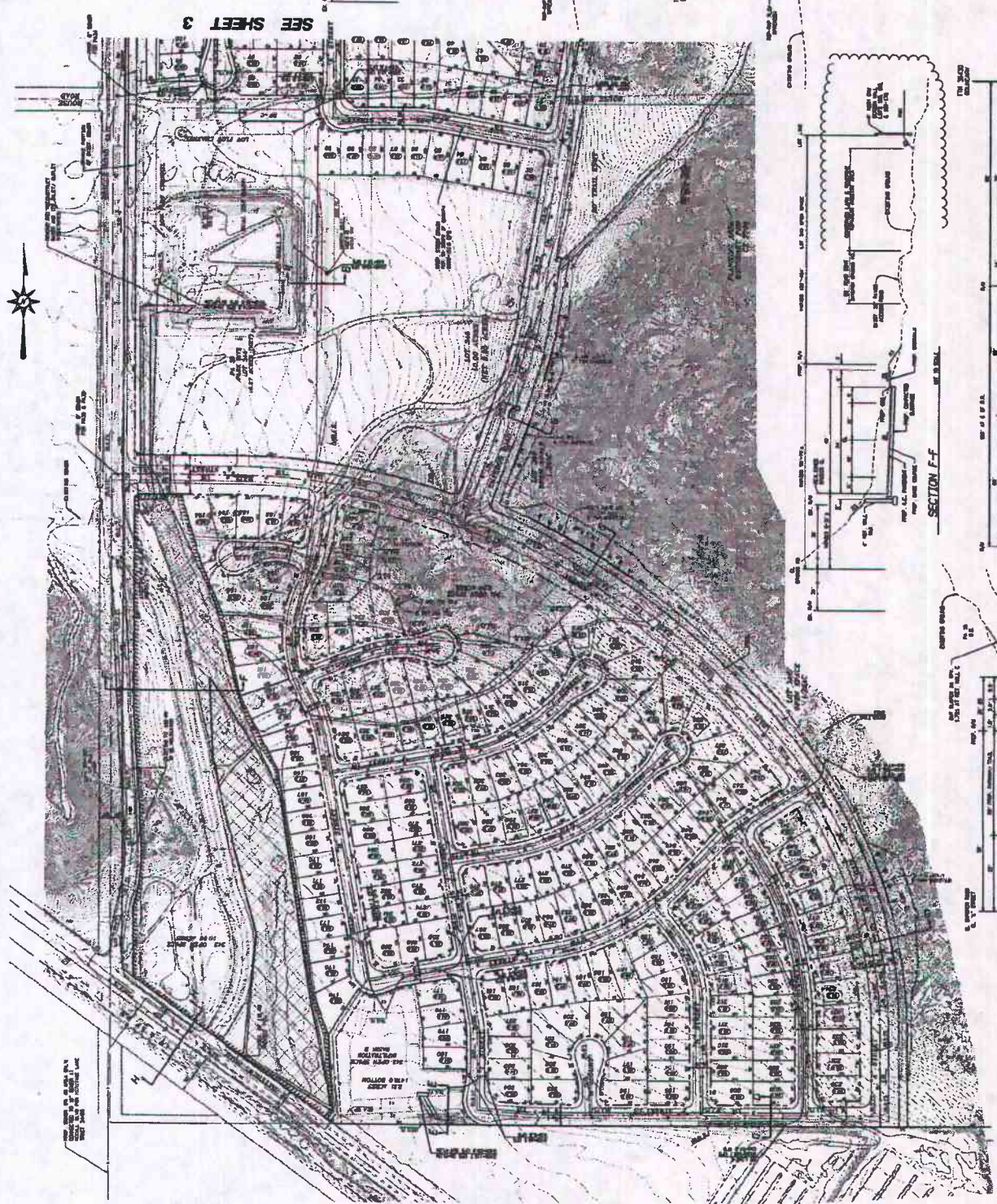


SECTION A-A
SEE SHEET 3



SECTION B-B
SEE SHEET 3

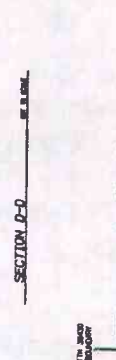
SEE SHEET 4



LEGEND

	PROPOSED STREET
	PROPOSED SIDEWALK
	PROPOSED UTILITY
	PROPOSED DRAINAGE
	PROPOSED RETAINING WALL

BRIDGES ROAD - TYPICAL SECTION
 MATTHEWS ROAD TO "A" STREET
 ADAPTED AS DIRECTED BY COUNTY INSPECTION DEPARTMENT, SEE SHEET 3



DATE OF PREPARED	1954
DATE OF REVISION	
PROJECT NO.	1000
ASSEMBLED MAP NO.	1

MOUNTAIN GATE
 BY THE COUNTY OF ALBERQLE, CALIFORNIA
TENTATIVE TRACT MAP 38430
GRADING PLAN AND SECTIONS

CITY ENGINEER	WEBB
CITY ENGINEER	WEBB
CITY ENGINEER	WEBB
CITY ENGINEER	WEBB

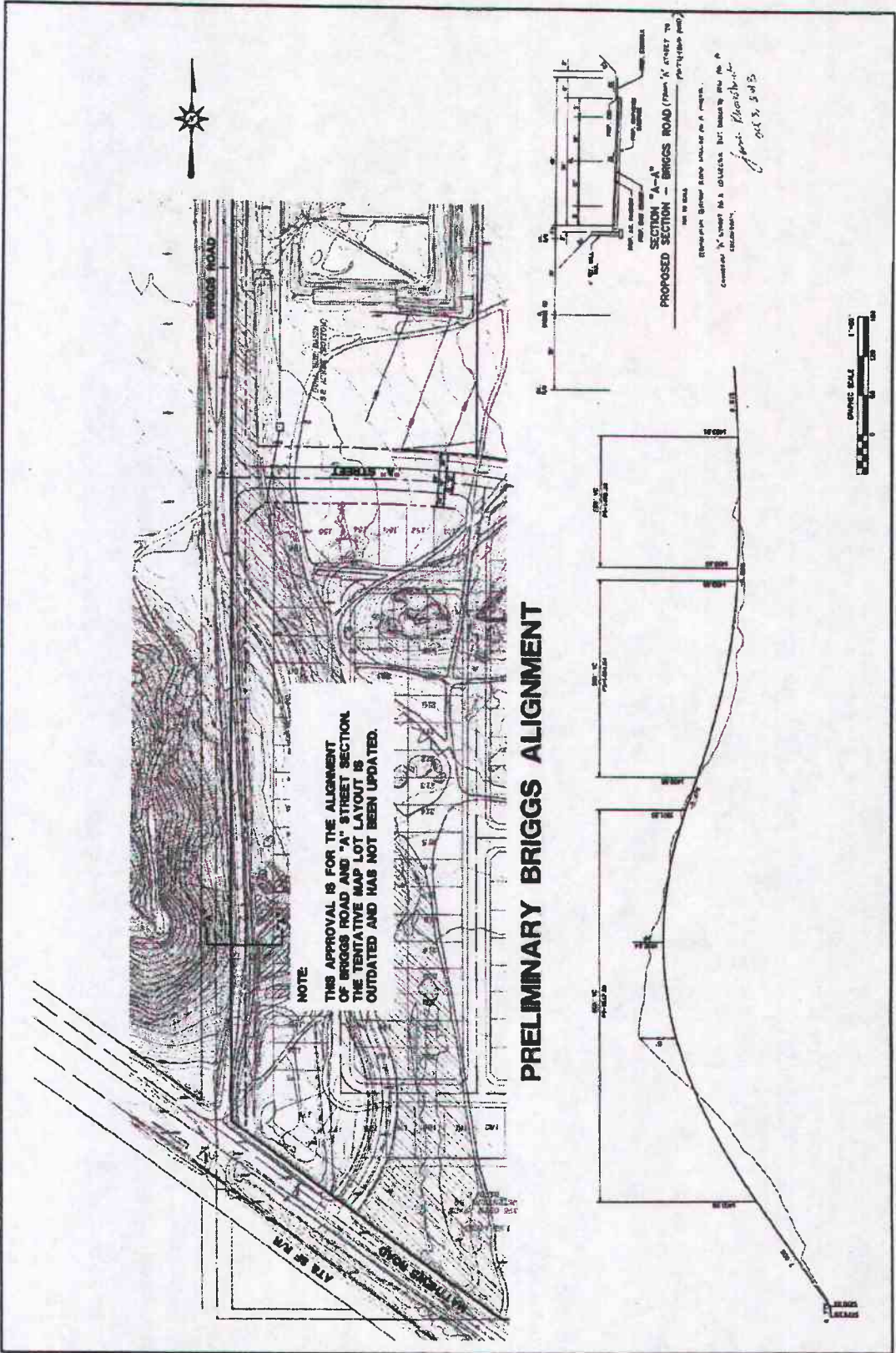
SCALE	1" = 40'
DATE	1954
PROJECT NO.	1000
ASSEMBLED MAP NO.	1

DATE	1954
PROJECT NO.	1000
ASSEMBLED MAP NO.	1

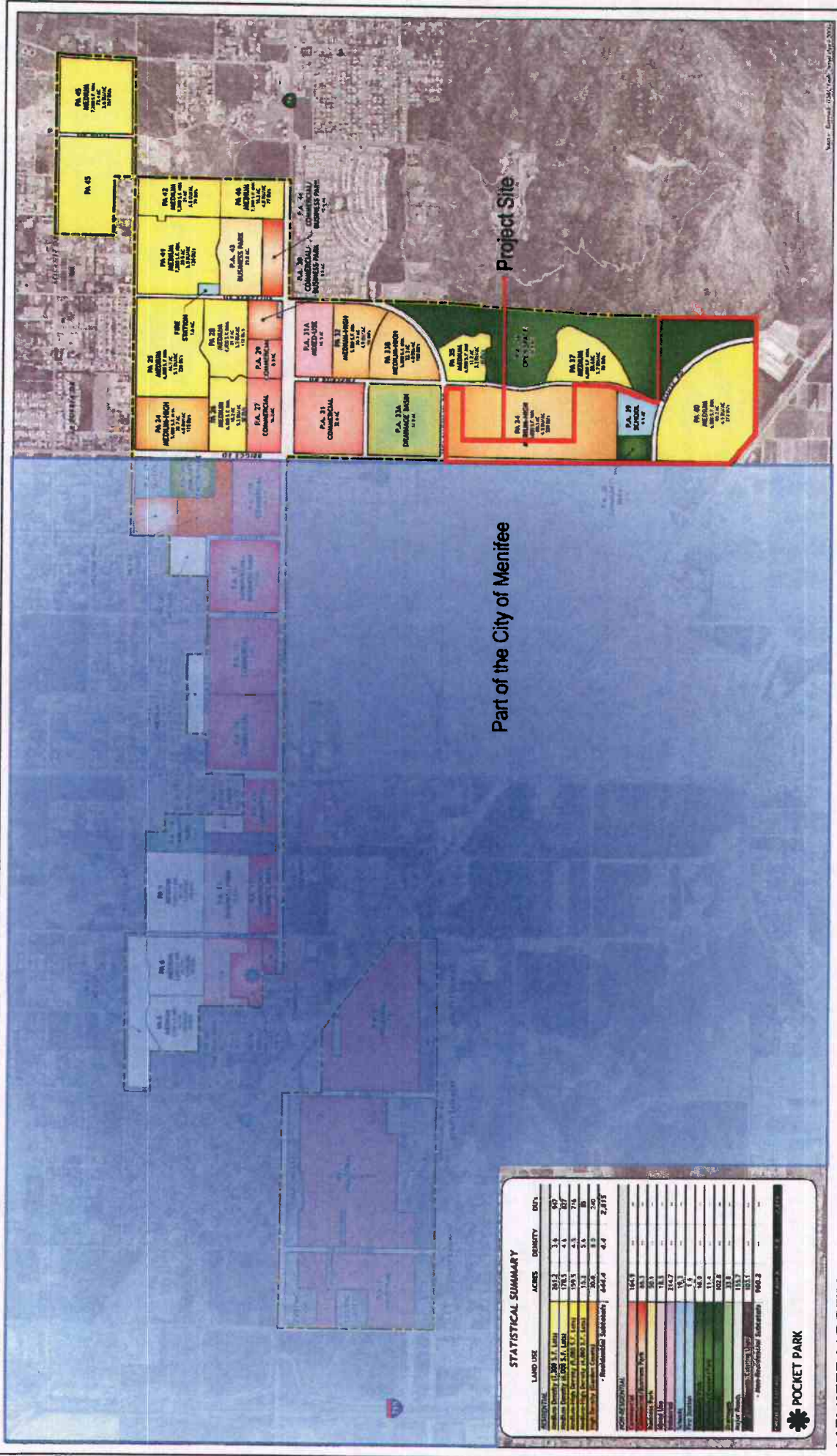
DATE	1954
PROJECT NO.	1000
ASSEMBLED MAP NO.	1

DATE	1954
PROJECT NO.	1000
ASSEMBLED MAP NO.	1

DATE	1954
PROJECT NO.	1000
ASSEMBLED MAP NO.	1



PROJECT NO.	2008-001
DATE	10/15/08
PROJECT NAME	MOUNTAIN GATE
PROJECT LOCATION	IN THE COUNTY OF TARRANT, TEXAS
PROJECT MAP NO.	3
PROJECT MAP TITLE	TENTATIVE TRACT MAP 36430
PROJECT MAP SUB-TITLE	PRELIMINARY BRIGGS ALIGNMENT
PROJECT MAP SCALE	1"=40'
PROJECT MAP SHEET NO.	3
PROJECT MAP SHEET TOTAL	3
PROJECT MAP SHEET TOTAL	3
PROJECT MAP SHEET TOTAL	3

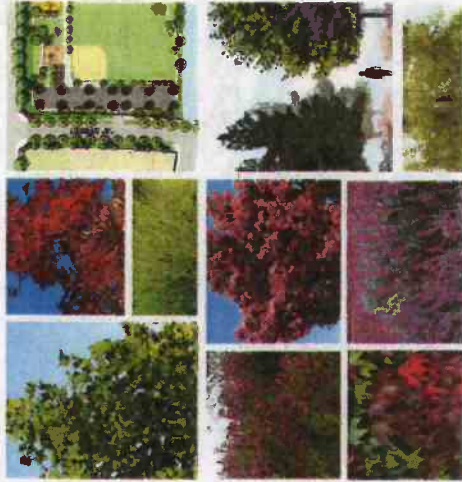


Part of the City of Menifee

Project Site

STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DIST.
AGRICULTURE	10,283.57	3.1	69
Medium Density (R-100 S.F. Lots)	176.3	4.1	207
High Density (R-200 S.F. Lots)	159.5	4.5	71.6
Low Density (R-400 S.F. Lots)	15.2	5.5	88
High Density (Medium-Density)	260.9	8.5	250
Residential Subtotal	10,895.5	4.4	2,815
COMMERCIAL	166.7	-	-
Community Business Park	88.3	-	-
Community Park	25.1	-	-
Community Office	21.6	-	-
Community Retail	19.1	-	-
Community Services	1.9	-	-
Community Office	16.0	-	-
Community Office	11.4	-	-
Community Office	13.8	-	-
Community Office	15.3	-	-
Community Office	15.1	-	-
Community Office Subtotal	166.7	-	-
POCKET PARK	1,000.0	-	-
POCKET PARK	1,000.0	-	-



ROMOLAND, CA

MOUNTAIN GATE | CONCEPTUAL LANDSCAPE PLAN

ALBERT A.
WEBB
ASSOCIATES

PREPARED BY:

LANDSCAPE CONCEPT THEORY

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR-ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ROOM ENOUGH TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. THE INTERIOR STREETS OF THE DEVELOPMENT WILL BE PLANTED WITH A VARIETY OF EQUALLY SPACED STREET TREES OF AT LEAST TWO DIFFERENT SPECIES PER STREET. TREES WILL PROVIDE SCREENING, SHADE AND SOFTEN THE PAVED AREAS. THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSORS AND FLOW SENSORS.



KEY MAP

TABLE OF CONTENTS

CONCEPTUAL LANDSCAPE PLAN.....	2
1/4" STREET ENLARGEMENTS.....	3
PERIMETER ROAD ENLARGEMENTS.....	4
PA 38- CONCEPTUAL PARK PLAN.....	5
PHASING PLAN.....	6
MAINTENANCE PLAN.....	7
FENCING PLAN.....	8



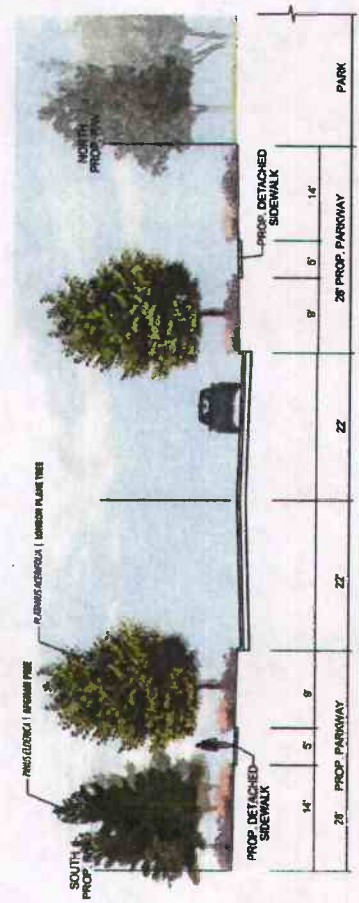
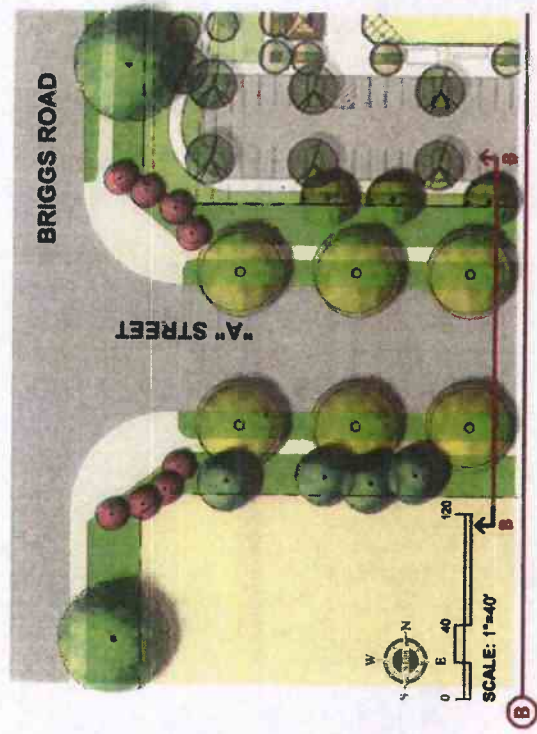
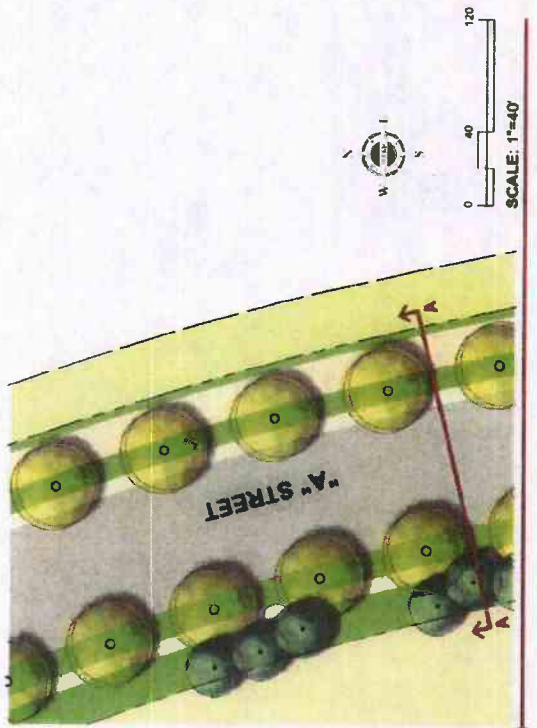
PLANTING LEGEND

TREES

BOTANICAL NAME COMMON NAME	APPLICATION	PLANT FACTOR	HEIGHT/WIDTH	DESCRIPTION
CERES OCCIDENTALIS BIRDHALL CEDAR	SHADE	MED. (0.3)	H: 80' W: 30'	STANDARD
CERES OCCIDENTALIS 'COREY PANIC' WESTERN REDBUD	SMALL/ACCENT	LOW (0.2)	H: 10' W: 18'	LOW BRANCH
LAGAROSTROBUS INDIACA COLE PATENT OLE	ACCENT	MED. (0.5)	H: 25' W: 25'	MULTI-TRUNK
OLEA EUROPAEA 'SILVIA HALE' FRUITLESS OLIVE	STREET/SHADE	LOW (0.3)	H: 30' W: 30'	MULTI-TRUNK
PRUNUS ELDERICA YAMMAM PINE	STREET/SCREEN	LOW (0.2)	H: 40' W: 25'	STANDARD
PSYDIA CORONATA 'RED PALM' RED PINE PALM	STREET/ACCENT	LOW (0.2)	H: 30' W: 30'	STANDARD
PLATANUS ACERIFOLIA LONDON PLATAN TREE	STREET/SHADE	MED. (0.5)	H: 30' W: 30'	STANDARD
QUERCUS AGROPHOLIA WESTERN STYCAMORE	STREET/SHADE	LOW (0.2)	H: 30' W: 30'	MULTI-TRUNK
QUERCUS LAEVA COAST LIVE OAK	STREET/SCREEN	LOW (0.2)	H: 30' W: 30'	LOW-BRANCH
MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	STREET/SCREEN	MED. (0.5)	H: 45' W: 30'	STANDARD

SHRUBS/GRASSES/GROUND-COVERS/VINES

BOTANICAL NAME COMMON NAME	APPLICATION	PLANT FACTOR	HEIGHT/WIDTH
CARSSA BOUQUET BEAUTY DWARF METAL PLUM	FOREGROUND	MED. (0.5)	H: 2' W: 3'
DIETES VEGETA PINKTHROAT LILY	ACCENT	MED. (0.5)	H: 3' W: 2'
HELICOTROPION SCARLETWING BLUE GRASS	ACCENT	MED. (0.5)	H: 3' W: 2'
LAMPROSILLA LATIFOLIA SPICE LATEMBER	ACCENT	LOW (0.2)	H: 3' W: 2'
LEUCOPHYLLUM CANDIDUM THUNDERCLOUD	BACKGROUND	LOW (0.2)	H: 3' W: 2'
ANALEBERGIA CAPILLARES PINK ANIBALEY	ACCENT/GRASSES	MED. (0.5)	H: 3' W: 2'
ANALEBERGIA BURGERS GREEN GRASSES	ACCENT/GRASSES	MED. (0.5)	H: 3' W: 2'
MAMBOURIA DOMESTICA WINEBERRY BAMBOO	FOREGROUND	MED. (0.5)	H: 4' W: 5'
PHALLOPSIS TRIANGULARIS BOSTON TIPP	FOREGROUND	MED. (0.5)	H: 8' W: 4'
APPOLEPSIS HALLERIANA BOSTON TIPP	FOREGROUND	MED. (0.5)	H: 20' W: 30'
PRODRIPSIS OFFICINALE INDIAN NIGHTSHADE	FOREGROUND	LOW (0.2)	H: 3' W: 4'
SAVIA GRECA AMERICAN BUSH SAGE	FOREGROUND	LOW (0.2)	H: 3' W: 4'
SALVIA LEUCANTHA AMERICAN BUSH SAGE	FOREGROUND	LOW (0.2)	H: 3' W: 5'

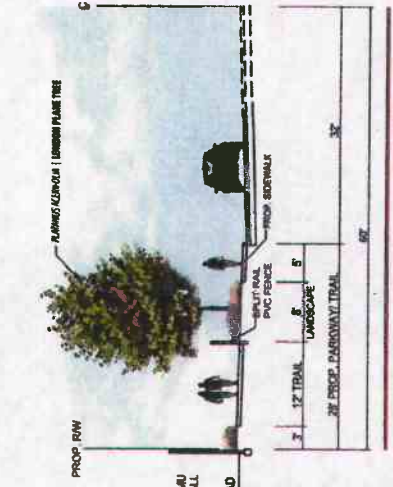
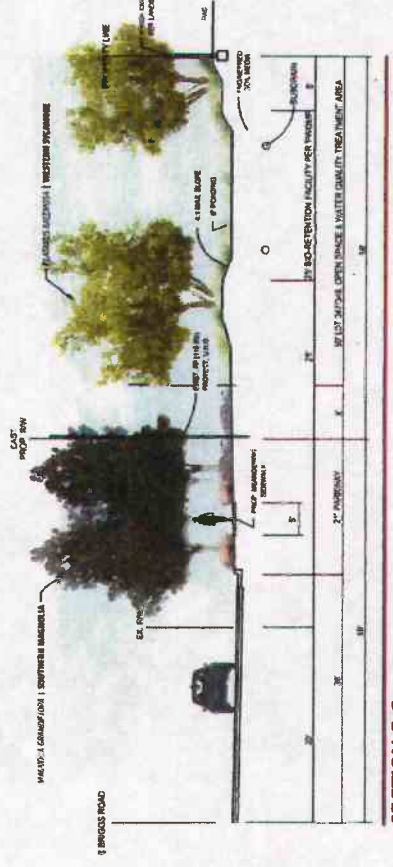
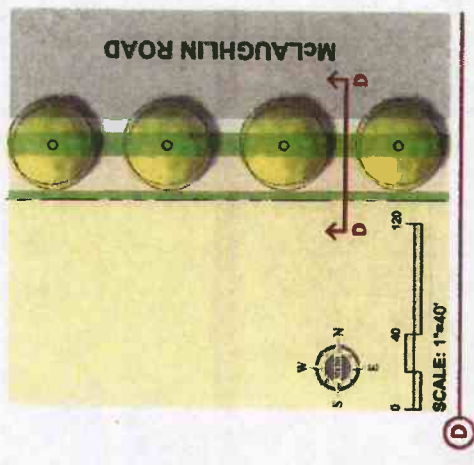
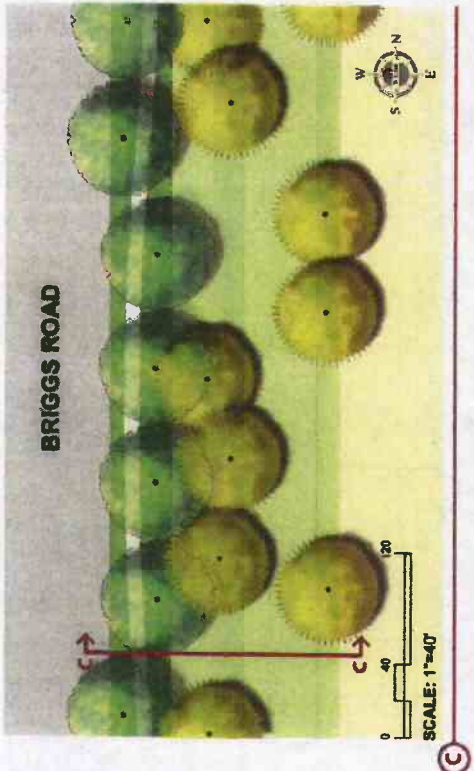


WEBB ASSOCIATES

NOTE REFER TO PLS. 1
PLAN FOR ENLARGEMENT
LOCATIONS.

12/16/2013

MOUNTAIN GATE | "A" STREET ENLARGMENTS



NOTE: REFER TO PG. 1
PLAN FOR ENLARGEMENT
LOCATIONS.



KEY MAP WTS

LEGEND

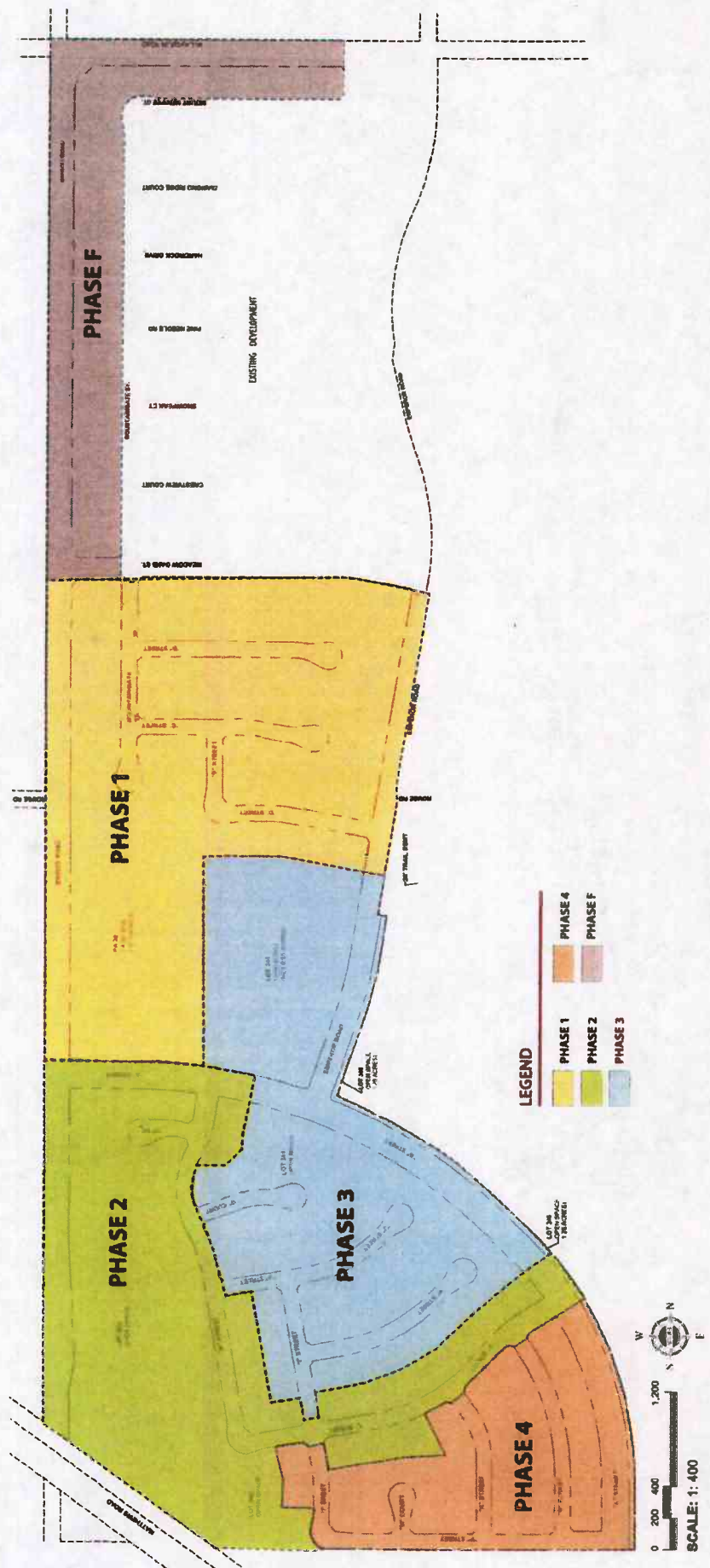
- 1 RESTROOM BLDG. W/ SMALL CONCESSION
- 2 PLAYGROUND
- 3 PICNIC SHELTER
- 4 (2) 1/2 BASKETBALL COURTS
- 5 BASEBALL FIELD
- 6 PARKING (81 SPACES)
- 7 BASIN ACCESS RAMP
- 8 DECORATIVE BROWNALE W/ ORNAMENTAL GRASSES
- 9 LINE FLOW CHANNEL
- 10 BASIN SLOPE
- 11 (2) SOCCER FIELDS
- 12 SHRUBS/GRASSES/BOROUGHCOVER AREA
- 13 TURF AREA
- 14 8" CONCRETE WALK
- 15 37 FT. WIDE EGRESS EASEMENT
- 16 STORM DRAIN EASEMENT
- 17 12" MIN. MAINTENANCE/EMERGENCY ACCESS PATHWAY/ROAD (8 6 INCHES MIN. DEPTH)
- 18 NO PARKING ZONE
- 19 OPEN VIEW FENCE (WROUGHT IRON FENCE)

SCALE: 1"=100'

NOTE: REFER TO PL-1 PLAN FOR DIMENSIONS & LOCATIONS.

ALBERT A. **WEBB** ASSOCIATES
12/16/2013

MOUNTAIN GATE | PA 38- CONCEPTUAL PARK PLAN



PHASE 6

PHASE 1

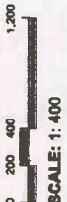
PHASE 2

PHASE 3

PHASE 4

EXISTING DEVELOPMENT

LEGEND

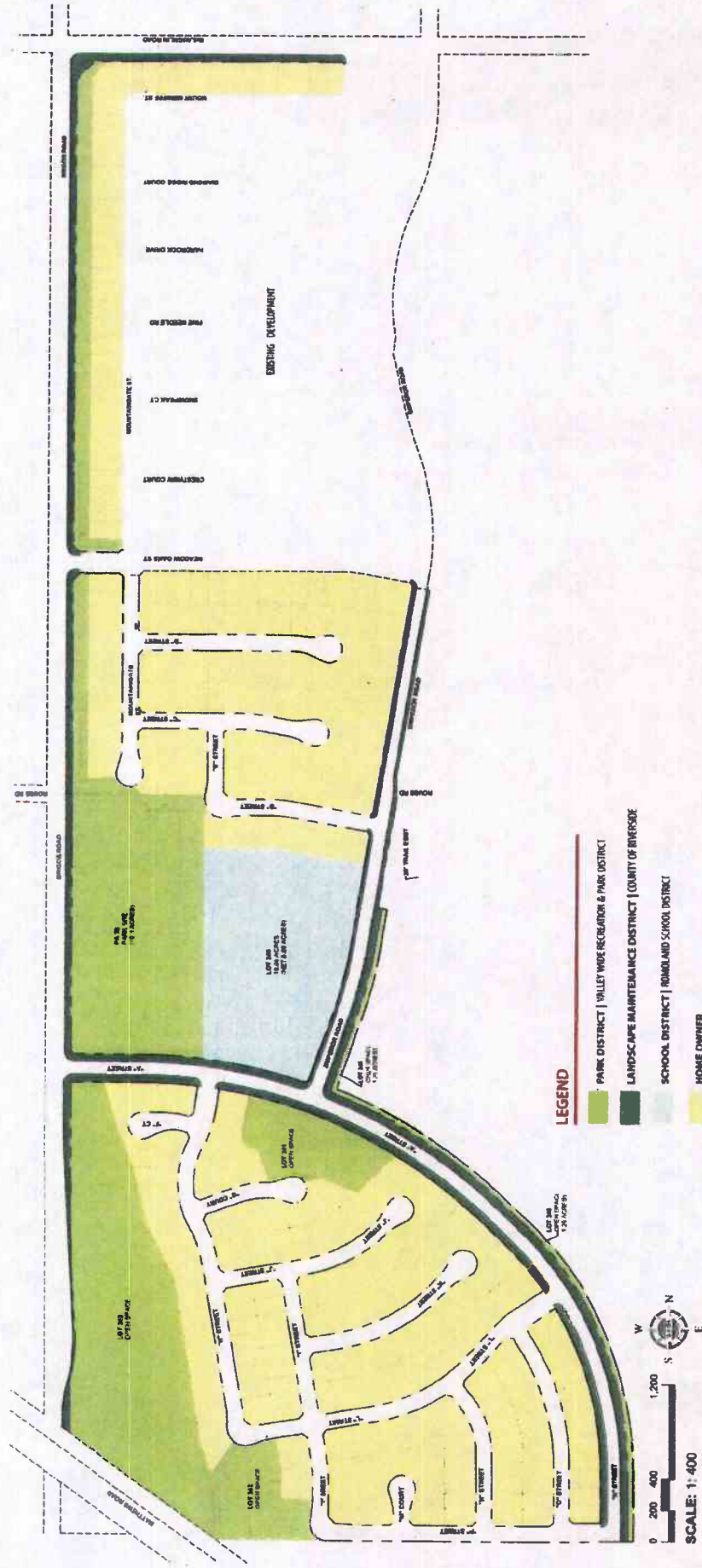


SCALE: 1: 400

12/16/2013

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ASSOCIATES

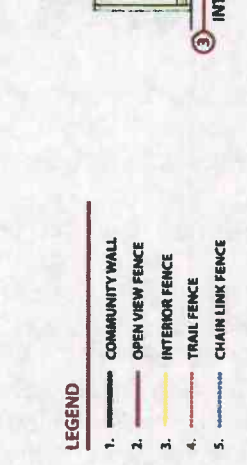
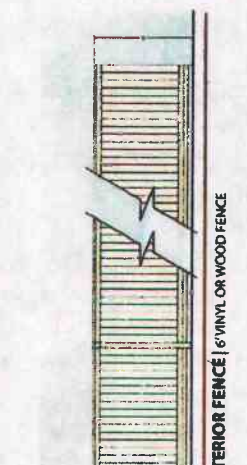
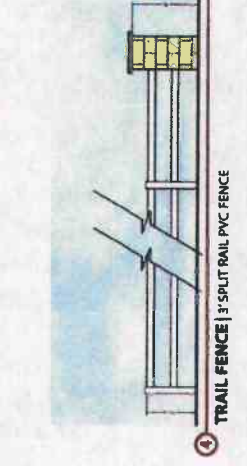
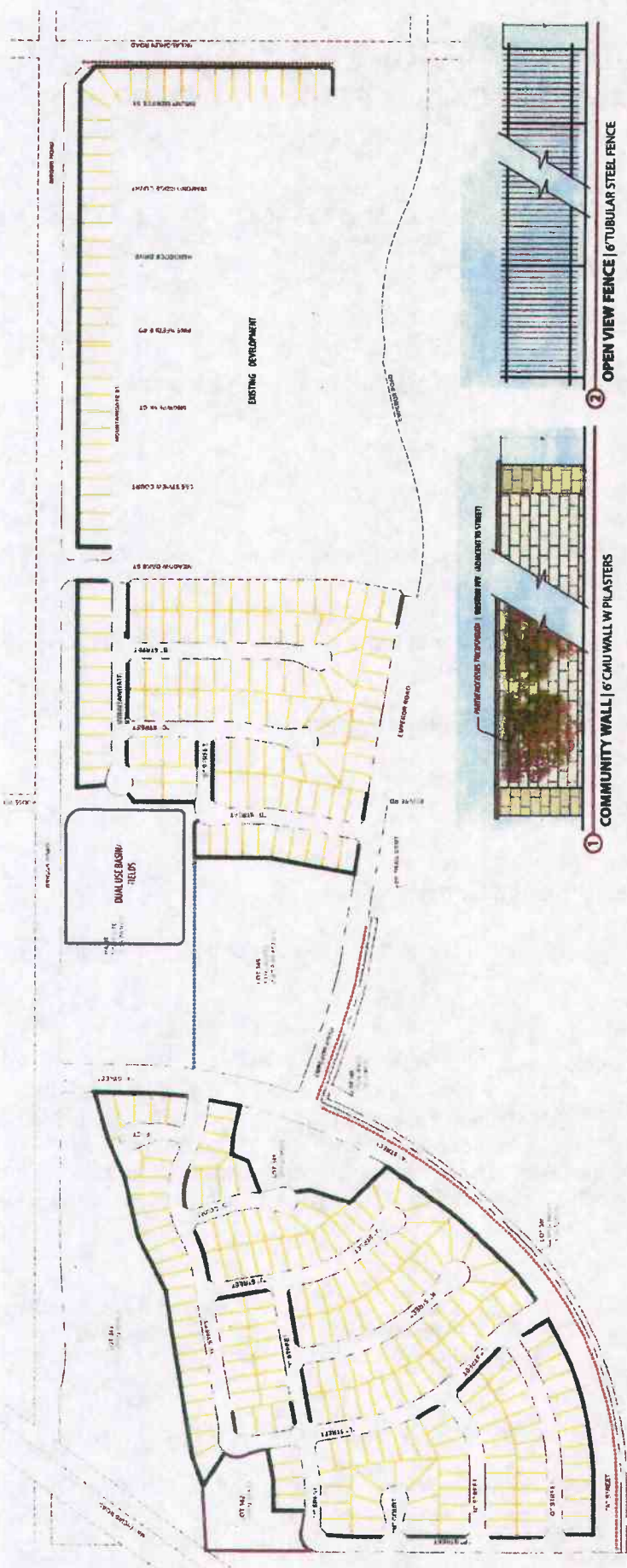
MOUNTAIN GATE | PHASING PLAN



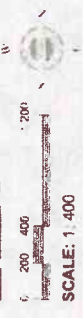
MOUNTAIN GATE | MAINTENANCE PLAN

ALBERT A. **WEBB** ASSOCIATES
12/16/2013

CASE: TR36430
EXHIBIT: M
DATE: 1/21/14
PLANNER: M. STRAITE



- LEGEND**
- 1. COMMUNITY WALL
 - 2. OPEN VIEW FENCE
 - 3. INTERIOR FENCE
 - 4. TRAIL FENCE
 - 5. CHAIN LINK FENCE



ALBERT A.
WEBB
ASSOCIATES

12/16/2013

MOUNTAIN GATE | FENCING PLAN

CASE: TR36430
EXHIBIT: W
DATE: 1/21/14
PLANNER: M. STRAITE

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42516
Project Case Type (s) and Number(s): Tentative Tract Map No. 36430, Change of Zone No.7780
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's Name: Strata Equity Group LLC
Applicant's Address: 4370 La Jolla Village Drive Suite 960 San Diego CA 92122

I. PROJECT INFORMATION

A. Project Description:

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

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

Subsequent discretionary approvals for this project will include:

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

No off-site improvements are anticipated for this project.

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

C. Total Project Area: 180 acres

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

II. Data:

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

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

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

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

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

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

C. Foundation Component(s): Community Development

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

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

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

G. Adjacent and Surrounding:

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

H. Adopted Specific Plan Information

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

I. Existing Zoning: Specific Plan Zone

J. Proposed Zoning, if any: Specific Plan Zone

K. Adjacent and Surrounding Zoning:

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

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

V. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

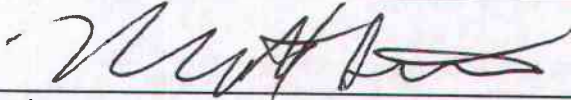
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

5/31/14

Date

Matt Straite, Project Planner
Printed Name

For Juan C Perez, Interim Planning Director

VI. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 <u>Source:</u> Riverside County General Plan Figure C-9 "Scenic Highways", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329				
<u>Findings of Fact:</u>				
a) County Eligible Interstate 215 intersects with Highway 74 approximately 1.5 miles northwest of the Project. The project is not within a scenic highway corridor.				
b) Much of the area within Specific Plan No. 260A2 is flat without scenic resources. However, there are two major rock outcroppings and hillsides within the Specific Plan which are preserved as open space, one is generally located to the east of the project site. No modifications to those hillsides are anticipated. Additionally, Double Butte Park lies to the east of the Menifee North Specific Plan; no modifications to the views of that hillside are anticipated. The project will not damage scenic resources within the tract map project site. There are no unique trees, rock outcroppings, or scenic vistas within the vicinity of the tract map project site. This project site has been graded for development. No significant changes to the impacts on scenic resources are anticipated.				
<u>Mitigation:</u> No mitigation required.				
<u>Monitoring:</u> No monitoring required.				
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

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

Findings of Fact:

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

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

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

Mitigation: No further mitigation required.

Monitoring: No further monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AIR QUALITY Would the project

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

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

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

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing an air quality management plan (AQMP) to insure compliance with state and federal air quality standards. According to EIR 329 for Specific Plan No. 260A2, the map will not conflict with the established 2012 AQMP due to the project complying with the County's General Plan land use designations and population estimates because it will develop the property at densities that are consistent with the existing plans. The current project is also consistent with the population projections and land use designations of Riverside County; and will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are anticipated to be less than significant.

b,c) The South Coast Air Basin (SCAB) is in a non-attainment status of federal ozone standards, carbon monoxide standards, and state and federal particular matter standards. Any development in the SCAB, including the proposed Project, would contribute to these pollutant violations. The EIR concluded that the construction of the project would comply with standard construction requirements, and although the project would contribute air quality pollutants in the area. The EIR concluded that utilizing standard construction methods and complying with requirements are sufficient to minimize air quality impacts to below a level of significance. Therefore, no new air quality impacts are expected.

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

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

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

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

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

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

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Archaeological Resources

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

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

Findings of Fact:

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

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

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

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

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

10. Paleontological Resources

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

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

Findings of Fact:

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

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

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

GEOLOGY AND SOILS Would the project

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

- a) Expose people or structures to potential

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

12. Liquefaction Potential Zone

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

Findings of Fact:

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

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

Mitigation:

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

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

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

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

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

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

14. Landslide Risk

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

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

Findings of Fact:

- a) The area of the Specific Plan has several areas determined to be subject to various intensities of landslide risk. These impacts have already been discussed in the original Environmental Impact Report No. 329 and its addenda. The geology study done for the map area concluded:
- 1.No documented active faults are known to traverse toward the subject site.
 - 2.The potential for ground rupture at the site is considered to be low.
 - 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
 - 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
 - 5.The potential for landsliding due to seismic shaking is considered low.
 - 6.The potential for rockfall exists at this site.
 - 7.Rippability of the bedrock materials will be a major economic consideration for this project.
 - 8.Significant excavation depths are anticipated to require blasting.

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

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

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

Mitigation:

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

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

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

3. Removal of collapsible soils.

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

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

15. Ground Subsidence

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

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

Findings of Fact:

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

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

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

Mitigation:

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

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

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

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

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

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Mitigation:

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

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

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

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

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

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

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

Monitoring: No monitoring is required.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

20) Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, California Climate Action Registry. Greenhouse Gas Impact Analysis by Webb and Associates dated September 2013

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

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

Findings of Fact:

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

Mitigation: No mitigation required

Monitoring: No monitoring required.

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

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

Findings of Fact:

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

Mitigation: No monitoring required.

Monitoring: No monitoring required.

23) Hazardous Fire Area

a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

24) Water Quality Impacts

a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially deplete groundwater supplies or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

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

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

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

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

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

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

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

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies.

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25) Floodplains

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

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

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

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

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

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

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

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

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

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

Mitigation: No mitigation is required.

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

LAND USE/PLANNING Would the project

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

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

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

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

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

Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

29) Airport Noise

a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

30) Railroad Noise

NA A B C D

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

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

This project is not within vicinity of any railroads.

Mitigation: No mitigation is required.

Monitoring: No monitoring required.

31) Highway Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32) Other Noise

NA A B C D

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

Findings of Fact:

No other noises are anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33) Noise Effects on or by the Project

a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

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

c) One portion of the project proposes a residential subdivision in accordance with the Menifee North Specific Plan.

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

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

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

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

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

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

POPULATION AND HOUSING	Would the project			
34) Housing				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

35) Fire Services

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

36) Sheriff Services

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

37) Schools

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38) Libraries

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

39) Health Services

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

40) Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

41) Recreational Trails

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

Findings of Fact:

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

Mitigation: No further mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

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

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

Findings of Fact:

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

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

43) Bike Trails

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

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

Findings of Fact:

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

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

44) Water

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

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

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

Findings of Fact:

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

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

45) Sewer

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing

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

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

Findings of Fact:

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

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

46) Solid Waste

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

b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

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

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

47) Utilities

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

a) Electricity?

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

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

48) Energy Conservation

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

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

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

Findings of Fact:

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

Mitigation: No mitigation is required

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

49) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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

50) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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

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

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

VII. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

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

VIII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

SPA - Amendment Description

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

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

5) minor modifications to various planning area boundaries.

10. EVERY. 3 SPA - Replace all previous RECOMMND

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

10. EVERY. 5 SP - Definitions RECOMMND

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

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

CHANGE OF ZONE = Change of Zone No. 7195.

EIR = Environmental Impact Report No. 329.

EA = Environmental Assessment No. 40275.

10. EVERY. 6 SP - Ordinance Requirements RECOMMND

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

10. EVERY. 8 SP - LIMITS OF SP DOCUMENT RECOMMND

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

SPA - Amendment Description

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dwelling units

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10. GENERAL CONDITIONS

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

5) minor modifications to various planning area boundaries.

10. EVERY. 3 SPA - Replace all previous RECOMMND

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

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10. EVERY. 8 SP - LIMITS OF SP DOCUMENT RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 9 SP - SP Document

RECOMMND

Specific Plan No. 260 shall include the following:

a. Specific Plan Document, which shall include:

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

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

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

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

10. EVERY. 10 MAP - PROJECT DESCRIPTION

RECOMMND

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

10. EVERY. 11 MAP - HOLD HARMLESS

RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 11 MAP - HOLD HARMLESS (cont.)

RECOMMND

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

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

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

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

10. EVERY. 12 MAP - DEFINITIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

BS GRADE DEPARTMENT

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

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

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

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

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

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

10.BS GRADE. 6 MAP - GENERAL INTRODUCTION RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP - OBEY ALL GDG REGS

RECOMMND

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

10.BS GRADE. 9 MAP - DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 11 MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

shall be in place at the end of each working day.

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

10.BS GRADE. 12 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 13 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 14 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 16 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 18 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 24 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 28 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 29 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 RETENTION BASINS - NO VECTORS RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

FIRE DEPARTMENT

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and

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

RECOMMND

spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT

RECOMMND

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

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

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

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

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

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

RECOMMND

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

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

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies.

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

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

RECOMMND

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

10.FLOOD RI. 5 MAP 100 YR SUMP OUTLET

RECOMMND

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

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10.FLOOD RI. 6 MAP PERP DRAINAGE PATTERNS

RECOMMND

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

10.FLOOD RI. 7 MAP COORDINATE DRAINAGE DESIGN

RECOMMND

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

10.FLOOD RI. 10 MAP MAJOR FACILITIES

RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 13 MAP INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed

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10. GENERAL CONDITIONS

10.FLOOD RI. 14

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

PARKS DEPARTMENT

10.PARKS. 1

MAP - PARK PLAN

RECOMMND

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

10.PARKS. 2

MAP - MAINTENANCE MECHANISM

RECOMMND

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

10.PARKS. 3

MAP - TRAIL GRADING

RECOMMND

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

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

RECOMMND

whichever occurs first.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES

RECOMMND

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

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

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

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

10.PLANNING. 2

SP - NO P.A. DENSITY TRANSFER

RECOMMND

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

10.PLANNING. 3

MAP - GEO02300

RECOMMND

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

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

RECOMMND

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

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

These documents are herein included as a part of GEO02300.

GEO02300 concluded:

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

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

RECOMMND

GEO02300 recommends:

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

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

3.Removal of collapsible soils.

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

GEO No. 2300 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 230 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

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

10.PLANNING. 4 MAP MAP ACT COMPLIANCE

RECOMMND

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

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10. PLANNING. 5 MAP - FEES FOR REVIEW

RECOMMND

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

10. PLANNING. 7 MAP - TRAIL MAINTENANCE

RECOMMND

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

10. PLANNING. 9 MAP - NO OFFSITE SIGNAGE

RECOMMND

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

10. PLANNING. 11 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

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

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

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10.PLANNING. 12 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

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10.PLANNING. 14 MAP- REQUIRED MINOR PLANS

RECOMMND

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

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

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

10.PLANNING. 15 MAP - DESIGN GUIDELINES

RECOMMND

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

10.PLANNING. 16 STKP- OFF-HIGHWAY VEHICLE USE

RECOMMND

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

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10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 18 MAP - PDA04762

RECOMMND

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

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

10.PLANNING. 19 MAP - GRADING MONITORING

RECOMMND

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

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

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

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

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

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

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

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10.PLANNING. 19

MAP - GRADING MONITORING (cont.)

RECOMMND

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

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

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

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

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

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

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

10.PLANNING. 20 MAP - NOISE MITIGATION RECOMMND

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

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

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

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

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

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

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

10.PLANNING. 21 MAP - CO PROCESSING STREETS RECOMMND

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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

10.TRANS. 2 MAP - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - DRAINAGE 1

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 5 MAP - OFF-SITE PHASE

RECOMMND

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

10.TRANS. 6 MAP- TUMF CREDIT AGREEMENT

RECOMMND

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

10.TRANS. 7 MAP-IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

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

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10.TRANS. 8 MAP - TS/CONDITIONS

RECOMMND

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

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

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

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

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

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

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

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

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

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

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

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10.TRANS. 8 MAP - TS/CONDITIONS (cont.)

RECOMMND

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

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

10.TRANS. 9 USE LANDSCAPE RQMTS (LS)

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.TRANS. 10 MAP - SUBMIT FINAL WQMP

RECOMMND

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

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

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

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10.TRANS. 11 MAP - WQMP ESTABL MAINT ENTITY

RECOMMND

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

10.TRANS. 12 MAP - BMP MAINT & INSPECTION

RECOMMND

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

-OR -

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

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

20.PLANNING. 3 MAP - EXPIRATION DATE

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1 MAP - PROJECT APPROVAL

RECOMMND

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

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC STUDY

MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - GEOLOGIC STUDY (cont.)

MET

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Indio, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

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

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL)

MET

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

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

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

NOTAPPLY

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

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

30.PLANNING. 4 SP - DURATION OF SP VALIDITY

NOTAPPLY

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

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

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

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS (cont.) NOTAPPLY

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

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

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

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

30.PLANNING. 6 SP - PROJECT LOCATION EXHIBIT MET

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

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

30.PLANNING. 7 SP - ACOUSTICAL STUDY REQD MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - ACOUSTICAL STUDY REQD (cont.)

MET

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

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

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

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

30.PLANNING. 9 SP - ARCHAEO STUDY REQD

MET

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11

SP - ADDENDUM EIR

MET

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

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

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

30.PLANNING. 12

SP - EA REQUIRED

MET

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - SUPPLEMENT TO EIR

NOTAPPLY

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

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

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

30.PLANNING. 14 SP - SUBSEQUENT EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS MET

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

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

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

30.PLANNING. 16 SP - AMENDMENT REQUIRED NOTAPPLY

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - AMENDMENT REQUIRED (cont.)

NOTAPPLY

includes the entire specific plan, including both changed and unchanged parts.

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

30.PLANNING. 17 SP - PARK AGENCY REQUIRED

MET

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

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

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

30.PLANNING. 19 SP - PA PROCEDURES

MET

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

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

1. The project proponent has processed a FINAL CHANGE OF

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

MET

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

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE

MET

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

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

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.
- d. The common areas to be maintained by the master

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30. PRIOR TO ANY PROJECT APPROVAL

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

MET

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

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

MET

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

NOTAPPLY

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

NOTAPPLY

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 23 SP - ARCHAEO M/M PROGRAM

MET

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

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

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

MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - PALEO M/M PROGRAM (cont.) MET

"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. 28 SP - SKR FEE CONDITION MET

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 _____ 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 the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 29 SP - ENTRY MONUMENTATION NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - ENTRY MONUMENTATION (cont.)

NOTAPPLY

"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 Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____ and the Ethanac Corridor Planning Group Summary Booklet."

30.PLANNING. 34 SP - IF HUMAN REMAINS FOUND

MET

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 as a general (10-series condition), 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. 35 SP - AVIGATION EASEMENTS

NOTAPPLY

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

"Areas within the March Air Reserve Base Influence Area shall provide Avigation Easements to March Air Reserve Base."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - AVIGATION EASEMENTS (cont.) NOTAPPLY

This condition shall be considered not applicable if the project does not fall within the boundaries of the influence area.

30.PLANNING. 36 SP - CFD FORMATION MET

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

The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

30.PLANNING. 37 SP - SCENIC CORRIDOR STBK NOTAPPLY

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

"Projects located within Planning Areas 8, 13, 14, 16, 17, 19, 23, 27, 29, 30, 31, 31A, 44, and 46 along State Highway 74 will be required to have a fifty-foot (50') structural setback from the highway right-of-way line, as determined by the Transportation Department, Planning Department, RCTC, and CalTrans, for scenic corridor preservation. These projects shall also be required to conform to the streetscape design guidelines of the Ethanac Corridor Design Guidelines."

This condition shall be considered as MET if the implementing project is within these Planning Areas. This condition shall be considered as NOTAPPLY if the implementing project is not within these Planning Areas.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - COMM/IND LIGHTING

NOTAPPLY

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

"Commercial and industrial projects within Planning Areas 8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create an additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects within these Planning Areas."

This condition can be considered NOTAPPLY if the Planning Department deems the study unnecessary.

30.PLANNING. 39 SP - SCHOOL MITIGATION PUHSD

MET

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

"PRIOR TO BUILDING PERMITS, impacts to the Perris Union High School District (PUHSD) shall be mitigated in accordance with state law."

30.PLANNING. 40 SP - PA 33A PLANS

NOTAPPLY

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

"Prior to map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40 SP - PA 33A PLANS (cont.) NOTAPPLY

the project is not required to construct the Briggs Road detention basin.

30.PLANNING. 41 SP - PA 33A CONSTRUCTION NOTAPPLY

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

"Prior to any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP- ECS RECOMMND

The constrained areas will conform to the areas mapped as "Open Space LAPM and Riparian Conservation." on TR36430 Amd. No.1 dated 4/23/14". These areas shall be mapped and labeled "Constrained Area: LAPM and Riparian Habitat" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the Constrained Area: LAPM and Riparian Habitat"

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Constrained Area: LAPM and Riparian Habitat."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the Constrained Area: LAPM and Riparian Habitat is not increased."

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50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP- ECS (cont.)

RECOMMND

"The Constrained Area: LAPM and Riparian Habitat shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height."

50.EPD. 2 MAP- CONSTRAINT SHEET

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP

FIRE DEPARTMENT

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#46-WATER PLANS

RECOMMND

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

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT PLANS

RECOMMND

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

50.FLOOD RI. 2 MAP LOMR REQUIRED

RECOMMND

The western portion of the site along Briggs Road is impacted by the Zone A floodplain as delineated on Map Number 06065C2060G effective date August 28, 2008 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District will not release the recordation for any residential lot within the map or any phasing map that is impacted by the FEMA mapped floodplain until the Letter of Map Revision (LOMR) is obtained by the District from FEMA. This affects western portion of Phase 2 (Lots 151-176) and all of Phase F (Lots 99-150) as shown on the tentative map. The District intends to enter the LOMR process with the construction of the Line 1/A drainage system improvements

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP LOMR REQUIRED (cont.)

RECOMMND

of the Homeland/Romoland Master Drainage Plan facilities (Line 1/Line A Channel, Juniper Flats and Briggs Road detention basins).

50.FLOOD RI. 3 MAP WRITTEN PERM FOR GRADING

RECOMMND

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

50.FLOOD RI. 4 MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recreation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

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50. PRIOR TO MAP RECORDATION

50.PARKS. 2

MAP - TRAIL MAINTENANCE REGION

RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

50.PARKS. 5

MAP - PARK AND TRAIL CONNECTIV

RECOMMND

Prior to the recordation of the project map, the applicant shall provide connectivity to all open spaces from the Emperor Road trail with appropriate painted equestrian crossings, raised crosswalk signal button, and signage.

50.PARKS. 6

MAP - EMPEROR ROAD TRAIL

RECOMMND

Prior to the recordation of the project map, the applicant shall provide a trail on Emperor Road from McLaughlin Road to "A" Street per County of Riverside Regional Park and Open Space District Parks-3001 along the west side of Emperor Road. Provide painted equestrian crossings on the west side of Emperor Road at the McLaughlin Road and Emperor Road, Meadow Oaks Street and Emperor Road, Pine Needle Road and Emperor Road, "D" Street and Emperor Road. Also provide painted equestrian crossings on the north side of "A" Street at Emperor Road and "A" Street including signage and raised crossing walk signal button.

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - ECS PALEO

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

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50.PLANNING. 1 MAP - ECS PALEO (cont.)

RECOMMND

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection. 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. 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."

50.PLANNING. 2 MAP - ECS ROCKFALL

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential 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. 2300, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated implemented during site grading."

50.PLANNING. 3 MAP - ECS BLASTING

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 requirement of bedrock blasting for construction purposes. 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. 2300, is subject to the

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50.PLANNING. 3 MAP - ECS BLASTING (cont.)

RECOMMND

potential requirement of bedrock blasting for construction purposes. This blasting may present a potential hazard during site grading/construction. Therefore, mitigation of this potential hazard, in the form of acquiring all necessary blasting permits, conforming to appropriate blasting plans and utilization of only experienced and appropriately licensed blasting contractors is required as a matter of grading/construction on this site."

50.PLANNING. 4 MAP - ECS COLLAPSIBLE SOILS

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential hydrocollapse and/or seismically induced settlement. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on the ECS map and as indicated in County Geologic Report (GEO) No. 2300, contain areas of potential hydrocollapse and/or seismically induced settlement. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading."

50.PLANNING. 5 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 6 MAP - FINAL MAP PREPARER

RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 7 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - SURVEYOR CHECK LIST (cont.)

RECOMMND

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 5,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 11 MAP - ANNEX TO PARK DISTRICT

RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Parks and Recreation District.

50.PLANNING. 12 MAP - QUIMBY FEES (1)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - OFFER OF TRAILS

RECOMMND

An offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide trail along A Street shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - TRAIL MAINTENANCE

RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide trail located along A Street. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 16 MAP - ECS SHALL BE PREPARED

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 17 MAP - ECS NOTE RIGHT-TO-FARM

RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos.171-241, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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50.PLANNING. 17 MAP - ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 18 MAP - ECS NOTE ARCHAEOLOGICAL

RECOMMND

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4762 was prepared for this property on January 29, 2014 by BCR Consulting and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 30 MAP - COMPLY WITH ORD 457

RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 31 MAP - AG/DAIRY NOTIFICATION

RECOMMND

The land divider 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 the vicinity of the property and potential impacts resulting

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50.PLANNING. 31 MAP - AG/DAIRY NOTIFICATION (cont.)

RECOMMND

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.

50.PLANNING. 32 MAP - FEE BALANCE

RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 39 MAP - PARK AGENCY REQ

RECOMMND

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

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

50.PLANNING. 40 MAP - COMMON AREA MAINT

RECOMMND

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

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

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50.PLANNING. 40 MAP - COMMON AREA MAINT (cont.)

RECOMMND

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.

50.PLANNING. 41 MAP - CC&R RES PUB COMMON AREA

RECOMMND

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

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

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50. PLANNING. 41 MAP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property 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 the TENTATIVE TRACT MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 41 MAP - CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Briggs Road, McLaughlin Road and "A" Street and so noted on the final map

50.TRANS. 3 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 4 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR28801 and SP00260.

50.TRANS. 5 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction

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50.TRANS. 5 MAP - SOILS 2 (cont.)

RECOMMND

requirements within the road right-of-way.

50.TRANS. 6 MAP- CORNER CUT-BACK I/SUR

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 7 MAP - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 8 MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 9 USE - TUMF CREDIT AGREEMENT

RECOMMND

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

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50.TRANS. 9 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 10 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 11 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Trails along Emperor Road, "A" Street, and McLaughlin Road.
- (2) Streetlights.
- (3) Traffic signals located on (_____)
at intersection of (_____)
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.

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50.TRANS. 11 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 12 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 13 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 14 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 15 MAP - DEDICATION RECOMMND

Meadow Oaks Street (Entry Street) designated PUBLIC ENTRY STREET and shall be improved with 50' full-width AC pavement and 6" concrete curb and gutter within the 76 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/76') (Modified for increased improvements from 44' to 50' AC pavement and increased right-of-way from 74' to 76'.)

NOTE: 1. A 5' sidewalk shall be constructed 5' from the

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50.TRANS. 15

MAP - DEDICATION (cont.)

RECOMMND

curb line within the 13' parkway.

2. A 10' landscaped entry media shall be constructed at the centerline of the street.
3. The nose of median shall be 35' radial from the flow line.

"A" Street (from Briggs Road to Sta. 13+50 "Park Driveway") along project boundary is designated SECONDARY HIGHWAY and shall be improved with 44 foot full-width AC pavement, 6" curb and gutter within a 100' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (44'/100') (Modified for reduced improvement from 64' to 44' AC pavement.)

NOTE: 1. A 5' sidewalk shall be constructed 14' from the right-of-way line (both sides) within 28' parkway.

"A" Street (from Sta. 13+50 "Park Driveway") to "P" Street along project boundary is designated SECONDARY HIGHWAY and shall be improved with 44 foot full-width AC pavement, 6" curb and gutter within a 100' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (44'/100') (Modified for reduced improvement from 64' to 44' AC pavement.)

NOTE: 1. A 5' sidewalk shall be constructed 14' from the right-of-way line (south side) within the 28' parkway.

2. A 12' DG trail with split rail PVC fence shall be constructed 3' from the right-of-way line within the 28' parkway.

3. A 5' concrete sidewalk (on the park side) shall be constructed adjacent to the curb line within the 28' parkway.

Emperor Road (from "A" Street to Sta. 19+00) along project boundary is designated COLLECTOR ROAD and shall be improved with 44 foot full-width AC pavement, 6" curb and gutter within 87' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/87') (Modified for increase right-of-way from 76' to

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50.TRANS. 15

MAP - DEDICATION (cont.) (cont.)

RECOMMND

87'.)

- NOTE: 1. A 5' sidewalk shall be constructed 3' from the right-of-way line (on the west side) within the 15' parkway.
2. A 5' sidewalk shall be constructed adjacent the curb (on the east side, Open Space side) within the 28' parkway.
3. A 12' DG trail with split rail PVC fence shall be constructed 3' from the right-of-way line (on the east side, Open Space side) within the 28' parkway.

Emperor Road (from Sta. 19+00 to Rouse Road) along project boundary is designated COLLECTOR ROAD and shall be improved with 44 foot full-width AC pavement, 6" curb and gutter within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/74')

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line (both sides) within the 15' parkway. All other interior streets ("B" through "O") are designated LOCAL ROAD and shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (36'/56')

NOTE:

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 16

MAP - PART-WIDTH

RECOMMND

Meadow Oaks Street (Mountain Gate Street to Emperor Road), Mount Menifee Street (Mountain Gate Street to Iron Mountain Street), and Mountain Gate Street (Meadow Oaks Street to Mount Menifee Street) along project boundary are designated LOCAL ROAD and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 60'

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50.TRANS. 16

MAP - PART-WIDTH (cont.)

RECOMMND

full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461.

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

"P" Street along project boundary is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement, (18' on the north side and 14' on the south side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on the north side), within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461.

NOTE: A 5' sidewalk (on the north side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

Emperor Road (from Rouse Road to Meadow Oaks Street) along project boundary is designated COLLECTOR ROAD and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway.

50.TRANS. 17

MAP - EXISTING MAINTAINED

RECOMMND

Briggs Road (from McLaughlin Road to "A" Street) along project boundary is a paved County maintained road designated MAJOR HIGHWAY and shall be improved with 8" concrete curb and gutter located 38 foot from the centerline and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

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50.TRANS. 17

MAP - EXISTING MAINTAINED (cont.)

RECOMMND

Briggs Road (from "A" Street to Matthews Road) along project boundary is a paved County maintained road designated MAJOR HIGHWAY and shall be improved with 34' full-width AC pavement (17' each side of the new construction centerline and 6' sidewalk (on the east side), within the dedicated right-of-way as shown on the Amended Exhibit No. 1, page 5 of 5, dated 11/27/2013 and as determined by the Director of Transportation. (Modified for reduced improvement and location and width of sidewalk.)

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb within the parkway.
2. Briggs Road shall be realigned as shown on Amended Exhibit No. 1, pages (4 of 5) and (5 of 5), dated 11/27/2013 and as determined by the Director of Transportation.

McLaughlin Road along project boundary is a paved County maintained road designated SECONDARY HIGHWAY and shall be improved with 6" concrete curb and gutter located 32 foot from the centerline and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (Modified for increased right-of-way from 50' to 60'.)

- Note: 1. A 5' concrete sidewalk (project side) shall be constructed adjacent to the curb within the 28' parkway.
2. A 12' DG trail with split rail PVC fence shall be constructed 3' from the right-of-way line (project side) within the 28' parkway.

Matthews Road along project boundary is a paved County maintained road designated LOCAL ROAD and shall be improved with 32' AC pavement (16' each side of the centerline), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "A". (32'/60') (Modified for no sidewalk.)

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50.TRANS. 18

MAP - LANDSCAPING/TRAILS

RECOMMND

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Briggs Road, McLaughlin Road, Meadow Oaks (entry street), "A" Street, and Emperor Road and trails shall be improved along "A" Street, McLaughlin Road and Emperor Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 19

MAP - TS/DESIGN

RECOMMND

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

Signals not eligible for fee credit:

Briggs Road (NS) at Pinacate Road (SR-74) (EW)
(modification for geometric improvements)

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.

50.TRANS. 20

MAP - TS/GEOMETRICS

RECOMMND

The intersection of Briggs Road (NS) at Pinacate Road (SR-74) (EW) shall be improved to provide the following geometrics:

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50.TRANS. 20

MAP - TS/GEOMETRICS (cont.)

RECOMMND

Northbound: one left-turn lane, one shared
left-turn/through lane, one right-turn lane
Southbound: one left-turn lane, one shared
through/right-turn lane
Eastbound: one left-turn lane, two through lanes, one
right-turn lane
Westbound: one left-turn lane, one through lane, one
shared through/right-turn lane
NOTE: Split phase signal timing is required. Eastbound
right-turn overlap phase is required.

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

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

or as approved by the Transportation Department.

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

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

50.TRANS. 21

USE-LANDSCAPE COMMON AREA (LS)

RECOMMND

Prior to map recordation, the developer/permit holder shall
submit Covenants, Conditions, and Restrictions (CC&R) to
the Riverside County Counsel for review along with the
required fees set forth by the Riverside County Fee
Schedule.

For purposes of landscaping and maintenance, the following
minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance
organization shall be established for proper management
of the water efficient landscape and irrigation systems.

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50.TRANS. 21 USE-LANDSCAPE COMMON AREA (LS) (cont.) RECOMMND

Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department.

50.TRANS. 22 MAP - WQMP REQMT ON ECS/MAP RECOMMND

A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 23 MAP - SUBMIT WQMP AND PLANS RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation.

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50.TRANS. 23 MAP - SUBMIT WQMP AND PLANS (cont.) RECOMMND

All submittals shall be date stamped by a registered engineer.

50.TRANS. 24 MAP - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR (cont.) RECOMMND

where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 EPD- FENCING PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a fencing and signage plan for the protection of all biologically sensitive areas. The plan shall provide designs for both temporary and permanent fencing. The areas mapped as "Open Space LAMP and Riparian Conservation." on TR36430 Amd. No.1, dated 4/23/14, shall be temporarily fenced during construction and permanently fenced for protection at the conclusions of construction. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its

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60.EPD. 1 EPD- FENCING PLAN (cont.)

RECOMMND

shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 2 EPD- TEMPORARY FENCING

RECOMMND

Prior to the issuance of a grading permit, the areas mapped as "Open Space LAMP and Riparian Conservation." on TR36430 Amd. No.1, dated 4/23/14, shall be temporarily fenced for protection during grading activities, according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area.

The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

60.EPD. 3 EPD- MONITORING

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must

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60.EPD. 3 EPD- MONITORING (cont.)

RECOMMND

maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

MET

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT PLANS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP CONSTRUCTION OF LINE A/1

RECOMMND

The District will not allow the issuance of grading permits for Lots 99-150 (all Phase F) and Lots 151-176 (the western portion of Phase 2) until the construction of the Line 1/A drainage system improvements of the Homeland/Romoland Master Drainage Plan facilities (Line 1/Line A Channel, Juniper Flats and Briggs Road detention basins) has been deemed substantially complete. Occupancy will not be granted for these lots until the Letter of Map Revision (LOMR) is obtained by the District from FEMA.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP COORDINATE DRAINAGE SYS

RECOMMND

The development of this property shall be coordinated with the adjacent development(s) to design and implement a drainage plan that safely collects and conveys stormwater runoff to an adequate outlet without diverting from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owner for the release of concentrated or diverted storm flows.

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the tract will be constructed in phases, each phase shall be protected from the 1 in 100 year tributary storm flows. The District will not release occupancy permits or the recordation for any residential lot within the map or any phasing map that is impacted by the FEMA mapped floodplain until the Letter of Map Revision (LOMR) is obtained by the District from FEMA.

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract Map 36430 is located within the limits of the Salt Creek Channel Area Drainage Plan (Winchester/North Hemet portion) for which drainage fees have been adopted.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES (cont.)

RECOMMND

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPRV REGION

RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

60.PLANNING. 6 MAP - TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot number 346, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 10 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - HILLSIDE DEV. STANDARDS (cont.) RECOMMND

combined with irrigation.

60.PLANNING. 11 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 15 MAP- AGENCY CLEARANCE VALY WDE RECOMMND

A clearance letter from Valley Wide Recreation and Parks District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 12/20/13, summarized as follows:

Provide adequate turning radius for maintenance vehicular access at the park/basin transition at the north/west end of the ball field.

Provide three wet signed bond copies.

Attend prejob conference prior to construction.

60.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be

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60.PLANNING. 20 MAP - FEE BALANCE (cont.)

RECOMMND

paid by the applicant/developer.

60.PLANNING. 21 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 25 MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 27 MAP - ARCAEO M/M PROGRAM

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - ARCAEO M/M PROGRAM (cont.)

RECOMMND

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

60.PLANNING. 28 MAP - PALEO M/M CONDITION

RECOMMND

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.

60.PLANNING. 29 MAP - SKR FEE CONDITION

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 179.7 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 the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 MAP-IMP CREDIT/REIMBURSEMENT

RECOMMND

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

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

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

60.TRANS. 2 MAP - CREDIT/REIMBURSEMENT

RECOMMND

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

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

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

60.TRANS. 3 MAP - WQMP AND GRADING PLANS

RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

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70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1

MAP - TRAIL GRADE

RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2

MAP - TRAIL GRADE INSPECTION

RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1

MAP - PALEO MONITORING REPORT

RECOMMND

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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

EPD DEPARTMENT

80.EPD. 1 MAP- PERMANENT FENCING

RECOMMND

Prior to the issuance of a building permit, the areas mapped as "Open Space LAPM and Riparian Conservation." on

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP- PERMANENT FENCING (cont.) RECOMMND

TR36430 Amd. No.1, dated 4/23/14, shall be permanently fenced for protection according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 2 MAP- MONITORING REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

FIRE DEPARTMENT

80.FIRE. 1 MAP FIRE SPRINKLER SYSTEM RECOMMND

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL DWELLINGS PER NFPA 13D, 2013 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES

RECOMMND

Tract Map 36430 is located within the limits of the Salt Creek Channel Area Drainage Plan (Winchester/North Hemet portion) for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN

RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY

RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP - SCHOOL MITIGATION

RECOMMND

The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the SPECIFIC PLAN.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front

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80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, the SPECIFIC PLAN, EXHIBIT W and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

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80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted, except along the school lot. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. Corner lots shall be constructed with wrap-around decorative block wall returns.

G. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

H. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19

MAP - SCHOOL MITIGATION PUHSD

RECOMMND

PRIOR TO BUILDING PERMITS, impacts to the Perris Union High School District (PUHSD) shall be mitigated in accordance with state law.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Trails along Emperor Road, "A" Street, and McLaughlin Road.
- (2) Streetlights.
- (3) Traffic signals located on (_____)
at intersection of (_____)
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

80.TRANS. 2

USE - LANDSCAPE PLAN SUBMITTAL

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;

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80.TRANS. 2

USE - LANDSCAPE PLAN SUBMITTAL (cont.)

RECOMMND

- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the project is located within a special district such as Valley-Wide Recreation and Park District the developer/permit holder shall submit plans for review to the special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject district has approved said plans.

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 3

USE - LANDSCAPE SECURITY (LS)

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LANDSCAPE SECURITY (LS) (cont.)

RECOMMND

plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Section. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department who will then provide the developer/permit holder with the required forms. The required forms shall be completed and submitted to the Transportation Department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the one-year post-establishment inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 4 USE-LNDSCP PROJ-SPECIFIC COA

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. All numbered lots that are not residential shall receive rough grading inspection.

80.TRANS. 5 MAP - IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 MAP - ESTABLISH MAINT ENTITY

RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 8 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the onsite drainage system for operation and maintenance. The percentage calculation excludes the lots in the FEMA mapped floodplain that require the Letter of Map Revision (LOMR) - Lots 99-150 (all Phase F) and Lots 151-176 (the western portion of Phase 2).

90.FLOOD RI. 4 MAP LOMR REQUIRED RECOMMND

The District will not release occupancy permits for any residential lot within the map or any phasing map that is impacted by the FEMA mapped floodplain until the Letter of Map Revision (LOMR) is obtained by the District from FEMA.

The District intends to enter the LOMR process with the construction of the Line 1/A drainage system improvements of the Homeland/Romoland Master Drainage Plan facilities (Line 1/Line A Channel, Juniper Flats and Briggs Road detention basins).

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 200 occupancy permit or Phase I, whichever occurs first, the applicant shall complete

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90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL (cont.) RECOMMND

construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 200 occupancy permit or Phase I, whichever occurs first, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department'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.

90.PLANNING. 2 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 4 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Park District.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.)

RECOMMND

completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.) (cont.) RECOMMND

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 5 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Briggs Road, McLaughlin Road, Meadow Oaks (entry street), "A" Street, and Emperor Road, and trails shall be constructed along "A" Street, McLaughlin Road and Emperor Road.

90.TRANS. 6 MAP - TS/INSTALLATION RECOMMND

Prior to the 51st occupancy permit issuance the project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Briggs Road (NS) at Pinacate Road (SR-74) (EW)
(modification)

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.

90.TRANS. 7 USE-LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE-LNDSCP INSPECTION DEPOSIT (cont.)

RECOMMND

Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 USE-LANDSCAPE INSPECTION RQMT

RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) and shall arrange for an Installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the Installation inspection, the applicant will arrange for an 1-year Installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's 80.TRANS.3 condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS.7 condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the Installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 9 USE-COMPLY WITH LNDSCP/IRRGTN

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE-COMPLY WITH LNDSCP/IRRGTN (cont.) RECOMMND

condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 10 MAP - BMP EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 11 MAP - BMP MAINT AND INSPECTION RECOMMND

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

-OR

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

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 20 Park Plans

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,260th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 20. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

PA 20 is currently owned by EDA and EDA will be the lead agency on preparing the plans.

100.PLANNING. 2 SP - PA 20 Park Construction

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,435th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

PA 20 is currently owned by EDA and park construction will be coordinated through EDA.

100.PLANNING. 3 SP - PA 10 Park Plans

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,000th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 10. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 10 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans,

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Riverside County LMS
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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PA 10 Park Plans (cont.) INEFFECT

descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA 10 Park Construction INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,200th building permit within the SPECIFIC PLAN, the park designated as Planning Area 10 shall be constructed and fully operable.

TRANS DEPARTMENT

100.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

Prior to the issuance of the 51st occupancy permit the project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
Briggs Road (NS) at Pinacate Road (SR-74) (EW)
(modification)

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.

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: May 31, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Fire-Strategic Planning Bureau
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R. Dyo
P.D. Comm. Facilities Section-M. Mehta
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor-Bob Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
City of Menifee

Romoland Unified School Dist.
Perris Union High School Dist.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
RWQCB-Santa Ana
Air Quality Mgmt. Dist.-South Coast
Eastern Information Center (UCR)
US Postal Service (San Bernardino)

CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430 – EA42516 – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan (SP No. 260 (Menifee North) – Planning Areas 34, 38, 39, 40 and portion of 36) - **REQUEST: The Change of Zone proposes to define the boundary's of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 392 residential lots, 1 park, 1 school site, and community trail. – APNs: 459-030-010, 461-020-004, 461-020-006 – Related Cases: SP00260**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 21, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at **MSTRAITE@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



June 19, 2012

TO: Matt Straite, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Tentative Tract Map No. 36430 & Change of Zone No. 7780

A noise study is required to address requirements for determining traffic noise impacts to exterior of the lots and to the interior of the future residences. A noise study will be required for the tentative tract map.

Noise standards to be addressed:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard for highways and major roads shall be used for determining the maximum future noise level," or, in the case of freeways and airports, the estimated conditions 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn/CNEL.
3. The exterior noise level shall not exceed 65 Ldn/CNEL.
4. Required Noise Prediction Model - Traffic Noise: FHWA RD 77-108 Highway.
5. Average daily traffic (ADT) design capacity of 27,300 assumed for Briggs Road when it is built out (the County General Plan classifies Briggs Road as a "Major" roadway) quoted from the "Harvest Valley/Winchester Area Plan Circulation, Figure 6, dated 10/07/03".
6. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above).
7. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Please contact Steve Hinde if you have any questions.



June 21, 2012

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**Director of The
Metropolitan Water
District of So. Calif.**
Randy A. Record

**Board Secretary and
Assistant to the
General Manager**
Rosemarie V. Howard

Legal Counsel

Redwine and Sherrill

Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Re. Response to Initial Case Submittal
CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430
Specific Plan 260 (Menifee North)

Dear Colleague;

In order to receive water, sewer or recycled water service(s) from Eastern Municipal Water District (EMWD), the following information will be helpful to the project proponent:

EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up a this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (POS) will need to be developed by the developer's engineer, and reviewed/approved by EMWD, prior to submitting improvement plans for Plan Check. The POS process will provide the following:

- 1- Technical evaluation of the project's preliminary design
- 2- Defined facility requirements, i.e. approved POS
- 3- Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Marcun El-Hage
Senior Civil Engineer
New Business Development Department
(951) 928-3777 x4468 – el-nagem@emwd.org

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet: www.emwd.org



June 21, 2012

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Matt Straite, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

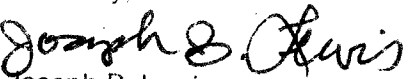
**SUBJECT: Response to Initial Case Transmittal
Change of Zone No. 7780 and Tentative Tract map No. 36430
Specific Plan 260 (Menifee North)**

Dear Mr. Straite:

Thank you for the opportunity to review the Initial Case Transmittal for the above referenced project. Eastern Municipal Water District (EMWD) offers the following comments.

The subject project requires water, sewer, and recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan Of Service, which must be initiated by the project proponent. To that end, EMWD requires dialog with the project proponent, to develop the EMWD Plan Of Service, as clarified in the attached letter.

Again, EMWD appreciates the opportunity to comment on this project. Please forward any proposed actions the attention of Helen Stratton at the mailing address shown on page one. If you have questions concerning these comments, please feel free to contact Helen Stratton at 951 928-3777, Ext. 4545, or Maroun El-Hage at Ext. 4468.

Sincerely,

Joseph B. Lewis
Director of Engineering Services

JBL:hs
Cc: Eli Rodriguez
Encls.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 25, 2012

Matt Straite, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tract Map (TR) No. 36430

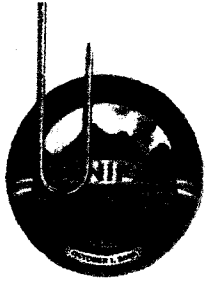
Proposal: The TR proposes to divide 180 acres into 392 residential lots, one park and one school site

APNs: 459-030-010; 461-020-004;-006

Dear Mr. Straite:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Chambers Avenue, south of McLaughlin Road, and east of Briggs Road, in the Harvest Valley/Winchester Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for the construction of the school**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection of the school**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit for each phase**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.



John V. Denver
Mayor

Thomas Fuhrman
Mayor Pro Tem

Vallace W. Edgerton
Councilmember

Darcy Kuenzi
Councilmember

Sue Kristjansson
Councilmember

September 18, 2012

Mr. Matt Straite, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
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ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Change of Zone No. 7780 and Tentative Tract Map No. 36430

Mr. Straite:

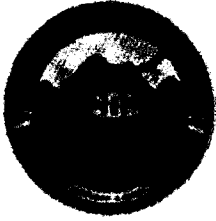
The City appreciates the opportunity to comment on Change of Zone No. 7780 and Tentative Tract Map No. 36430 located within Specific Plan No. 260 (Menifee North) Planning Areas 34, 36, 38, 39, and 40. The City is simultaneously processing its own Specific Plan No. 260, Amendment No. 3 to make the following changes to the Specific Plan (Amendment No. 2) as adopted by the County:

1. Planning Area 11 would change from Business Park to "High Density Residential" with a maximum density of 24 dwelling units per acre.
2. Planning Area 13 would change from Commercial and Business Park to "Commercial/Retail & Multi-Family Residential".

The City is concerned with the post-entitlement processing of individual projects (e.g., Tract Maps) within the Specific Plan area. In particular, the City would like to discuss with the County how specific conditions of approval would be satisfied when two separate entities are responsible for approving separate post-entitlement permits. Park plans and park construction within the Specific Plan area are triggered prior to issuance of building permits at specific building permit numbers. The City is requesting a meeting with the County to discuss how post-entitlement permits will be tracked such that conditions (e.g., parks plan approvals and park construction) are met.

The proposed project will generate impacts related to construction truck hauling. If construction routes are proposed within the City of Menifee, impacts to the City should be analyzed in the environmental documentation. It should be noted that the City of Menifee may adopt truck routes in the future which may channel truck traffic onto specific roadways not identified in the existing environmental documentation. The City recommends the following conditions of approval for the proposed project:

1. An encroachment permit shall be required for all offsite improvements constructed within the City of Menifee.



Memorandum

DATE: September 14, 2012
TO: Ryan Fowler, Associate Planner
FROM: Dave Ross, ^{Dt}Principal Engineer Assistant
SUBJECT: Change of Zone No. 7780 and Tr. 36430 – Riverside County

We are in receipt of the above said project and offer the following preliminary comments.

1. Provide left turn pockets at all intersection along Briggs Road.
2. Submit Traffic and Drainage Reports.
3. Submit conceptual striping plan for Briggs Road @ Matthews Road.
4. Construct full Street Improvement on Briggs Road adjacent to offsite grading utilizing combination of retaining walls and minimum 3:1 slope to avoid excesses grading. The property owner must review and approve this concept.
5. Construct Signal @ Briggs Road and McLaughlin Road.
6. Construct an additional 12' lane and a 5' shoulder along the west side of Briggs Road.

Please note once we receive the requested information, the final comments will be submitted to your office.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set 1D# C0006365

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISION MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36430

DATE SUBMITTED: 5/23/12

APPLICATION INFORMATION

Applicant's Name: Strata Equity Group, LLC

E-Mail: erlcf@strataequity.com

Mailing Address: 4370 La Jolla Village Drive Suite 960

San Diego

Street
CA 92122

City

State

ZIP

Daytime Phone No: (858) 546-0900 ext. 243

Fax No: (858) 546-8725

Engineer/Representative's Name: Albert A. Webb Associates

E-Mail: lin.mccaffrey@webbassoc

Mailing Address: 3788 McCray Street

LW McCAFFREY

ates.com

Riverside

Street
CA 92506

City

State

ZIP

Daytime Phone No: (951) 686-1070

Fax No: (951) 788-1256

Property Owner's Name: Strata Mountain Gate LLC

E-Mail: erlcf@strataequity.com

Mailing Address: 4370 La Jolla Village Drive Suite 960

San Diego

Street
CA 92122

City

State

ZIP

Daytime Phone No: (858) 546-0900 ext. 243

Fax No: (858) 546-8725

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office - 4060 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 Fax (951) 955-1811

Desert Office - 38666 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 Fax (760) 863-7555

Form 295-1011 (11/27/10)

Planning Our Future Preserving Our Past

C20778D
EA42516
CF605891

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Eric Flodine

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.


David Michan

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Mark Cheeseman

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 459-030-010, 461-020-004 AND 006

Section: 18 AND 19

Township: 5S

Range: 2W

Approximate Gross Acreage: 180 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Chambers Avenue, South of McLaughlin Road, East of Briggs Road, West of Emperor Road

Thomas Brothers map, edition year, page number, and coordinates: 2011, Pg 838 J2,J3 J4, Pg 839 A3,A4

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Divide approximately 180 acres into 392 residential lots, 8 open spaces, 1 school site, ~~8 open spaces~~, 1 trails, and 1 park site. This project was formerly Tract 28801. The project is located with Planning Areas 34, 38, 39, 40, and a portion of 36 of the Menifee North Specific Plan No. 260.

403 lots total

Related cases filed in conjunction with this request:

Change of Zone

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). Tract 28801, CFG01443, SP 260 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 37365 E.I.R. No. (if applicable): 329

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 250,000 cy

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straide, certify that on May 22, 2014
the attached property owners list was prepared by Matt Straide
APN(s) or case numbers TR 36430
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Matt Straide

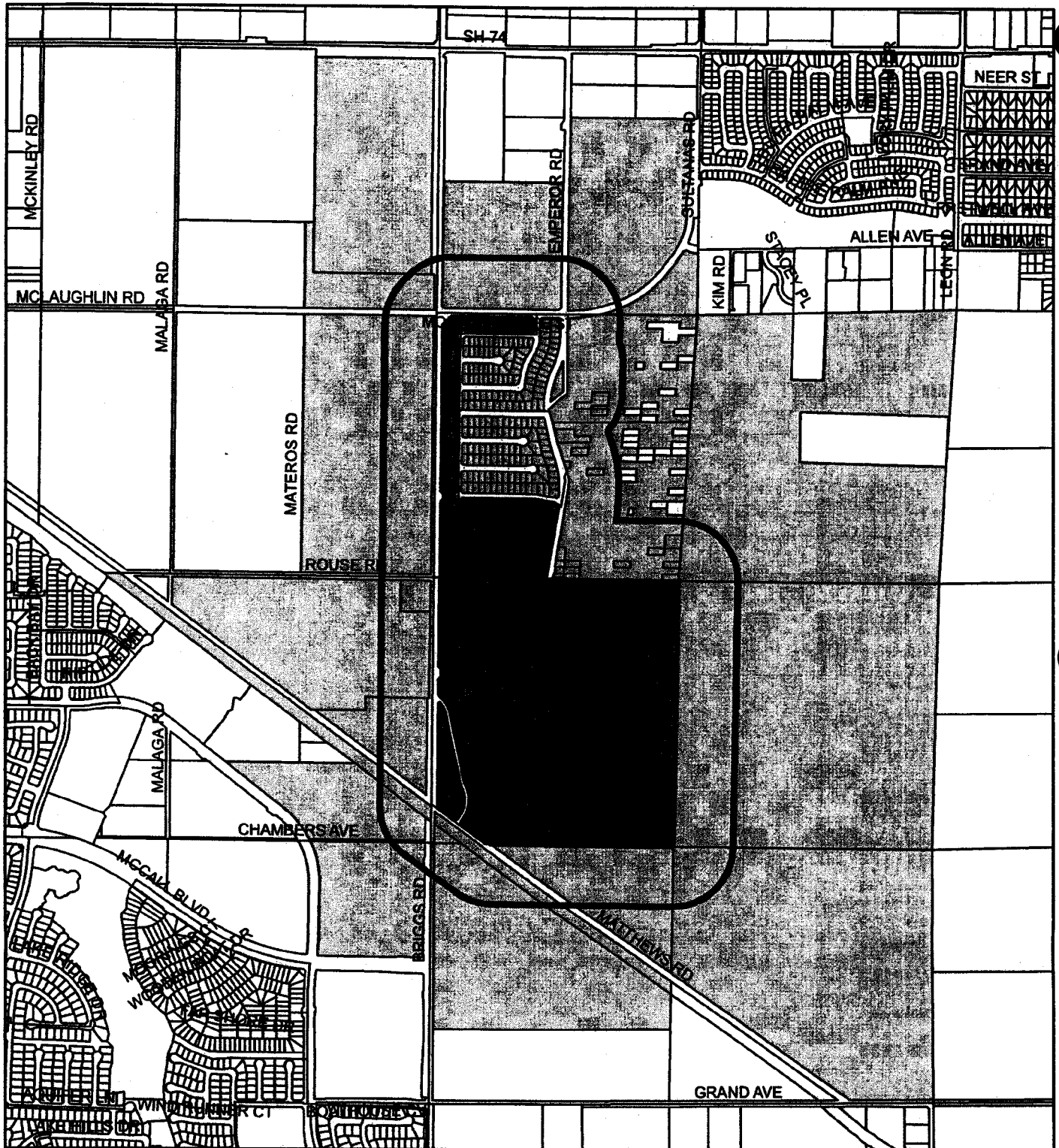
TITLE: Planner

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

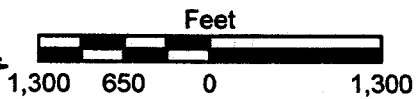
TELEPHONE: 9558621

checked by
matt
exp 11/22/14

TR36430 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 5/22/2014

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

City of Menifee
Att: Ryan Fowler
29714 Haun Road Menifee
Menifee, CA 92586

Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Perris Union High School District
155 E. 4th St.
Perris, CA 92570-2124

Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Romoland School District
25900 Leon Rd.
Homeland, CA 92548

Sheriff's Department
82-695 Dr. Carreon Blvd.
Indio, CA 92201-6907

South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Strata Equity Group LLC
4370 La Jolla Village Drive
Suite 960
San Diego CA 92122

Albert A Webb Associates
Att: Lin McCaffrey
3788 McCray Street
Riverside CA 92506

~~Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626~~

~~Black Emerald LLC
91711 82nd Ave
Thermal CA 92274~~

~~Innovative Land Concepts Inc.
Paul Quill
51245 Avenida Rubio
La Quinta CA 92253~~

~~Impact Sciences
Joe Gibson
803 Camarillo Springs Road
Camarillo CA 93012~~

3 M PROPERTY INV CO
1515 LOWER PASEO LA CREST
PLS VRDS EST, CA. 90274

STEPHANIE K AKER
30083 DIAMOND RIDGE CT
ROMOLAND, CA. 92585

LIA M ANDREWS
30088 HARDROCK DR
ROMOLAND, CA. 92585

ANDREW J ARAGON
30168 HARDROCK DR
ROMOLAND, CA. 92585

JOSE LUIS ARELLANO
30148 HARDROCK DR
ROMOLAND, CA. 92585

MATTHEW A BEARD
30101 MOUNT MENIFEE ST
ROMOLAND, CA. 92585

BERMACO
C/O HAZEL CUMMINS
6927 MAGNOLIA AVE
RIVERSIDE, CA. 92506

MARJORIE LETITIA BERRY
C/O CHERYL POTTER
HCR NO 2 8016
ANZA, CA. 92539

JULIE ANN BOERSMA
25020 CALIFORNIA AVE
HEMET, CA. 92545

VINCENT J BOVINO
5614 BRIDLE GLEN ST
AGOURA HILLS, CA. 91301

D BRIMLOW
1820 NW CARTY RD
RIDGEFIELD, WA. 98642

DANIEL BRIMLOW
1820 NW CARTY RD
RIDGEFIELD, WA. 98642

DANIEL R BRIMLOW
1820 NW CARTY RD
RIDGEFIELD, WA. 98642

DERRICK F BROWN
34298 NORTHHAVEN DR
WINCHESTER, CA. 92596

ADAM BURKHART
30106 MEADOW OAKS ST
ROMOLAND, CA. 92585

CHRISTY N BURNETT
4551 SLEEPING INDIAN TR
FALLBROOK, CA. 92028

CALHOON GALE ROBERT & DIANNIA LYNN TRUST
C/O GALE R CALHOON
23220 MINERS RD
PERRIS, CA. 92570

JAMES W CHECCO
30096 DIAMOND RIDGE CT
MENIFEE, CA. 92585

COLFIN AI CA 4
P O BOX 70
SAN LUIS REY, CA. 92068

COLFIN AI CA 4
C/O APRIL TADURAN
27372 CALLE ARROYO
SAN JUAN CAPO, CA. 92675

JAIME TRINIDAD CORTES
C/O WENDY PADILLA CORTES
30103 DIAMOND RIDGE CT
ROMOLAND, CA. 92585

RENEE CRAIG
30145 HARDROCK DR
MENIFEE, CA. 92585

EFREN M CRUZ
30125 HARDROCK DR
ROMOLAND, CA. 92585

NICOLAS DELEON
30158 HARDROCK DR
ROMOLAND, CA. 92585

JORGE DURAN
30063 DIAMOND RIDGE CT
ROMOLAND, CA. 92585

SALAH ELGINDY
30068 HARDROCK DR
MENIFEE, CA. 92585

GARY G FAULKNER
26572 IRON MOUNTAIN ST
ROMOLAND, CA. 92585

FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY, CA. 93063

FEDERAL NATL MORTGAGE ASSN
C/O SETERUS
14523 SW MILLIKAN STE 200
BEAVERTON, OR. 97005

RENE P GALLARDO
30095 HARDROCK DR
ROMOLAND, CA. 92585

JOSE C GARCIA
30128 HARDROCK DR
ROMOLAND, CA. 92585

KARI GARCIA
30066 MEADOW OAKS ST
MENIFEE, CA. 92584

RENE C GARCIA
P O BOX 39072
DOWNEY, CA. 90239

MARGIE JONES GIFFORD
24438 EUCALYPTUS AVE
MORENO VALLEY, CA. 92553

LEONOR GUERRERO
30078 HARD ROCK DR
SUN CITY, CA. 92585

JAMES C HAUSER
1420 EAST GREENE ST
CARLSBAD, NM. 88220

PAUL EDWARDS HENDRICKS
26562 IRON MOUNTAIN ST
ROMOLAND, CA. 92585

FELIPE HERNANDEZ
30071 MOUNT MENIFEE ST
ROMOLAND, CA. 92585

DAYNA HERRON
30115 HARDROCK DR
MENIFEE, CA. 92585

LEOPOLDO B HUERTA
30175 HARDROCK DR
ROMOLAND, CA. 92585

MICHAEL JAY ESPERIDIO ISMAEL
30126 DIAMOND RIDGE CT
MENIFEE, CA. 92585

SHELDON K JACKSON
3219 MURRY RIDGE RD
SAN DIEGO, CA. 92123

CHERYL Y JAMES
30146 MEADOW OAKS ST
MENIFEE, CA. 92585

BRYAN D JONES
30146 DIAMOND RIDGE CT
ROMOLAND, CA. 92585

CHRISTOFFER A JONES
30113 DIAMOND RIDGE CT
ROMOLAND, CA. 92585

MARY JO KANE
30186 MEADOW OAKS ST
ROMOLAND, CA. 92585

DAVID KIRK
30155 HARDROCK DR
ROMOLAND, CA. 92585

ROSAMARIA LUTTRULL
30065 HARDROCK DR
MENIFEE, CA. 92585

DANIEL LYNN
30166 MEADOW OAKS ST
MENIFEE, CA. 92585

DAVID MARSH
SAM
30108 HARDROCK DR
ROMOLAND, CA. 92585

DARLENE MASCARENAS
30143 DIAMOND RIDGE CT
MENIFEE VALLEY, CA. 92585

MATTHEWS RANCH
1110 E CHAPMAN STE 206
ORANGE, CA. 92866

PHILIP A MCCORMICK
819 ROBINHOOD LN
REDLANDS, CA. 92373

MENIFEE DEV
255 E RINCON ST STE 200
CORONA, CA. 92879

RICARDO MERCADO
30106 DIAMOND RIDGE CT
ROMOLAND, CA. 92585

CALEB L MEYER
30131 MOUNT MENIFEE ST
MENIFEE, CA. 92585

ROBERT W MICHAELSON
30156 MEADOW OAKS ST
ROMOLAND, CA. 92585

JOSEPH HOWARD MILLER
30086 MEADOW OAKS ST
ROMOLAND, CA. 92585

MINOR RANCH
C/O BROOKFIELD CALIF LAND HOLDINGS
1522 BROOKHOLLOW DR STE 1
SANTA ANA, CA. 92705

MARIO MOLINA
30136 MEADOW OAKS ST
MENIFEE, CA. 92585

KRISTA D MOOMEY
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MENIFEE, CA. 92585

DONALD S MORGAN
26542 IRON MOUNTAIN ST
ROMOLAND, CA. 92585

PRASHANT K MUKERJEE
35673 COUNTRY PARK DR
WILDOMAR, CA. 92595

ALEX NGUYEN
30138 HARDROCK DR
MENIFEE, CA. 92585

JACK E NOLEN
17595 GARRISON RD
COTTONWOOD, CA. 96022

MEGHAN OCONNOR
30116 MEADOW OAKS ST
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RAYALLEN DEAN PARR
29779 KENTFIELD DR
MENIFEE, CA. 92584

PERRIS UNION HIGH SCHOOL DIST
155 E 4TH ST
PERRIS, CA. 92570

PROPERTY RESOURCES
C/O GREYSTONE HOLDING TRUST
5126 OCEAN VIEW BLV
LA CANADA, CA. 91011

DONACIANO RAMIREZ
30123 DIAMOND RIDGE CT
ROMOLAND, CA. 92585

RICARDO RANGEL
30135 HARDROCK DR
ROMOLAND, CA. 92585

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O EXEC DIR
1157 SPRUCE ST
RIVERSIDE, CA. 92507

MAN BOCK RHEE
20684 IRIS CANYON RD
RIVERSIDE, CA. 92508

RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE, CA. 92501

RIVERSIDE COUNTY TRANSPORTATION COMMISSION
PO BOX 12008
RIVERSIDE, CA. 92502

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MENIFEE, CA. 92585

RUBEL ENTERPRISES
P O BOX 48143
LOS ANGELES, CA. 90048

NARCISO SALDIVAR
30151 MOUNT MENIFEE ST
MENIFEE, CA. 92585

JASON G SARAGOSA
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SUN CITY, CA. 92584

PATRICIA SCHOENING
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SUN CITY, CA. 92585

GERHARD L SCHULTZ
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YORBA LINDA, CA. 92886

RANDOLPH SCOTT
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TEMECULA, CA. 92589

DANIEL JAMES SCROGGINS
30118 HARDROCK DR
ROMOLAND, CA. 92585

SFR INV SOCIAL H
C/O CITIVEST INC
4340 VON KARMAN STE 110
NEWPORT BEACH, CA. 92660

SFR INVESTMENTS SOCAL N
4340 VON KARMAN AVE NO 110
NEWPORT BEACH, CA. 92660

STONE STAR RIVERSIDE
12671 HIGH BLUFF DR NO 150
SAN DIEGO, CA. 92130

STRATA MOUNTAIN GATE
C/O STRATA EQUITY FUND
4370 LA JOLLA DR STE 960
SAN DIEGO, CA. 92122

DENISE E TESSALONE
1238 S GERTRUDE AVE
REDONDO BEACH, CA. 90277

V47 A
C/O ROBERT PHILLIPS JR
915 CAMINO DEL MAR NO 250
DEL MAR, CA. 92014

ROMAN VASQUEZ
30185 HARDROCK DR
ROMOLAND, CA. 92585

CINTHYA KATY VILLARREAL
30096 MEADOW OAKS ST
ROMOLAND, CA. 92585

LYNN E WATSON
5926 E CALLE SILVOSA
TUCSON, AZ. 85711

JENNIFER D WENTZ
30126 MEADOW OAKS ST
ROMOLAND, CA. 92585

TODD ANTHONY WILSON
30176 MEADOW OAKS ST
ROMOLAND, CA. 92585

ROGER WOODWARD
30075 HARDROCK DR
ROMOLAND, CA. 92585

TERRILL A WRIGHT
26552 IRON MOUNTAIN ST
ROMOLAND, CA. 92585



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 29, 2014

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4786

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Monday, November 3, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, October 29, 2014 8:45 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4786

Received for publication on Nov. 3. Proof with cost to follow.

Thank You!
Legal Advertising



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, October 29, 2014 8:14 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4786

One more...Adoption of Ordinance for publication on Monday, Nov. 3, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

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

(INSERT ORD. NO. 348.4786 AND MAP HERE)

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 28, 2014**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Stone and Ashley
NAYS: None
ABSENT: Benoit

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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ORDINANCE NO. 348.4786

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Homeland / Winchester Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2363, Change of Zone Case No. 7780" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

~~BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA~~

By: _____
~~Chairman, Board of Supervisors~~

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By: _____

(SEAL)

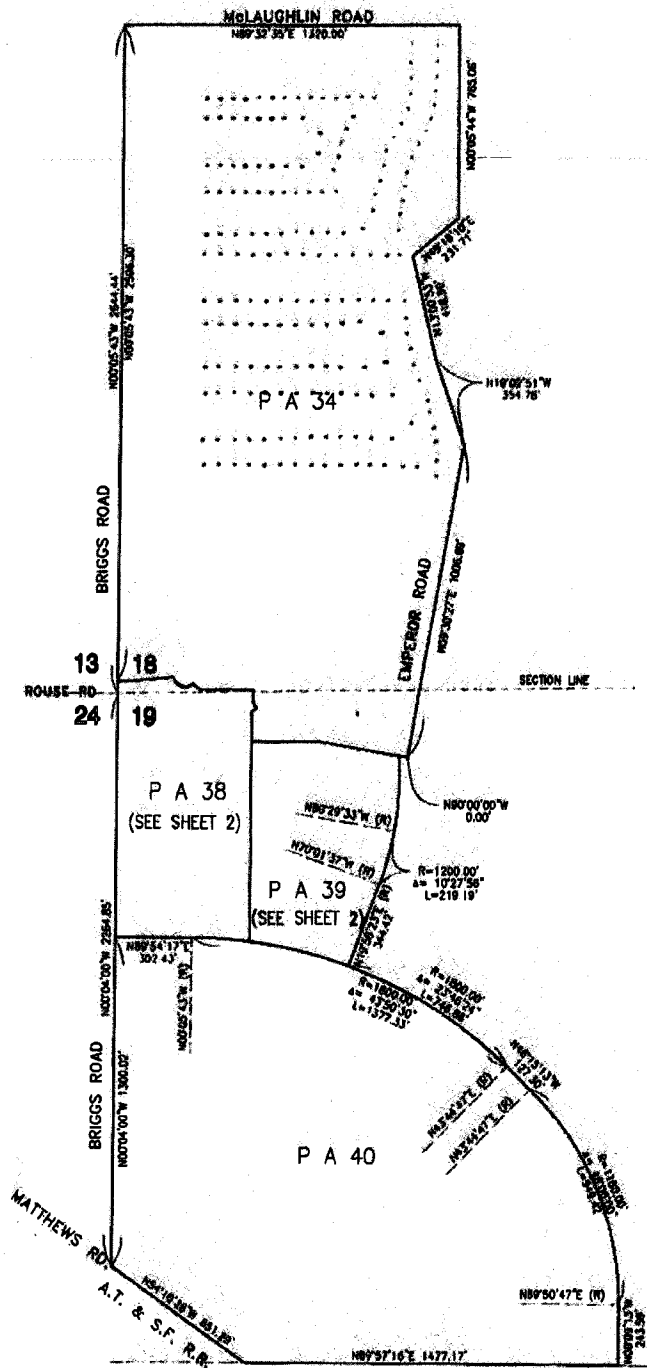
APPROVED AS TO FORM
October 6, 2014

By: *Michelle Clack*
MICHELLE CLACK
Deputy County Counsel

MPJ:sk
9/4/14

HOMELAND AND WINCHESTER AREA
 SEC 18 & 19, T 5 S, R 2 W S.B.B & M.

SHEET 1 OF 2



ASSESSOR PARCEL NUMBER LIST:

459-310-001 THROUGH 053 INCLUSIVE
459-311-001 THROUGH 048 INCLUSIVE
459-320-001 THROUGH 091 INCLUSIVE

LEGEND

SP ZONE SPECIFIC PLAN (SP 260)

MAP NO. 2.2363

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07780
 ADOPTED BY ORDINANCE NO. 348.4786

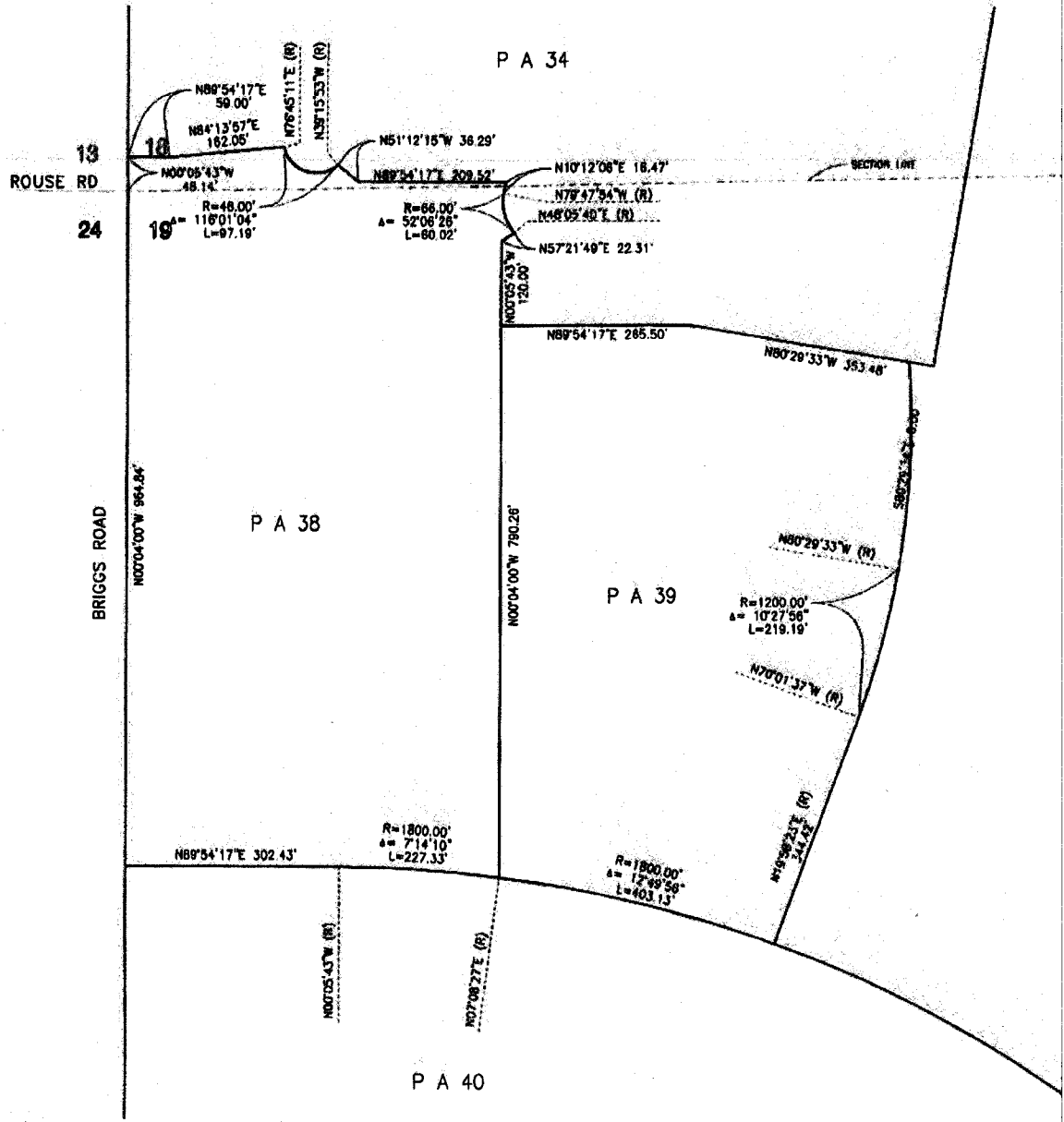
ADOPTION DATE:
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NUMBER: 459-030-010, 461-020-004, 461-020-006, ET AL. (SEE ABOVE FOR COMPLETE LIST)



HOMELAND AND WINCHESTER AREA
 SEC 18 & 19, T 5 S, R 2 W S.B.B & M.

SHEET 2 OF 2



LEGEND

SP ZONE SPECIFIC PLAN (SP 260)

MAP NO. 2.2363
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07780
 ADOPTED BY ORDINANCE NO. 348.4786
 ADOPTION DATE:
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NUMBER: 459-030-010, 461-020-004, 461-020-008



SCALE IN FEET
 0 100

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
11/3/2014	I09984952-11032014	ADOPTION OF ORDINANCE NO. 34	Press-Enterprise	2 x 116 Li	232	1	1.45	336.40	336.40
Ordered By: Cecilia Gil									
RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2014 NOV -6 AM 11:10									
Legal Advertising Invoice									Balance \$336.40
Sales Contact Information		Advertiser Information							
Maria Tinajero 951-368-9225	Billing Period 11/03/2014 - 11/03/2014	Billed Account Number 1100141323	Advertiser/Client Number 1100141323	Advertiser/Client Name BOARD OF SUPERVISORS					

*Planning
3-23 of 10/28/14
ZC 7/80
Jhr*

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

Advertiser/Client Name BOARD OF SUPERVISORS		
Billing Period 11/03/2014 - 11/03/2014	Billed Account Number 1100141323	Advertiser/Client Number 1100141323
Balance \$336.40	Invoice Number I09984952-11032014	Terms Of Payment Due Upon Receipt

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

The Press-Enterprise
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
 Riverside, CA 92507
 951-684-1200
 951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ADOPTION OF ORDINANCE NO. 348.4786 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates,

11/03/2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: November 03, 2014
 At: Riverside, California



BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE, CA 92502

Ad Number: 0009984952-01

P.O. Number:

Ad Copy:

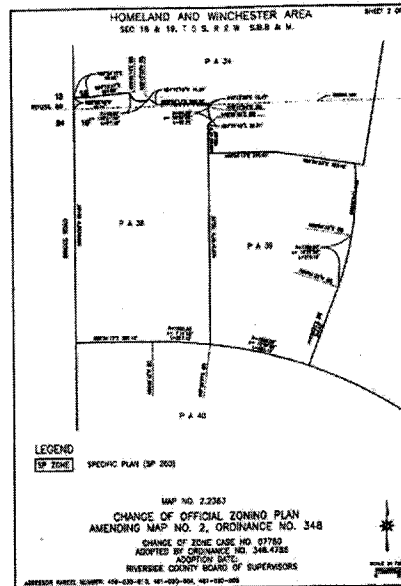
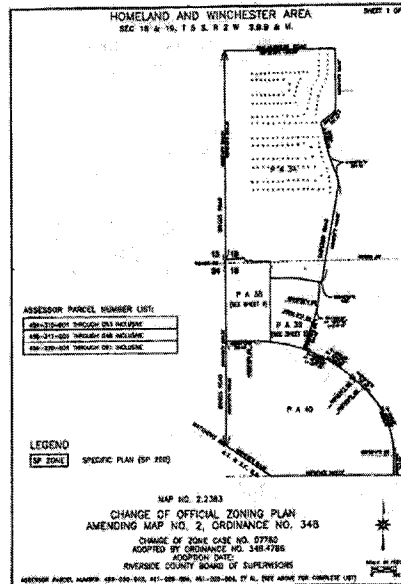
BOARD OF SUPERVISORS OF THE COUNTY
 OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 348.4786
 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
 AMENDING ORDINANCE NO. 348
 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Homeland/Winchester Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2363, Change of Zone Case No. 7780" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 28, 2014**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Stone and Ashley
 NAYS: None
 ABSENT: Benolt

Kecia Harper-Ihern, Clerk of the Board
 By: Cecilia Gil, Board Assistant